

Land at Rhyd-y-Blew, Ebbw Vale



Grid Ref: 315306 211269

Description:

This area of land is allocated in the Local Development Plan as part of a mixed use site (MU1) and is part of the Ebbw Vale Enterprise Zone. The specific use identified for the site is employment. The site is very well located at the northern end of Ebbw Vale and in close proximity to Rassau Industrial Estate and the new Heads of the Valleys Road. Ebbw Vale town centre, the Works Site and the rail link are a short distance to the south. The site is a flat area of grassland that has excellent connectivity links to the wider green infrastructure. Access to the site is via Bryn Serth road. A [Masterplan](#) has been prepared for the site and surrounding area.

Delivery Considerations:

The site is designated as a Site of Importance for Nature Conservation (SINC) therefore development will need to accommodate and enhance the valuable ecological features of the site. On and off site mitigation measures will be required. Linkages to the adjacent Bryn Serth site (MU1) will be required. 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

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LDP Allocation: MU1

Planning Status: Part of the site has extant full planning permission for: a 4,955 sqm employment unit. (Planning Application Ref: (C/2018/0310) (expires on 08/01/2024) Survey information is required to discharge conditions. This information is available on request from planning.

Total Site Area: 29.8ha

Indicative Developable Area: 13.2ha

Landowner: Welsh Government

Use Class: B1, B2 and B8

Site Status: Strategic Site

Broadband Status:

Superfast broadband is available

Planning Application Requirements on remainder of the site without planning permission:

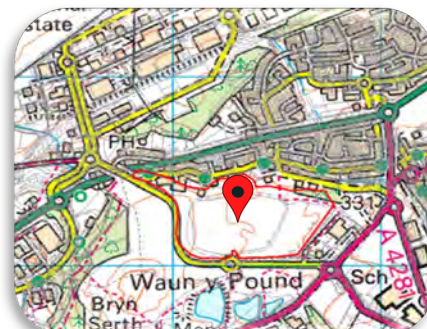
- Pre-application Consultation Report (v)
- Design and Access Statement (v)
- Tree Survey (v)
- Preliminary Ecological Appraisal (v)
- Coal Mining Risk Assessment (v)
- Preliminary Risk Assessment (ground contamination)
- Noise Assessment
- Air Quality Assessment (dependant on type of employment)
- Transport Assessment required for developments over 5,000 sqm

Potential Validation Requirement (v)

For the remainder of the site, 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	20.4	32.8
Distance to A465	1.5	2.4
Ebbw Vale Town Centre	1.2	1.9
Ebbw Vale Town Railway Station	1.6	2.5



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Employment Site