



Grid Ref: 314389 210764

Description:

This is a vacant site situated within the well-established Crown Business Park which is located off the new Heads of the Valleys Road. Access can be achieved from the existing highway infrastructure serving the employment units. The site is a flat, grassed platform where there are ordinary watercourses present.

Delivery Considerations:

Nant Melyn Brook crosses through part of the site which should be protected from development by a 5 meter buffer. The presence of a wet ditch along the western boundary, and dense, scattered scrub around the peripheries should also be protected. Along the western boundary of the site is a hedgerow which should be protected as part of any development proposal. 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
✉ planning@blaenau-gwent.gov.uk
buildingcontrol@blaenau-gwent.gov.uk
planningpolicy@blaenau-gwent.gov.uk

LDP Allocation: EMP1.9

Planning Status: LDP Adopted Site

Total Site Area: 2.2ha

Indicative Developable Area: 1.6ha

Landowner: Welsh Government
(Details available on request)

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

Site Status: Primary Site

Broadband Status:
Superfast broadband is available

Planning Application Requirements:

- Pre-application Consultation Report (v)
- Design and Access Statement (v)
- Preliminary Ecological Appraisal (v)
- Coal Mining Risk Assessment (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	21.8	35.0
Distance to A465	0.1	0.2
Ebbw Vale Town Centre	1.3	2.0
Ebbw Vale Town Railway Station	3.1	4.9



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