

Tredegar Business Park



Grid Ref: 314356 209020

Description:

This brownfield site is a flat development platform which benefits from a constructed access road as a result of the development of the first two phases of the business park. To the east of the site is the River Sirhowy, to the west is Tredegar town centre and to the south of the site is Bridge Street Industrial Estate. The site is part of the Ebbw Vale Enterprise Zone.

Delivery Considerations:

The site lies partly within a B and C2 flood zone, therefore a Strategic Flood Consequence Assessment (FCA) would be required. A 7 metre buffer should also be retained between the river and any development proposal. Appropriate native hedgerow / scrub planting should be provided along the southern end of the site adjacent to Bridge Street Industrial Estate, where there is also an opportunity to provide a footpath link. 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: EMP1.2

Planning Status: LDP Adopted Site

Total Site Area: 3.1ha

Indicative Developable Area: 2.1ha

Landowner: BGCBC
(Details available on request)

Use Class: B1

Site Status: Business Park

Broadband Status:
Superfast broadband is available

Planning Application Requirements:

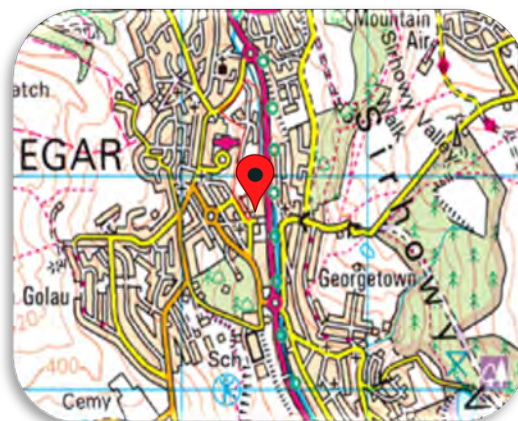
- Pre-application Consultation Report (v)
- Design and Access Statement (v)
- Preliminary Ecological Appraisal (v)
- Coal Mining Risk Assessment (v)
- Flood Consequence Assessment (v)
- Preliminary Risk Assessment (ground contamination)
- Archaeological Desk-based Assessment
- Noise Assessment
- Air 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	21.0	33.7
Distance to A465	1.45	2.33
Tredegar Town Centre	0.5	0.8
Ebbw Vale Town Railway Station	4.6	7.4



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Employment Site