

Rassau Platform B, Ebbw Vale



Grid Ref: 315902 212818

Description:

This site lies along the eastern boundary of the well-established Rassau Industrial Estate which is located off the Heads of the Valleys road and is part of the Ebbw Vale Enterprise Zone. Access to the site can be achieved through the employment allocation to the west of the site (EMP1.4 Rassau Platform A). Overhead power lines cross the north east of the site. The northern half of the site is a triangular shaped area of grassland. The southern half of the site is woodland, comprising of extensive conifer plantation and wide wet ditches.

Delivery Considerations:

A public footpath runs alongside the eastern boundary and should be protected in the layout of any development. 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: EMP1.5

Planning Status: LDP Adopted Site

Total Site Area: 8.0ha

Indicative Developable Area: 3.7ha

Landowner: Welsh Government
(Details available on request)

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

Broadband Status:

Ultrafast broadband is currently available

Planning Application Requirements:

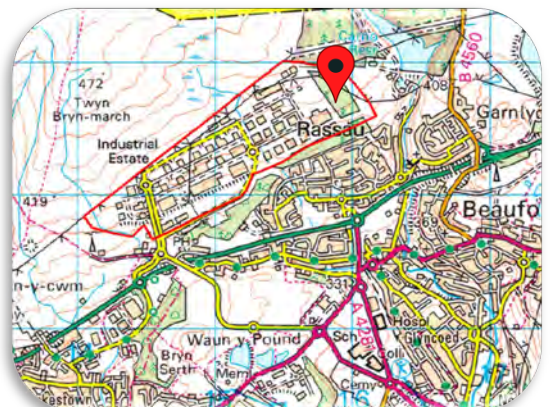
- Pre-application Consultation Report (v)
- Design and Access Statement (v)
- Preliminary Ecological Appraisal (v)
- Tree Assessment (v)
- Preliminary Risk Assessment (ground contamination)
- Project Level Habitat Regulation Assessment
- Air Quality Assessment (dependant on type of employment)
- Transport 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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