

Infant School and Old Griffin Yard, Brynmawr



Grid Ref: 318965 212000

Description:

The site is brownfield land and was formerly used as a primary school, made up of a number of buildings which have since been demolished, and a yard comprising of some old garages. It is located to the north of Brynmawr town centre and within a residential area. The site is relatively flat though site levels drop from north to south and comprise of mostly hard standing platforms. Access to the site can be achieved via King Street given careful considerations to design and access arrangements.

Delivery Considerations:

A number of mature trees worthy of retention would need to be considered in any proposal. The site is crossed by public sewer(s) 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

buildingcontrol@blaenau-gwent.gov.uk

planningpolicy@blaenau-gwent.gov.uk

LDP Allocation: H1.7

Planning Status: LDP adopted site

Site Area: 1.04 ha

Potential Capacity: 36 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:

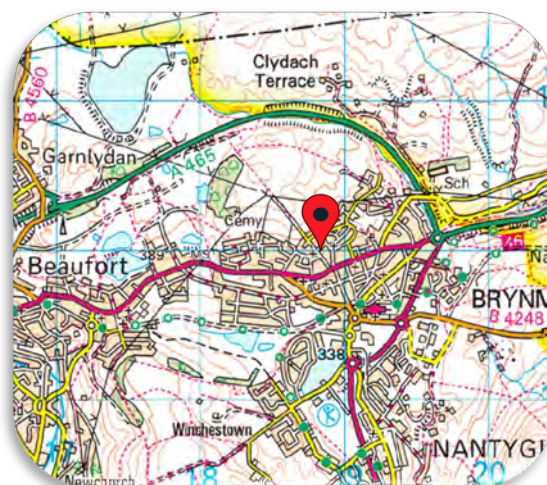
- Pre-application Consultation Report (v)
- Design and Access Statement (v)
- Preliminary Ecological Appraisal (v)
- BS5837 Tree Survey (v)
- Coal Mining Risk Assessment (v)
- Transport Statement
- Desktop Survey (ground stability and contamination)

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

<i>Distance to:</i>	<i>Miles</i>	<i>Kilometres</i>
'A' Road	0.0	0.0
Brynmawr Town Centre	0.3	0.48
Ebbw Vale Town	2.9	4.66
Railway Station		



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