

Land At Waun-y-Pound, Ebbw Vale



Grid Ref: 315593 210380

Description:

This brownfield area of land is located to the south-west of Waun-y-Pound Industrial Estate. The site is accessed from the industrial access road to the west. Land to the north has been developed and is accessed by the eastern access road. The site is a flat grassed platform (contains rushes) with a number of trees in the southern corner and lies immediately adjacent to Sirhowy woodlands and Cardiff Pond Local Nature Reserve with prominent views into the site.

Delivery Considerations:

The Strategic Flood Consequence Assessment (2011) identifies that a site specific FCA would be required and should include an assessment or appreciation of the Waun-y-Pound reservoir and the nearby ditches, as well as potential for best practice in terms of surface water management. Transport infrastructure improvements may be required to ensure developments are highly accessible.

Further Information and Support:

SAB approval will be required for all new development over 100 sqm. For further information click [here](#)

The **Planning Department** provides a Planning Advice Service where more specific advice will be given on development proposals. Details of the service provided and the relevant charges can be found on the [Blaenau Gwent website](#).

Blaenau Gwent Local Authority **Building Control** can oversee and guide your building regulation application in a quick, professional and responsive manner. Our service is extremely competitive. More information can be found on the [Blaenau Gwent website](#).

Contact Details

Development Services, Blaenau Gwent County Borough Council
Floor 1A, Civic Centre, Ebbw Vale, NP23 6XB

☎ **Planning** 01495 355555 **Building Control** 355529 **Policy** 354740

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LDP Allocation: EMP1.6

Planning Status: LDP Adopted Site

Total Site Area: 4.2ha

Indicative Developable Area: 3.4ha

Landowner: BGCBC
(Details available on request)

Use Class: B1, B2, B8, and appropriate SG

Site Status: Primary Site

Broadband Status:

Standard broadband is currently available

Planning Application Requirements:

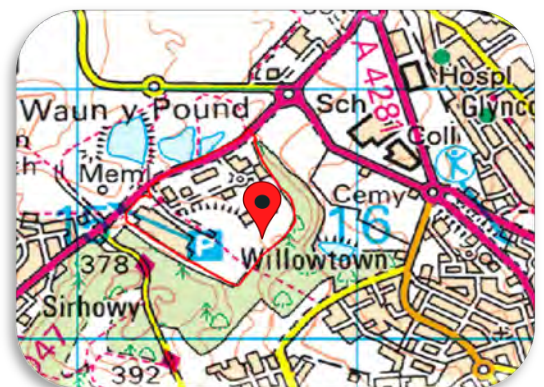
- Pre-application Consultation Report (v)
- Design and Access Statement (v)
- Preliminary Ecological Appraisal (v)
- Flood Consequence Assessment (v)
- Tree Survey (v)
- Preliminary Risk Assessment (ground contamination)
- Coal Mining Risk Assessment (v)
- Noise Assessment
- Air Quality Assessment (dependant on type of employment)
- Transport Assessment required for developments over 5,000 sqm

Potential Validation Requirement (v)

It is advised you contact the planning department as this list is only an indication of what may be required

Additional Information

| Distance to: (approx.) | Miles | Kilometres |
|--------------------------------|-------|------------|
| Distance to M4 Corridor | 20.8 | 33.4 |
| Distance to A465 | 2.2 | 3.5 |
| Ebbw Vale Town Centre | 1.5 | 2.4 |
| Ebbw Vale Town Railway Station | 1.4 | 2.2 |



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