

# Westgate Area, The Works, Ebbw Vale



Grid Ref: 317147 208156

## Description:

This is the employment element of the Westgate area located on The Works Site, Ebbw Vale. The Works is identified in the LDP for mixed use development and is part of Ebbw Vale Enterprise Zone. The current ground level varies across the site with a pronounced slope in the middle providing upper and lower plateau areas. To the south lies Festival Business Park. The Westgate area includes the recently constructed Ysbyty Aneurin Bevan hospital and the Future Welsh Homes. The site is well located and in close proximity to the new Heads of the Valleys Road and rail links at the Ebbw Vale Parkway and Ebbw Vale town centre. The main access to the site will be provided by a new junction from Lime Avenue. Further information is available in [The Works Design and Masterplan Supplementary Planning Guidance](#).

## Delivery Considerations:

Transport infrastructure improvements may be required to ensure developments are highly accessible. Ground remediation works will be required.

## 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:** MU2

**Planning Status:** Extant Full Planning Permission for: The construction of 6 buildings to provide 25 employment units for B1 and B2 uses, new access road, junctions and parking (Planning Application Ref: C/2019/0054) (expires on 13/12/2024)

**Total Site Area:** 1.7 ha

**Indicative Developable Area:** 1.3ha

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

**Use Class:** B1, B2

**Site Status:** Business Park

**Broadband Status:**  
Standard broadband is currently available

## Survey Information Required by Conditions:

- Landscaping Scheme
- Scheme of proposed measures to mitigate ground movement to be incorporated into the highway design
- Travel Plan
- Foul Water Drainage Scheme
- Validation Report for Geo Technical and Geo Environmental works undertaken
- Site Remediation Works (where contamination is found)
- Foundation Assessment (where penetrative methods are used)
- Herpetofauna Mitigation Strategy
- Construction Method Statement
- Construction Environmental Plan

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	18.7	30.0
Distance to A465	3.30	5.31
Ebbw Vale Town Centre	1.0	1.6
Ebbw Vale Town Railway Station	0.6	0.9



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