

Basement Area, The Works, Ebbw Vale

Grid Ref: 317058 208769

Description:

This is the employment element of the Basement area on The Works site, Ebbw Vale. The Works is brownfield land, identified in the LDP for a strategic mixed use development site and is part of Ebbw Vale Enterprise Zone. The Basement area includes the recently constructed leisure centre and sports pitches and lies adjacent to the multi storey car park and the 11-16 learning community. The land is flat and vacant and is adjacent to the Regain building. The site is located centrally within The Works site and lies a short distance from the Ebbw Vale rail link and station. Access to the sites can be achieved via 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. The existing vehicular access to the site will be stopped up to create a new access junction which will link the highway at Lime Avenue.

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
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Planning 01495 355555 **Building Control** 355529 **Policy** 354740

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LDP Allocation: MU2

Planning Status: Extant full planning permission for the whole site: The construction of 9 business units (B1) within 3 buildings, with associated parking and new access road (Planning Application Ref: C/2018/0152) (expires on 12/11/2023)

Site Area: 1ha

Landowner: BGCBC
(Details available on request)

Use Class: B1 (restricted as per planning permission)

Site Status: Business Park

Broadband Status:
Standard broadband is currently available

Survey Information Required by Conditions:

- Drainage Scheme
- Validation Report (groundworks)
- Highway Improvement Works
- Electric Charging Points
- Travel Plan
- Landscaping Scheme
- Construction Method Statement

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	2.75	4.42
Ebbw Vale Town Centre	1.0	1.6
Ebbw Vale Town Railway Station	0.6	0.9



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