

Land at Rising Sun, Blaina



Grid Ref: 319544 209254

Description:

This brownfield site is reclaimed industrial land located to the north of Rising Sun Industrial Estate. To the east of the site are residential properties and to the north of the site is Ysgol Gymraeg Bro Halyg primary school. The site is split by the access road into two development areas. Access is achievable via this access road.

Delivery Considerations:

The watercourses to the eastern and southern boundaries should be protected by a 5 metre buffer zone. The broadleaved woodland to the eastern, southern and western boundaries should be retained as a natural buffer between the development and residential properties. A buffer should also be created between the development and the school to the north. 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: EMP1.3

Planning Status: LDP Adopted Site

Total Site Area: 3.3ha

Indicative Developable Area: 1.6ha

Landowner: BGCBC
(Details available on request)

Use Class: B1

Site Status: Business Park

Broadband Status:
Superfast broadband is available

Planning Application Requirements:

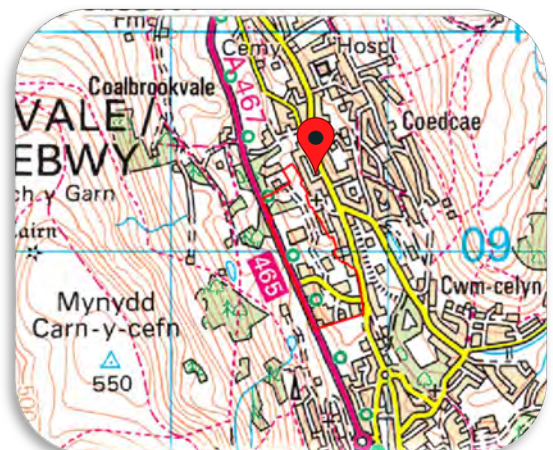
- Pre-application Consultation Report (v)
- Design and Access Statement (v)
- Preliminary Ecological Appraisal (v)
- Coal Mining Risk Assessment (v)
- Tree Survey (if trees are affected) (v)
- Preliminary Risk Assessment (ground contamination)
- Air Quality Assessment (dependant on type of employment)
- 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	18.3	29.4
Distance to A465	2.50	4.02
Brynmawr Town Centre	2.0	3.21
Ebbw Vale Town	7.1	12.5
Railway Station		



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