

# Land at Marine Colliery, Ebbw Vale



Grid Ref: 318886 203972

## Description:

This is a large flat development platform south of Cwm on the former Marine Colliery site. An access road has already been provided to the site. The eastern boundary of the site borders the new rail connection and there is potential to develop rail sidings to enable sustainable transport of goods. The western boundary is bordered by the Ebbw River. This development platform sits at the bottom of a steeply sloping wooded valley.

## Delivery Considerations:

The Strategic Flood Consequence Assessment (2011) identifies that a site specific Flood Consequence Assessment would be required as part of any future planning application. Located on the site is a scheduled ancient monument; the pumping engine which should be protected and its settings enhanced in any development proposal. Due to location and the scenic setting, development will need to be to a high standard. 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

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**LDP Allocation:** EMP1.7 and T2.5

**Planning Status:** LDP Adopted Site

**Total Site Area:** 5.3ha

**Indicative Developable Area:** 3.4ha

**Landowner:** BGCBC  
(Details available on request)

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

**Site Status:** Primary Site

**Superfast Broadband Status:**  
Superfast broadband is available

## Planning Application Requirements:

- Pre-application Consultation Report (v)
- Design and Access Statement (v)
- Preliminary Ecological Appraisal (v)
- Flood Consequence Assessment (v)
- Coal Mining Risk Assessment (v)
- Preliminary Risk Assessment (ground contamination)
- 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	22.9	36.8
Distance to A465	6.0	9.65
Ebbw Vale Town Centre	4.7	7.5
Parkway Railway Station, Ebbw Vale	1.7	2.7



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# Employment Site