

Rassau Platform A, Ebbw Vale



Grid Ref: 315627 212787

Description:

The site is a vacant development platform located on the north eastern edge of the well-established Rassau Industrial Estate, which is also part of Ebbw Vale Enterprise Zone. The estate is located off the new Heads of the Valleys Road and benefits from existing highway infrastructure although access roadways will need to be upgraded. The site is split into 2 plateaus by the road layout. The northern plateau is slightly higher than the southern plateau. The platforms offers good views over Ebbw Vale, therefore views into the site will need to be considered.

Delivery Considerations:

The site has strong ecological connectivity to adjacent woodland, Carno reservoir and surrounding countryside. 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: EMP1.4

Planning Status: LDP Adopted Site

Total Site Area: 4.8ha

Indicative Developable Area: 3.4ha

Landowner: Welsh Government
(Details available on request)

Use Class: B1, B2, B8 and appropriate SG

Site Status: Primary Site

Broadband Status:

Ultrafast broadband is currently available

Planning Application Requirements:

- Pre-application Consultation Report (v)
- Design and Access Statement (v)
- Preliminary Ecological Appraisal (v)
- Preliminary Risk Assessment (ground contamination)
- 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	21.7	34.9
Distance to A465	0.5	0.8
Ebbw Vale Town Centre	1.7	2.7
Ebbw Vale Town Railway Station	3.2	5.1



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