



Grid Ref: 313474 209911

Description:

The site is brownfield land, located to the north west of Tredegar town centre and adjacent to Ashvale housing estate. The site can be accessed from Stockton Way. The site was formerly used as a plastic moulding factory, which has since been demolished. The site comprises of flat grassland with some tree coverage and a hard standing area.

Delivery Considerations:

Noise mitigation measures are required on the northern boundary of the site. The loss of habitat is to be mitigated by establishing 0.5 ha of acid grassland within Bryn Bach Local Nature Reserve. Transport infrastructure improvements may be required to ensure developments are highly accessible.

Further Information and Support:

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

✉ planning@blaenau-gwent.gov.uk
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LDP Allocation: HC1.19

Planning Status: Extant Outline Planning
Permission expires on 26/01/2020
(Planning Application Ref: c/2015/0052)

Site Area: 1.80 ha

Potential Capacity: 54 dwellings

S106 Requirements:

10% Affordable Housing, Leisure,
Education and Highways Contributions
(via commuted sums)

Landowner: BKF Plastics
(Details available on request)

Superfast Broadband Status:
Superfast broadband is available

Reserved Matters Requirements:
All matters reserved

Survey Information Required by Conditions:

- Construction Method Statement
- Noise Assessment
- Contamination Report
- Ecological Watching Brief

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

Additional Information

Distance to:	Miles	Kilometres
'A' Road	0.2	0.32
Tredegar Town Centre	0.7	1.12
Ebbw Vale Town Railway Station	3.4	5.47



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