

Garnfach School, Nantyglo



Grid Ref: 319553 210055

Description:

The site is brownfield land and was formerly used as a school, which has since been demolished. It is located off Garn Cross Road Nantyglo and access to the site will be from Ffosmaen Road. To the south of the site lies a cemetery and to the north east and west are residential properties. The land is flat with some grass coverage. There are also some trees on site.

Delivery Considerations:

There are a number of trees on the site which will require a survey. The site is crossed by a public sewer which may restrict the density of the proposed development. Transport infrastructure improvements may be required to ensure developments are highly accessible.

Further Information and Support:

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: H1.5

Planning Status: LDP adopted site

Site Area: 0.81 ha

Potential Capacity: 28 dwellings

S106 Requirements:

10% Affordable Housing, Education, Open Space and Recreation, etc
(Subject to viability and need)

Landowner: BGCBC

(Details available on request)

Superfast Broadband Status:

Superfast broadband is available

Planning Application Requirements:

- Pre-application Consultation Report (v)
- Design and Access Statement (v)
- Preliminary Ecological Appraisal (v)
- BS5837 Tree Survey (v)

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:	Miles	Kilometres
'A' Road	0.2	0.32
Brynmaur Town Centre	0.7	1.12
Ebbw Vale Town Railway Station	4.0	6.43



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