

NANTYGLO & BLAINA TOWN COUNCIL CYNGOR TREF NANT-Y-GLO A BLAENAU

Mrs T Hughes - Town Clerk/RFO

Council Offices, Blaina Institute, High Street, Blaina NP13 3BN
Swyddfa'r Cyngor, Sefydliad Blaenau, Y Stryd Fawr, Blaenau NP13 3BN

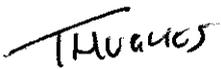
Tel: 01495 292817 E-mail: clerk@nantygloandblainatc.co.uk

Dear Member,

You are summoned to attend a hybrid meeting of the Highways and Planning Committee at Town Council Chamber, Blaina Institute, High Street, Blaina. to be held **on Tuesday 13th January 2026 at 6.00pm.**

If any Council Member or member of the public wishes to attend the meeting remotely, please contact the Town Clerk at the above e-mail or phone by 3pm on Tuesday 13th January 2026 for details of how to access the meeting.

Yours sincerely



Town Clerk

AGENDA

Declaration of Interest

Members are invited to declare matters of interest either at the beginning or at any time during the proceedings. Members are reminded that all declarations of interest must be recorded in the book provided.

1. Apologies for absence:

Members are invited to consider the apologies for absence and to formally resolve to accept.

2. Questions from the public:

To receive any questions from the public regarding matters on the agenda. There is a 10-minute allocation time for any questions from the public.

3. Correspondence:

Members are invited to consider the listed correspondence, plus with the Chair's permission, any urgent information that may well be received prior to the date of the meeting.

- a) Climate Resilience Communities Workshop (for information/consideration – copy attached)

Invitation for up to two elected representatives from Nantyglo and Blaina Town Council to attend a Climate Resilience Communities Workshop at Llanhilleth Miners Institute on Tuesday 20th January at 10am – 12:30pm.

- b) Resident concern re: Speeding Vehicles (for information/consideration – copy attached)

Communication from a resident of Nantyglo with concerns of traffic noise and speeding vehicles through Queen Street.

4. Decisions taken under delegated powers during December 2025:

Members are informed of the decisions taken under delegated powers during December 2025. Members are asked to consider supporting the delegated decisions if appropriate:

- a) Blaenau Gwent County Borough Council – consultation:

Grant of a 35 year lease to Blaina Bowls Club (*copy attached*):

Resolved that no objection or representation be made.

5. Planning Applications:

Members are invited to consider the applications listed below and, with the permission of the Chair, any further applications that may be received prior to the date of the meeting:

- a) Plan Application No. P/2025/0349 – 60 High Street, Blaina, Abertillery, Blaenau Gwent NP133AG

Change of use from takeaway to residential flat, ground floor area only and including refurbishment of existing elevations and ground floor layout (*copy attached*).

- b) Plan Application No. P/2025/0350 – Land Opposite 29 Surgery Road, Blaina, Blaenau Gwent.

Proposed pair of semi-detached houses with associated works (*copy attached*).

6. Licence Applications:

Members are invited to note the application(s) **for information only**:

None received to date

Fw: Climate Resilience Communities Workshop for Caerphilly

Organizer Dafydd Thomas <dafydd@wellbeingplanner.co.uk>
Meeting time Tue 27-Jan-26 10:00 AM - 12:30 PM
Location Caerphilly miners Centre for the Community, Watford Road, Caerphilly, CF83 1BJ
My response Not yet responded
Required attendees Dafydd Thomas, Aimi Morris, Alison Palmer, b-harvey@southwales-fire.gov.uk, Catherine.Currier2@wales.nhs.uk, Wheelock, Daniel, Clatworthy, Hazel J., Michael, Juliet, McCabe, Kate, Hayes, Kelly, Waldron, Laura (Programme Manager), mike.bessell@southwales.ac.uk, Nicholas.McLain@gwent.police.uk, O'Shaughnessy, Rachael, Rhys.Griffith@cyfoethnaturiolcymru.gov.uk, Richardson, Heather, Robert.picton@hedyn.wales, Jarvis, Saffron (Climate Change Officer), sally.morgan@gavo.org.uk, sam.slater@gwent.police.uk, Terrence.Watkins@wales.nhs.uk, Alan Netherwood, Kirsty Wild
Optional attendees Claire Price, clerk Abertillery, clerk, Tracy, Clerk
Message sent Mon 15-Dec-25 12:39 PM

Hi All

This is an invite for the **in-person** Climate Resilience Workshop for Blaenau Gwent at Llanhilleth Miner's Institute, **Tuesday 20th January 10am-12:30pm**. This workshop is part of the Gwent Climate Change Climate Risk Assessment and is the chance to focus on the risks in Blaenau Gwent specifically in depth. (See below for more details).

The intention of the workshop is to get into very specific local detail about the risks, so it would be good to have input of the Town and Community Councils. **This invite is also open to a maximum of two elected members from each TCC.**

Please can you also **complete the registration form:** <https://www.eventbrite.co.uk/e/1975983284195?aff=oddtcreator> to help us get an idea of numbers for the event, including indicating **any dietary preferences for lunch** after the workshop.

Feel free to contact me if you have any questions or need more info.

Thanks

Daniel

From: Dafydd Thomas <dafydd@wellbeingplanner.co.uk>
Sent: Thursday, December 11, 2025 11:56
To: Dafydd Thomas <dafydd@wellbeingplanner.co.uk>; Aimi Morris <aimi@tvawales.org.uk>; Alison Palmer <alison.palmer@gavo.org.uk>; b-harvey@southwales-fire.gov.uk <b-harvey@southwales-fire.gov.uk>; Catherine.Currier2@wales.nhs.uk <Catherine.Currier2@wales.nhs.uk>; Wheelock, Daniel <Daniel.Wheelock@blaenau-gwent.gov.uk>; Clatworthy, Hazel J. <HazelClatworthy@monmouthshire.gov.uk>; Michael, Juliet <juliet.michael@cyfoethnaturiolcymru.gov.uk>; McCabe, Kate <kate.mccabe@cyfoethnaturiolcymru.gov.uk>; Hayes, Kelly <Kelly.Hayes@torfaen.gov.uk>; Waldron, Laura (Programme Manager) <Laura.Waldron@newport.gov.uk>; mike.bessell@southwales.ac.uk <mike.bessell@southwales.ac.uk>; Nicholas.McLain@gwent.police.uk

Fw: Climate Resilience Communities Workshop for Blaenau Gwent

Organizer Dafydd Thomas <dafydd@wellbeingplanner.co.uk>
Meeting time Tue 20-Jan-26 10:00 AM - 12:30 PM
Location Llanhilleth Miners Institute, Meadow Street, Llandhilleth, NP13 2JT
My response Not yet responded
Required attendees Dafydd Thomas, Wheelock, Daniel, Richardson, Heather, O'Shaughnessy, Rachael, Clatworthy, Hazel J., Waldron, Laura (Programme Manager), Jarvis, Saffron (Climate Change Officer), Terrence.Watkins@wales.nhs.uk, Michael, Juliet, Hayes, Kelly, Rhys.Griffith@cyfoethnaturiolcymru.gov.uk, Alan Netherwood, Kirsty Wild, Catherine.Currier2@wales.nhs.uk, Nicholas.McLain@gwent.police.uk, sam.slater@gwent.police.uk, mike.bessell@southwales.ac.uk, Alison Palmer, b-harvey@southwales-fire.gov.uk, Robert.picton@hedyn.wales, Aimi Morris, sally.morgan@gavo.org.uk, McCabe, Kate
Optional attendees Claire Price (tredegartc@btconnect.com), clerk@abertilleryandllanhilleth-wcc.gov.uk, clerk@brynmawrtc.co.uk, Clerk, Tracy
Message sent Mon 15-Dec-25 2:07 PM

Apologies all just realised I forwarded you the wrong invite earlier, here is the correct one.

Hi All

This is an invite for the **in-person** Climate Resilience Workshop for Blaenau Gwent at Llanhilleth Miner's Institute, **Tuesday 20th January 10am-12:30pm**. This workshop is part of the Gwent Climate Change Climate Risk Assessment and is the chance to focus on the risks in Blaenau Gwent specifically in depth. (See below for more details).

The intention of the workshop is to get into very specific local detail about the risks, so it would be good to have input of the Town and Community Councils. **This invite is also open to a maximum of two elected members from each TCC.**

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Feel free to contact me if you have any questions or need more info.

Thanks

Daniel

Subject: Climate Resilience Communities Workshop for Blaenau Gwent

When: Tue 20/01/2026 10:00 - 12:30

Where: Llanhilleth Miners Institute, Meadow Street, Llandhilleth, NP13 2JT

Speeding vehicles

From Sarah Culliford <sarahculliford@icloud.com>

Date Wed 31-Dec-25 3:39 PM

To Clerk <clerk@nantygloandblainatc.co.uk>

[You don't often get email from sarahculliford@icloud.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Hi ,

I am registering my concern over the amount of vehicles speeding trough Nantyglo and Blaina.

I live at 70 Queen street , traffic here stops to give way coming up from Blaina to traffic coming down from King street / Queen street.

The amount of times I hear cars and bikes going way over 30/40 mph to push through is staggering. Not to mention the noise, we can't have our windows open for the noise.

I have seen cars mounting the pavement at speed and often just in time, out of the way of on coming traffic.

My daughter who was heavily pregnant and with a young child was crossing the very narrow rd out side our house and had to move fast out of the way of a car speeding down the hill from around a corner just a few months ago .

It is a very dangerous stretch of rd and we have seen speed cameras at the bottom of the rd in Blaina but never on our side . I have emailed the council about a year ago and as predicted no reply.

Please can we have speed bumps or sleeping policemen to move towards preventing a serious accident?

Regards

Sarah Culliford
Sent from my iPad

Town Council Consultation - Grant of a 35-year lease to Blaina Bowls Club

From Sage, Lyn <Lyn.Sage@blaenau-gwent.gov.uk>

Date Fri 12-Dec-25 1:16 PM

To Clerk <clerk@nantygloandblainatc.co.uk>

 1 attachment (3 MB)

blaina bowls2.pdf;

You don't often get email from lyn.sage@blaenau-gwent.gov.uk. [Learn why this is important](#)

Good afternoon,

The Council are in the process of recommending the grant of a 35-year Community Asset Transfer lease to Blaina Bowls Club. The new lease will cover the areas as outlined in red on the attached plan.

The Council hold the freehold title in the Property occupied by the Bowls Club with Blaina Bowls occupying part and Trustees of Blaina Bowls another part. The 2 leases are:

- Colin Wall & Howard Knight as Trustees of Blaina Bowls - 21 years from 1 January 2006 - pavilion
- Blaina Bowls Club (company number 06847747) - 25 years from 1 April 2019 - CAT lease of the bowling green

Following the application from the Bowls Club for a Community Asset Transfer, I confirm that we are preparing a recommendation for the grant of a 35-year lease under delegated authority (Director). This will be subject to the usual consultation.

We will need to facilitate the surrender of both leases and the re-grant of a new CAT lease of the whole. As the existing lease of the pavilion is registered, an application will need to be made to the Land Registry.

Please let me know if you have any comments regarding the proposed lease by Friday **19th December 2025**.

If you have any queries, please do not hesitate to contact me.

Many thanks

Lyn

Kind regards

Lyn Sage

**Property Assets & Review Officer / Swyddog Asedau Eiddo ac Adolygu
Regeneration & Community Services / Gwasanaethau Adfywio a Chymunedol**

Phone/Ffon: 07970 499205 / 01495 364849

E-mail/E-bost: lyn.sage@blaenau-gwent.gov.uk

**Blaenau Gwent County Borough Council / Cyngor Bwrdeisdref Sirol Blaenau Gwent The
General Offices, Steelworks Road, Ebbw Vale, NP23 6DN / Y Swyddfeydd Cyffredinol,
Heol Gwaith Dur, Glyn Ebwy, NP23 6DN**

Website: <https://www.blaenau-gwent.gov.uk/en/home/>

Twitter: <http://www.twitter.com/blaenaugwentcbc>



Dyngor Bwrdestraf Sirol

Blaenau Gwent

County Borough Council

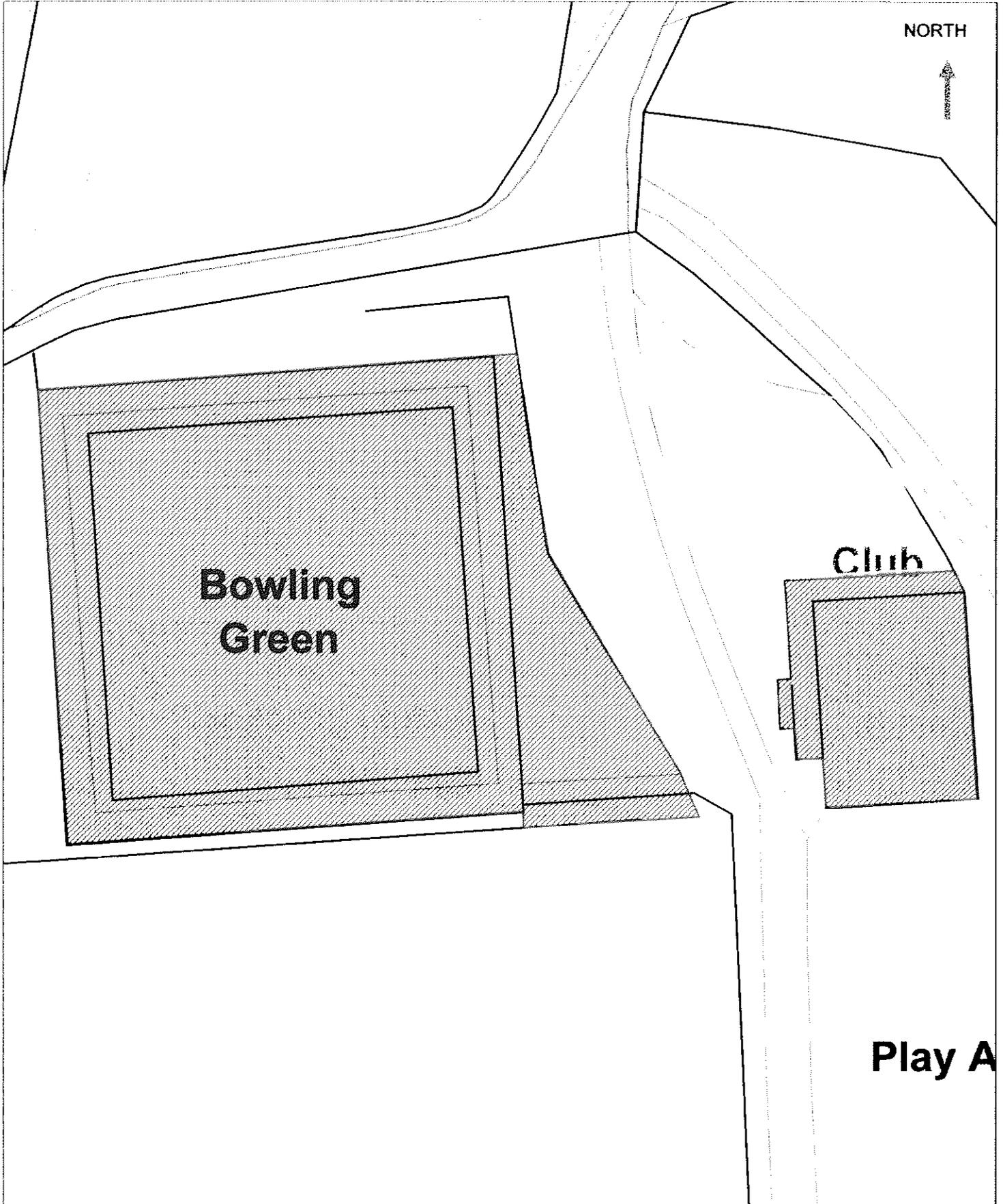
BLAENAU GWENT COUNTY BOROUGH COUNCIL

Christina Horry MPA, BSc (Hons), CEng, FICE

Acting Joint Director of Economy and Place / Cyd-gyfarwyddwr Droa Dro yr Economi a Lle

Scale: 1:500

Title:



Item 5a



Please quote: P/2025/0349

Direct line : 01495364847

16 December 2025

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION FOR PLANNING PERMISSION

I write to advise that an applicaiton for planning permission has been submitted

**CHANGE OF USE FROM TAKEAWAY (A3) TO RESIDENTIAL FLAT, GROUND FLOOR AREA ONLY,
AND INCLUDING REFURBISHMENT OF EXISTING ELEVATIONS AND GROUND FLOOR LAYOUT**

60 High Street, Blaina, Abertillery, Blaenau Gwent, NP13 3AG

Grid Reference: 320046.38 208186.2

The details can be found using the following link: <https://developmentsservices.blaenau-gwent.gov.uk/planning/index.html?fa=getApplication&id=125587> to view the application documents. If you wish to request that the application is presented to Planning Committee, you must do so in writing specifying the specific aspects of the development that concern you. Please contact me if you wish to discuss the case further.

Yours sincerely

Thomas Engel
Planning Officer
Email: planning.bgcbbc@blaenau-gwent.gov.uk

Blaenau Gwent CBC Planning Control / Rhoeli Cynllunio CBS Blaenau Gwent

General Offices
Steelworks Road
Tyllwyn, Ebbw Vale, NP23 6AA.
Tel: 01495 355555 Fax: 01495 355598
Email: planning@blaenau-gwent.gov.uk

Swyddfeydd Cyffredinol
Heol Gwaith Dur
Tŷ Llwyn, Glyn Ebwy, NP23 6AA.
Ffon: 01495 355555 Ffacs: 01495 355598
E-bost: planning@blaenau-gwent.gov.uk



www.blaenau-gwent.gov.uk

Application for Planning Permission**Town and Country Planning Act 1990****Publication of applications on planning authority websites**

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Details

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number Suffix

Property Name

Address Line 1

Address Line 2

Town/city

Postcode

Description of site location (must be completed if postcode is not known)

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

Mr

First name

TWAHID

Surname

MIAH

Company Name

Address

Address line 1

10 OMBERSLEY ROAD

Address line 2

Address line 3

Town/City

NEWPORT

Country

Postcode

NP20 3EE

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

Secondary number

Email address

Agent Details

Name/Company

Title

Mr

First name

Roger

Surname

Field

Company Name

FTAA LIMITED

Address

Address line 1

6

Address line 2

High Street

Address line 3

Town/City

Crickhowell

Country

Postcode

NP8 1BW

Contact Details

Primary number

***** REDACTED *****

Secondary number

Email address

***** REDACTED *****

Site Area

What is the site area?

86.00

Scale

Sq. metres

Does your proposal involve the construction of a new building which would result in the loss or gain of public open space?

- Yes
- No

Description of the Proposal

Description

Please describe the proposed development including any change of use

CHANGE OF USE FROM TAKEAWAY (A3) TO RESIDENTIAL FLAT, GROUND FLOOR AREA ONLY, AND INCLUDING REFURBISHMENT OF EXISTING ELEVATIONS AND GROUND FLOOR LAYOUT

Has the work or change of use already started?

- Yes
- No

Existing Use

Please describe the current use of the site

FORMER TAKEAWAY (A3) AT GROUND FLOOR LEVEL WITH EXISTING 1 BED FLAT OVER

Is the site currently vacant?

- Yes
- No

Does the proposal involve any of the following?

Land which is known or suspected to be contaminated for all or part of the site

- Yes
- No

A proposed use that would be particularly vulnerable to the presence of contamination

- Yes
- No

Application advice

If you have said Yes to any of the above, you will need to submit an appropriate contamination assessment.

Does your proposal involve the construction of a new building?

- Yes
- No

Materials

Does the proposed development require any materials to be used in the build?

Yes

No

Please provide a description of existing and proposed materials and finishes to be used in the build (including type, colour and name for each material)

<p>Type: Walls</p> <p>Existing materials and finishes: MASONRY WALLS WITH RENDER FINISH</p> <p>Proposed materials and finishes: EXISTING RETAINED</p>
<p>Type: Roof</p> <p>Existing materials and finishes: CONCRETE INTERLOCKING TILE</p> <p>Proposed materials and finishes: EXISTING RETAINED</p>
<p>Type: Windows</p> <p>Existing materials and finishes: UPVC SHOP FRONT AND DOMESTIC WINDOWS TO SIDE AND REAR ELEVATIONS</p> <p>Proposed materials and finishes: UPVC REPLACEMENT WINDOWS WITH SHOP FRONT REPLACED WITH DOMESTIC WINDOW TO MATCH EXISTING</p>
<p>Type: Doors</p> <p>Existing materials and finishes: UPVC DOOR AND FRAMES TO FRONT AND REAR ELEVATIONS</p> <p>Proposed materials and finishes: EXISTING DOORS RETAINED TO REAR ELEVATION AND FRONT ELEVATION DOOR REMOVED</p>
<p>Type: Boundary treatments (e.g. fences, walls)</p> <p>Existing materials and finishes: NO BOUNDARIES - BUILDING FOOTPRINT DEFINES SITE AREA</p> <p>Proposed materials and finishes: EXISTING RETAINED</p>
<p>Type: Vehicle access and hard standing</p> <p>Existing materials and finishes: NONE PROVIDED; STREET FRONTAGE ON TWO SIDES</p> <p>Proposed materials and finishes: EXISTING RETAINED</p>
<p>Type: Lighting</p> <p>Existing materials and finishes: STREET LIGHTING</p> <p>Proposed materials and finishes: WALL MOUNTED EXTERNAL LIGHTING OVER EXTERNAL DOOR OPENINGS</p>

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- Yes
 No

If Yes, please state references for the plans, drawings and/or design and access statement

DRAWING 1746/ S/ 01 SHOWING EXISTING PROPERTY IN PLAN, SECTION AND ELEVATION
DRAWING 1746/PLN/01 SHOWING PROPOSED CHANGE OF USE/ ALTERATIONS
GIS
MARKETING STATEMENT

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle or pedestrian access proposed to or from the public highway?

- Yes
 No

Are there any new public roads to be provided within the site?

- Yes
 No

Are there any new public rights of way to be provided within or adjacent to the site?

- Yes
 No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

- Yes
 No

Please show details of any existing or proposed rights of way on or adjacent to the site, as well as any alterations to pedestrian and vehicle access, on your plans or drawings.

Vehicle Parking

Is vehicle parking relevant to this proposal?

- Yes
 No

Trees and Hedges

Are there trees or hedges on the proposed development site?

- Yes
 No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

- Yes
 No

If Yes to either or both of the above, you will need to provide a full tree survey with accompanying plan before the application can be determined. The local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'

Assessment of Flood Risk

Is the site within an area at risk of flooding?

- Yes
 No

[Refer to the Welsh Government's Development Advice Maps website.](#)

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- Yes
 No

Will the proposal increase the flood risk elsewhere?

- Yes
 No

From 7 January 2019, all new developments of more than 1 dwelling house or where the construction area is 100 square metres or more, require Sustainable Drainage Systems (SuDS) for surface water designed and built in accordance with the Welsh Ministers' [Statutory SuDS Standards](#). SuDS Schemes must be approved by your local authority acting in its SuDS Approving Body (SAB) role. Please contact your local authority for details of how to apply.

How will surface water be disposed of?

- Sustainable drainage system
 Existing water course
 Soakaway
 Main sewer
 Pond/lake

Biodiversity and Geological Conservation

To assist in answering the following questions refer to the help text. The help text provides further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the help text, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

b) Designated sites, important habitats or other biodiversity features

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

c) Features of geological conservation importance

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains sewer
- Septic tank
- Package treatment plant
- Cess pit
- Other
- Unknown

Are you proposing to connect to the existing drainage system?

- Yes
- No
- Unknown

If Yes, please include the details of the existing system on the application drawings and state the plan(s)/drawing(s) references

DRAWING 1746/PLN/01

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste and have arrangements been made for the separate storage and collection of recyclable waste?

- Yes
- No

If Yes, please provide details:

COLOUR CODED BINS FOR COLLECTION IN ACCORDANCE WITH LOCAL AUTHORITY PROGRAMME

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- Yes
- No

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- Yes
 No

If you answered "yes" to the question above, please specify the existing and proposed number of market and affordable dwellings on the attached plans.

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

- Yes
 No

If you have answered Yes to the question above please add details in the following table:

Use Class: A3 - Food and drink
Existing gross internal floorspace (square metres) (a): 80
Gross internal floorspace to be lost by change of use or demolition (square metres) (b): 80
Total gross internal floorspace proposed (including change of use) (square metres) (c): 80
Net additional gross internal floorspace following development (square metres) (d = c - b): 0

Totals	Existing gross internal floorspace (square metres) (a)	Gross internal floorspace to be lost by change of use or demolition (square metres) (b)	Total gross internal floorspace proposed (including change of use) (square metres) (c)	Net additional gross internal floorspace following development (square metres) (d = c - b)
	80	80	80	0

Loss or gain of rooms

--

Employment

Will the proposed development require the employment of any staff?

- Yes
 No

Hours of Opening

Are Hours of Opening relevant to this proposal?

- Yes
 No

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

- Yes
- No

Is the proposal for a waste management development?

- Yes
- No

Renewable and Low Carbon Energy

Does your proposal involve the installation of a standalone renewable or low-carbon energy development?

- Yes
- No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

- Yes
- No

Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

- Yes
- No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- Yes
- No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

- The agent
- The applicant
- Other person

Pre-application Advice

Has pre-application advice been sought from the local planning authority about this application?

- Yes
- No

Authority Employee/Member

With respect to the Authority, is the applicant or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

- Yes
 No

Ownership Certificates

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Please answer the following questions to determine which Certificate of Ownership you need to complete: A,B,C or D.

Are you the sole owner of ALL the land?

- Yes
 No

Certificate of Ownership - Certificate A

I certify/the applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least seven years left to run) of any part of the land or building to which the application relates.

Person Role

- The Applicant
 The Agent

Title

Mr

First Name

TWAHID

Surname

MIAH

Declaration Date

10/12/2025

Declaration made

Agricultural Holding Certificate

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Agricultural land declaration - you must select either A or B

- (A) None of the land to which the application relates is, or is part of an agricultural holding
 (B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below

Person Role

- The Applicant
- The Agent

Title

Mr

First Name

Roger

Surname

Field

Declaration Date

10/12/2025

- Declaration made

Declaration

I/We hereby apply for Full planning permission as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

- I / We agree to the outlined declaration

Signed

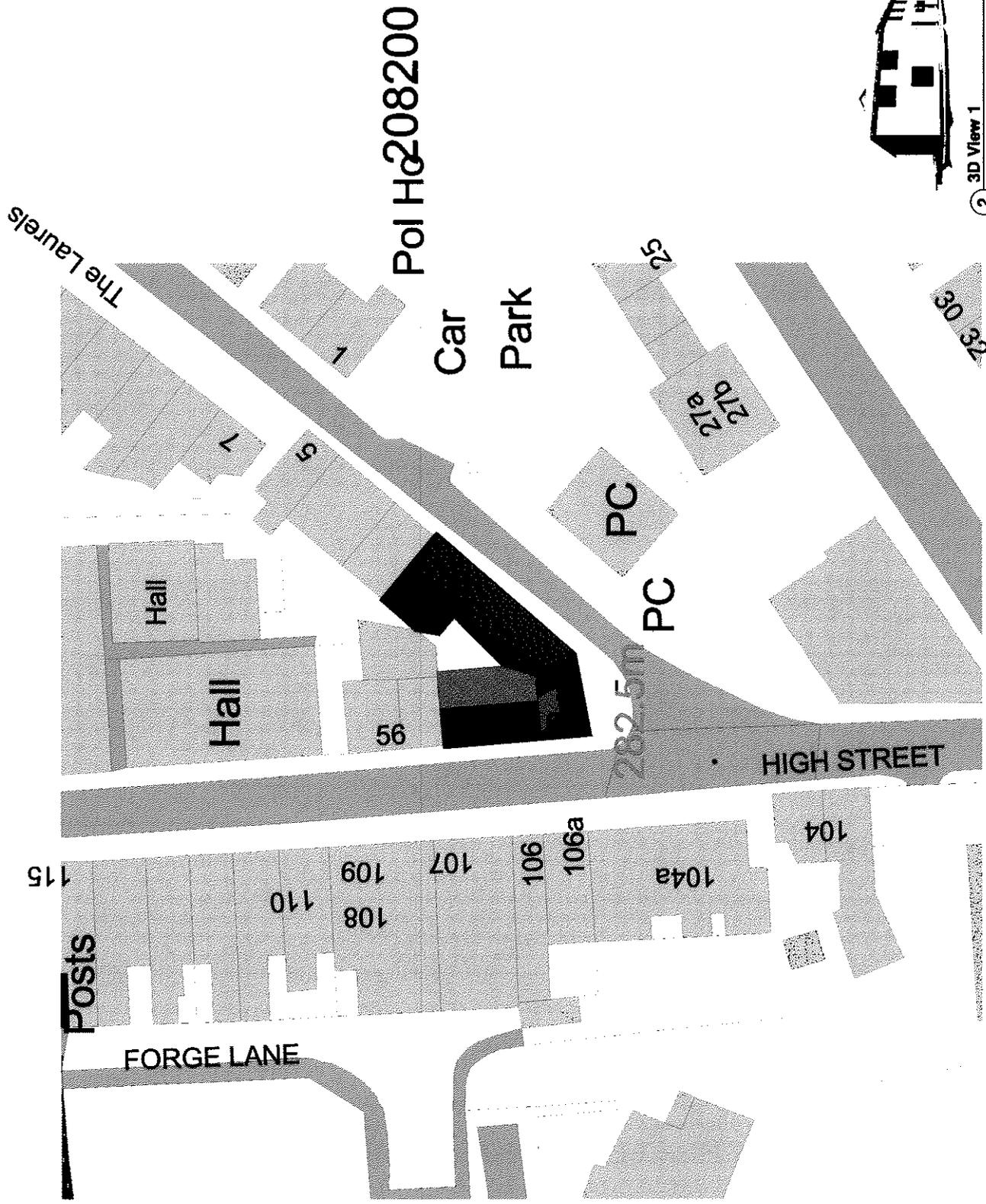
Roger Field

Date

10/12/2025



PROJECT NAME PROPOSED CONVERSION FROM METAL WORKSHOP TO 11 BRICK STREET, MANCHESTER, M2 3JG	
PCN	THAMES VALLEY
PROJECT NUMBER	TYPE
SHEET NO. 1	DWGNO PLAN/SECTION
DATE	PROJECT
FTAA LTD 11 BRICK STREET MANCHESTER, M2 3JG 0161 275 1111 www.ftaa.co.uk	
DESIGNED BY P. J. O'NEILL	BY M. J. O'NEILL



② 3D View 1

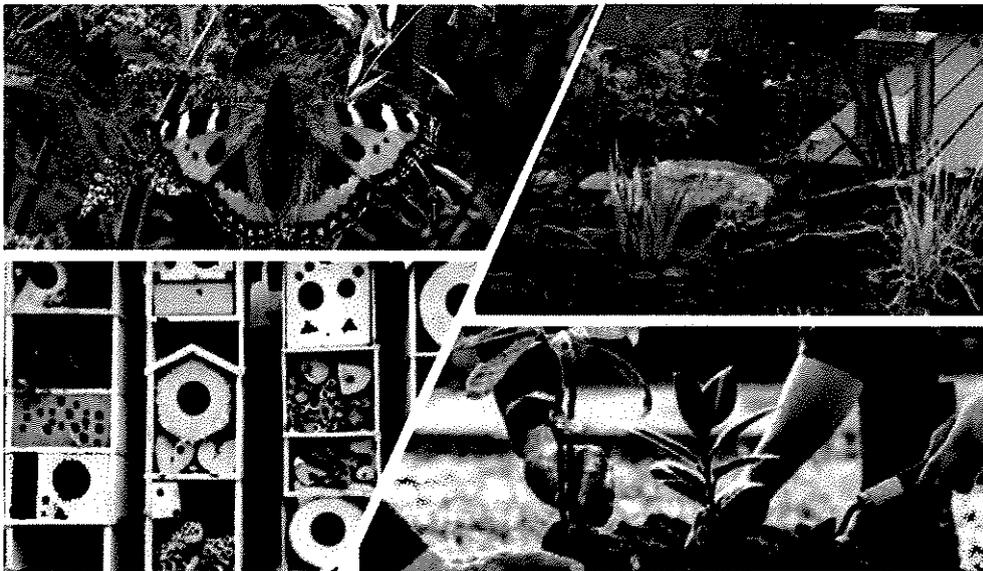
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PROFORMA

GREEN INFRASTRUCTURE STATEMENTS & BIODIVERSITY ENHANCEMENT SCHEMES

Householder applications and other small developments

Complete the boxes in this form and include with your planning application.
Refer to the accompanying guidance note for site-specific information.



Q. What is a Green Infrastructure (GI) Statement?

A Green Infrastructure Statement describes how the natural value of a site (trees, hedges, and sustainable drainage (SuDs)) has been incorporated into the development proposal. A GI Statement should be proportionate to the scale and nature of the development.

Q. Why do I need a Green Infrastructure Statement?

A GI Statement is required on all developments following revisions to Planning Policy Wales (PPW)12, Chapter 6 published by Welsh Government and duties under the Environment (Wales) Act 2016. This requires new development to have a **net benefit** to biodiversity and green infrastructure. This information is **not** appropriate to seek 'retrospectively' by way of a condition and must be provided as part of the planning application process.

Q. What is a Biodiversity Enhancement Scheme?

To comply with the requirements, new developments must include details of biodiversity enhancement measures. These don't always need to be costly or large in scale. It could, for example, include simple measures like bird boxes, insect boxes and the planting of native shrubs or flowers suitable for bees and other pollinators.

Q. How do I provide the information?

To assist in providing the information the Council requires, the associated form can be completed to provide the specific Green Infrastructure details that relate to each step of your proposed development.

GREEN INFRASTRUCTURE STATEMENT

Form completed by:	FTAA LIMITED
Date:	10/12/2025
Address of site:	60 HIGH STREET, NANTYGLO, NP13 3AG CHANGE OF USE
Description of Proposal:	CHANGE OF USE A3 TO RESIDENTIAL

1. Details of all existing green infrastructure and biodiversity enhancements (e.g. trees, hedges, ponds, bird/bat boxes, insect houses etc) on site:

Boundary 1:	FRONT ELEVATION SHOP FRONT ON TO PAVEMENT
Boundary 2:	SIDE ELEVATION ON TO PAVEMENT
Boundary 3:	REAR ELEVATION ON TO PAVEMENT
Boundary 4:	
Front Garden:	N/A
Rear Garden:	N/A
Other:	

2. What green infrastructure features have already been removed from site and/or require removal to facilitate the development?

Boundary 1:	N/A
Boundary 2:	N/A
Boundary 3:	N/A
Boundary 4:	
Front Garden:	N/A
Rear Garden:	N/A
Other:	NO GREEN INFRASTRUCTURE PRESENT

3. How will the retained features be protected during development (i.e. BS5837:2012 Tree Protection Works)?

Boundary 1:	N/A
Boundary 2:	N/A
Boundary 3:	N/A
Boundary 4:	
Front Garden:	N/A
Rear Garden:	N.A
Other:	NO GREEN INFRASTURE PRESENT

4. What green infrastructure is being planted as mitigation for losses? Please show this on your block plan/landscaping plan in support of your application (see example in guidance note).

Boundary 1:	N/A
Boundary 2:	N/A

Boundary 3:	N/A
Boundary 4:	
Front Garden:	N/A
Rear Garden:	N/A
Other:	NO SCOPE FOR PLANTING

5. What Landscaping is being planted to enhance Green Infrastructure? Please show this on your block plan/landscaping plan in support of your application (see example in guidance note).

Boundary 1:	N/A
Boundary 2:	N/A
Boundary 3:	N/A
Boundary 4:	
Front Garden:	N/A
Rear Garden:	N/A
Other:	NO SCOPE FOR PLANTING

6. How will the new planting be managed and/or maintained?

BUILDING SURROUNDED BY HIGHWAY/ PAVEMENT ON THREE SIDES AND PART OF TERRACE BUILDING ON FORTH SIDE;
NO SCOPE FOR PLANTING EXTERNALLY;

7. Biodiversity enhancements

The enhancements do not need to be directly attached to the proposed new construction; they can be attached to the existing house or placed within the garden, but they do need to be on land within the red or blue line that identifies the boundary of the planning application. The principle is that the enhancements will lead to a 'net benefit' for biodiversity. The following biodiversity enhancements have also been added:

The following biodiversity enhancements will be added:

Type	Location	Info
BIRD BOX	WALL MOUNTED ROOF EAVES LEVEL EAST FACING	

8. Declaration

The information provided in this form has been given to the best of my knowledge.

Site photos (optional)

SEE DRAWING 1746/ S / 01 FOR SITE PHOTOS



Mae'r ddogfen hon hefyd ar gael yn Gymraeg.

This document is also available in Welsh.

The Council will process your personal data in accordance with Data Protection Legislation. For more information and access to privacy notices outlining how the Council handles your personal data, please go to the Data Protection section of the Council's [website](#).

Iken 5b



Please quote: P/2025/0350

Direct line : 01495369667

12 December 2025

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION FOR PLANNING PERMISSION

I write to advise that an applicaiton for planning permission has been submitted

Proposed pair of semi-detached houses with associated works.
Land Opposite 29 Surgery Road, Blaina, Blaenau Gwent,
Grid Reference: 320176.88 208655.55

The details can be found using the following link: <https://developmentservices.blaenau-gwent.gov.uk/planning/index.html?fa=getApplication&id=125585> to view the application documents. If you wish to request that the application is presented to Planning Committee, you must do so in writing specifying the specific aspects of the development that concern you. Please contact me if you wish to discuss the case further.

Yours sincerely

Sophie Godfrey
Planning Officer
Email: planning.bgcbc@blaenau-gwent.gov.uk

NANTYGLD BLAINA

15 DEC 2025

TOWN COUNCIL

Blaenau Gwent CBC Planning Control / Rhoeli Cynllunio CBS Blaenau Gwent

General Offices
Steelworks Road
Tyllwyn, Ebbw Vale, NP23 6AA.
Tel: 01495 355555 Fax: 01495 355598
Email: planning@blaenau-gwent.gov.uk

Swyddfeydd Cyffredinol
Heol Gwaith Dur
Tŷ Llwyn, Glyn Ebwy, NP23 6AA.
Ffon: 01495 355555 Ffacs: 01495 355598
E-bost: planning@blaenau-gwent.gov.uk



www.blaenau-gwent.gov.uk

Application for Planning Permission**NANTYGLLO & BLAINA****Town and Country Planning Act 1990**

13 APR 2025

TOWN COUNCIL**Publication of applications on planning authority websites**

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Details

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number Suffix

Property Name

Address Line 1

Address Line 2

Town/city

Postcode

Description of site location (must be completed if postcode is not known)

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

Mr & Mrs

First name

J

Surname

Lane

Company Name

Address

Address line 1

Land opposite No 29 Surgery Rd

Address line 2

Address line 3

Town/City

Blania

Country

Postcode

NP13 3AZ

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

Secondary number

Email address

Agent Details

Name/Company

Title

Mr

First name

James

Surname

Griffiths

Company Name

Griffiths Design Limited

Address

Address line 1

31

Address line 2

31

Address line 3

Castle Oak

Town/City

Usk

Country

United Kingdom

Postcode

NP15 1SG

Contact Details

Primary number

***** REDACTED *****

Secondary number

Email address

***** REDACTED *****

Site Area

What is the site area?

740.00

Sq. metres

Does your proposal involve the construction of a new building which would result in the loss or gain of public open space?

- Yes
 No

Description of the Proposal

Description

Please describe the proposed development including any change of use

Proposed pair of semi-detached houses with associated works.

Has the work or change of use already started?

- Yes
 No

Existing Use

Please describe the current use of the site

Nil use.

Is the site currently vacant?

- Yes
 No

Does the proposal involve any of the following?

Land which is known or suspected to be contaminated for all or part of the site

- Yes
 No

A proposed use that would be particularly vulnerable to the presence of contamination

- Yes
 No

Application advice

If you have said Yes to any of the above, you will need to submit an appropriate contamination assessment.

Does your proposal involve the construction of a new building?

- Yes
 No

If Yes, please complete the following information regarding the element of the site area which is in previously developed land or greenfield land

Area of previously developed land proposed for new development

0.07

hectares

Area of greenfield land proposed for new development

0.00

hectares

Materials

Does the proposed development require any materials to be used in the build?

Yes

No

Please provide a description of existing and proposed materials and finishes to be used in the build (including type, colour and name for each material)

<p>Type: Walls</p> <p>Existing materials and finishes:</p> <p>Proposed materials and finishes: Smooth sand cement render with paint finish</p>
<p>Type: Roof</p> <p>Existing materials and finishes:</p> <p>Proposed materials and finishes: Blue/black cement fiber slates</p>
<p>Type: Windows</p> <p>Existing materials and finishes:</p> <p>Proposed materials and finishes: Double glazed units - colour to be agreed</p>
<p>Type: Doors</p> <p>Existing materials and finishes:</p> <p>Proposed materials and finishes: Double glazed units - colour to be agreed</p>
<p>Type: Boundary treatments (e.g. fences, walls)</p> <p>Existing materials and finishes:</p> <p>Proposed materials and finishes: Stone dwarf wall to roadside.</p>
<p>Type: Vehicle access and hard standing</p> <p>Existing materials and finishes:</p> <p>Proposed materials and finishes: Permeable hardstanding</p>

Are you supplying additional information on submitted plans, drawings or a design and access statement?

Yes

No

If Yes, please state references for the plans, drawings and/or design and access statement

--

PP11-03 inclusive.

DAS

Cover letter

Landscaping plan

Green infrastructure statement

Tree Survey

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle or pedestrian access proposed to or from the public highway?

- Yes
 No

Are there any new public roads to be provided within the site?

- Yes
 No

Are there any new public rights of way to be provided within or adjacent to the site?

- Yes
 No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

- Yes
 No

Please show details of any existing or proposed rights of way on or adjacent to the site, as well as any alterations to pedestrian and vehicle access, on your plans or drawings.

Vehicle Parking

Is vehicle parking relevant to this proposal?

- Yes
 No

Please provide information on the existing and proposed number of on-site parking and cycling spaces on your plans.

Trees and Hedges

Are there trees or hedges on the proposed development site?

- Yes
 No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

- Yes
 No

If Yes to either or both of the above, you will need to provide a full tree survey with accompanying plan before the application can be determined. The local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'

ASSESSMENT OF FLOOD RISK

Is the site within an area at risk of flooding?

- Yes
 No

Refer to the [Welsh Government's Development Advice Maps website](#).

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- Yes
 No

Will the proposal increase the flood risk elsewhere?

- Yes
 No

From 7 January 2019, all new developments of more than 1 dwelling house or where the construction area is 100 square metres or more, require Sustainable Drainage Systems (SuDS) for surface water designed and built in accordance with the Welsh Ministers' [Statutory SuDS Standards](#). SuDS Schemes must be approved by your local authority acting in its SuDS Approving Body (SAB) role. Please contact your local authority for details of how to apply.

How will surface water be disposed of?

- Sustainable drainage system
 Existing water course
 Soakaway
 Main sewer
 Pond/lake

Biodiversity and Geological Conservation

To assist in answering the following questions refer to the help text. The help text provides further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the help text, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

b) Designated sites, important habitats or other biodiversity features

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

c) Features of geological conservation importance

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains sewer
- Septic tank
- Package treatment plant
- Cess pit
- Other
- Unknown

Are you proposing to connect to the existing drainage system?

- Yes
- No
- Unknown

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste and have arrangements been made for the separate storage and collection of recyclable waste?

- Yes
- No

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- Yes
- No

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- Yes
- No

If you answered "yes" to the question above, please specify the existing and proposed number of market and affordable dwellings on the attached plans.

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

- Yes
 No

Employment

Will the proposed development require the employment of any staff?

- Yes
 No

Hours of Opening

Are Hours of Opening relevant to this proposal?

- Yes
 No

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

- Yes
 No

Is the proposal for a waste management development?

- Yes
 No

Renewable and Low Carbon Energy

Does your proposal involve the installation of a standalone renewable or low-carbon energy development?

- Yes
 No

If you have answered 'Yes' to the question above please state the proposed energy output capacity in Megawatts (MW):

Renewable energy type: Solar
Energy capacity: 0 Megawatts
Renewable energy type: Ground/water/air heat pumps
Energy capacity: 0 Megawatts

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

- Yes
 No

Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

- Yes
 No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- Yes
 No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

- The agent
 The applicant
 Other person

Pre-application Advice

Has pre-application advice been sought from the local planning authority about this application?

- Yes
 No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

PA/2025/0122

Date (must be pre-application submission)

03/10/2025

Details of the pre-application advice received

may be acceptable.

Authority Employee/Member

With respect to the Authority, is the applicant or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

- Yes
- No

Ownership Certificates

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Please answer the following questions to determine which Certificate of Ownership you need to complete: A,B,C or D.

Are you the sole owner of ALL the land?

- Yes
- No

Certificate of Ownership - Certificate A

I certify/the applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least seven years left to run) of any part of the land or building to which the application relates.

Person Role

- The Applicant
- The Agent

Title

Mr

First Name

James

Surname

Griffiths

Declaration Date

08/12/2025

Declaration made

Agricultural Holding Certificate

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Agricultural land declaration - you must select either A or B

- (A) None of the land to which the application relates is, or is part of an agricultural holding
- (B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below

Person Role

- The Applicant
- The Agent

Title

Mr

First Name

James

Surname

Griffiths

Declaration Date

08/12/2025

Declaration made

Declaration

I/We hereby apply for Full planning permission as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

James Griffiths

Date

10/12/2025

DESIGN AND ACCESS STATEMENT



North East Elevation - to road

1:100 scale

PROPOSED NEW INFILL DEVELOPMENT FOR TWO SEMI-DETACHED TWO BEDROOM HOUSES

29, Surgery Road, Cwmcelyn, Blaina
for Mr. and Mrs. Lane

November 2025

Griffiths Design Limited

Architectural Technologists

Contents

- 1) The Site and Location**
- 2) The Proposal**
- 3) Planning Policy – The Principle**
- 4) Design and Planning Policy Assessment**
- 5) Access**
- 6) Biodiversity**
- 7) Renewable energy**
- 8) Conclusion**

1.0 The site and location

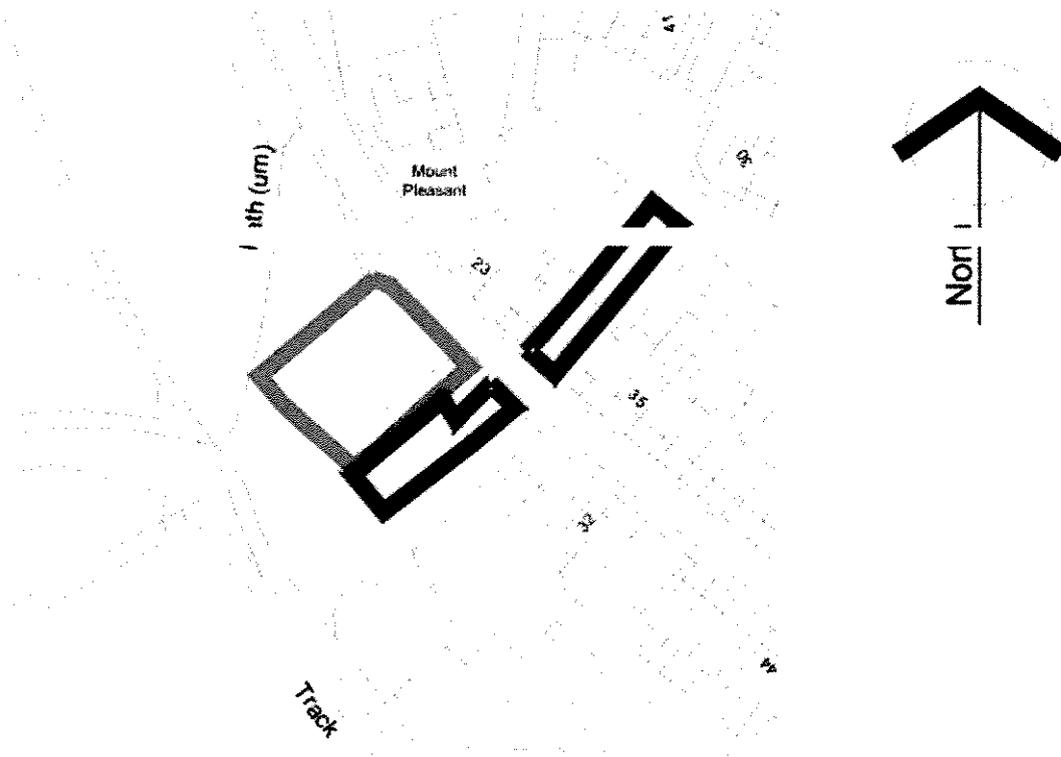
- 1.1 The site is located opposite no.29 Surgery Road in the Cwmcelyn area of Blaina and at the south eastern end of Surgery Road. The site sits at the end of a row of terraced houses on the south side of the road. The wider area is characterized by residential properties to the north and east and a park and wooded area to the south and west.
- 1.2 The site is accessed directly off of Surgery Road and provides a number of off-street parking spaces raised on hardstanding at pavement level, for no. 29 opposite the site, with vacant land to the remainder of the site.
- 1.3 The site contains two existing sheds used for storage. There are a number of trees together with shrub planting to the remainder of the site.
- 1.4 The location of the site is identified on the satellite image below.



The site (in centre)

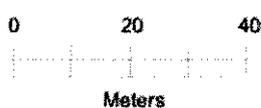
2.0 The Proposal

- 2.1 Griffiths Design have been instructed by Mr. and Mrs. Lane to seek Full Planning Permission for a pair of new semi-detached houses located behind the off-street parking (see enclosed drawings).
- 2.2 The building that is the subject of this application is to be a new residential property on this vacant site which is outlined in red on the site plan attached.
- 2.3 The principal works as detailed in the plans on the following page comprise of the following:
- Build two new semi-detached three-bedroom properties (each 6.0 x 7.4m)
 - New building to be built using similar materials, finishes and colours to those existing on dwellings that surround the site
 - Retain the existing off-street parking accessed off of Surgery Road
 - Provide a sustainable development that considers and includes biodiversity enhancements
- 2.4 The objective is to create two new residential dwellings that respect the type, style, layout and materials of surrounding properties.



Site location plan

1:1250 @ A3



3.0 Planning Policy – The Principle

- 3.1 The Blaenau Gwent Local Development Plan (LDP); November 2012 was adopted on 22nd November 2012. A recent announcement of a full review of the plan stated that this has been delayed until the autumn of 2026.

Blaenau Gwent Local Development Plan

- 3.2 The key LDP polices concerning the principle of the development are as follows:

- DM1 New Development
- DM2 Design and Placemaking
- DM14 Biodiversity Protection and Enhancement
- DM15 Protection and Enhancement of the Green Infrastructure
- DM16 Trees, Woodlands and Hedgerow Protection
- SB1 Settlement Boundaries
- SP10 Protection and Enhancement of the Natural Environment

- 3.3 The above policies are discussed in more detail, to show how they relate to the proposal, in section 4.0 below.

National Planning Policy and Guidance

- 3.4 The adopted development plan policies are also supported by national planning policy, in particular, Planning Policy Wales and Technical Advice Notes (TAN). TAN 12 titled 'Design' (2016) is of particular relevance.

- 3.5 Design in Planning Policy Wales (PPW) is defined as:

“the relationship between all elements of the natural and built environment. To create sustainable development, design must go beyond aesthetics and include the social, environmental and economic aspects of the development, including its construction, operation and management, and its relationship to its surroundings.”

- 3.6 PPW emphasises that:

“Good design is also inclusive design. The principles of inclusive design are that it places people at the heart of the design process, acknowledges diversity and difference, offers choice where a single design solution cannot accommodate all users, provides for flexibility in use, and, provides buildings and environments that are convenient and enjoyable to use for everyone.”

- 3.7 Paragraph 5.11.1 of TAN 12 'Housing design and layout' states that:

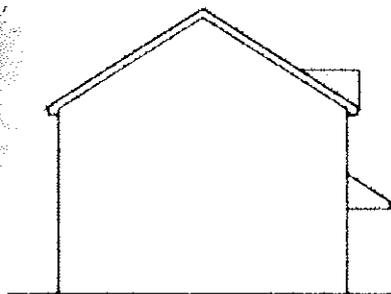
‘Achieving more sustainable residential environments is dependent on linking development to public transport and other uses and services (e.g. district heating), providing access to local services, and securing the most efficient use of land. For a successful residential area, the design of housing should be to establish a sense of place and community, with the movement network used to enhance these qualities, and to incorporate features of environmental sustainability’.

3.8 Paragraph 5.11.2 of TAN 12 Development proposals, in relation to housing design should aim to:

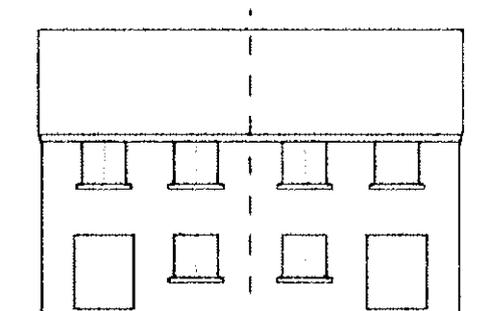
- *create places with the needs of people in mind, which are distinctive and respect local character;*
- *promote layouts and design features which encourage community safety and accessibility;*
- *focus on the quality of the places and living environments for pedestrians rather than the movement and parking of vehicles.*



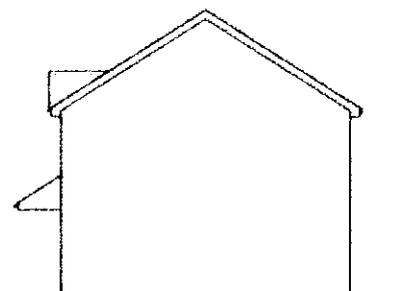
North East Elevation - to road
1:100 scale



South East Elevation - to side
1:100 scale



South West Elevation - to rear garden
1:100 scale



North West Elevation - to side
1:100 scale

Proposed materials.

Roof - Blue/black cement fiber slates

RW goods - Coloured UPVC half round gutters with circular downpipes.

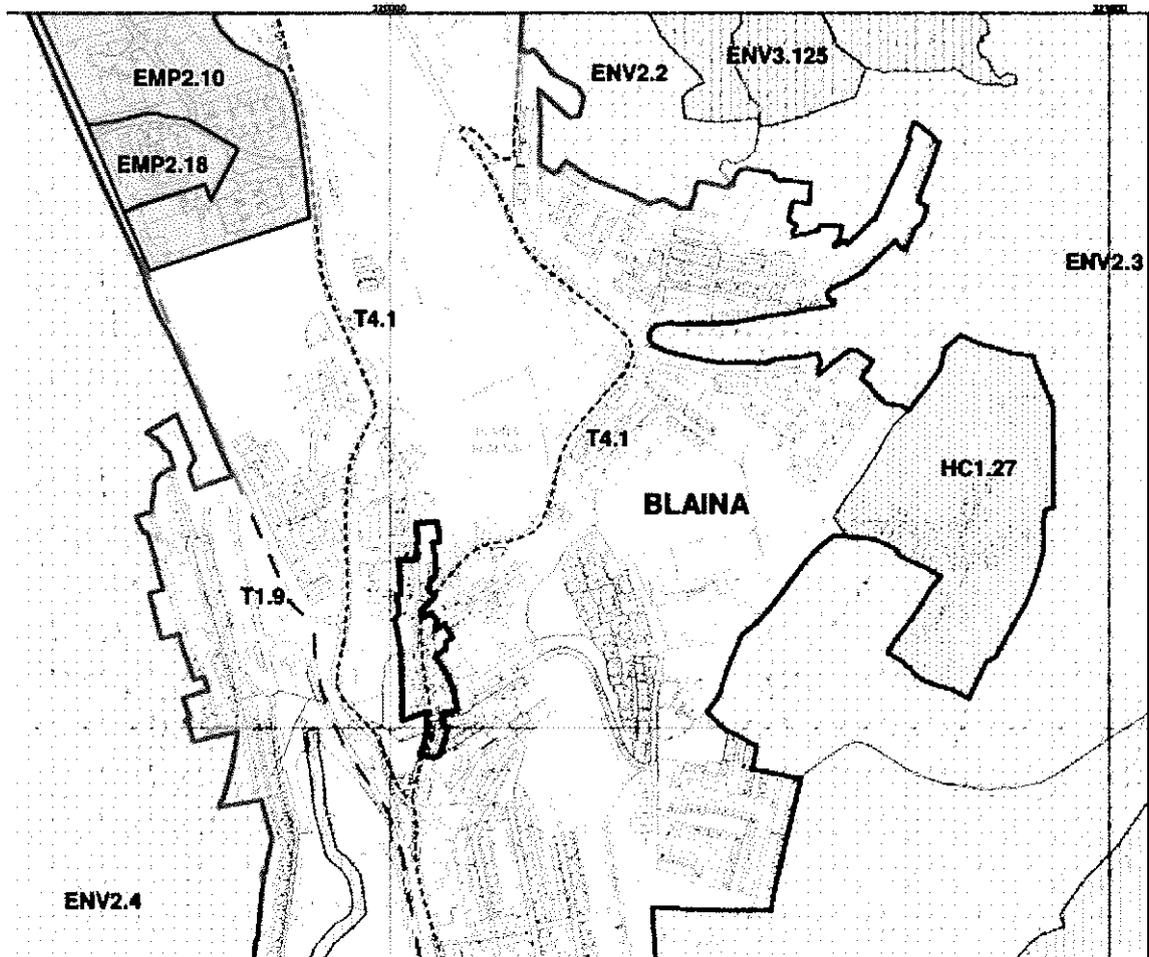
Walls - smooth sand cement render with paint finish to match street scape.

Windows and doors - coloured UPVC double glazed units.

4.0 Design and Planning Policy Assessment

Policy SB1 – Settlement Boundaries

- 4.1 Study of the Blaenau Gwent LDP shows that the application site lies within the settlement boundary, referred to in policy SB1, and sits to the south west edge of the Cwmcellyn residential area of Blaina (see map below).



Policy DM1 – New Developments

- 4.2 New developments will be permitted providing proposals are of a sustainable design that makes efficient and effective use of resources including energy and materials. It should also incorporate sustainable drainage systems (SuDS) and does not result in a net loss of biodiversity. Foul drainage will be connected to the main sewer in Surgery Road.
- 4.3 The new development will be compatible with other uses in the locality and will not impact the amenity of neighbouring properties.
- 4.4 Regarding accessibility the proposal has regard to safe, effective and efficient use of the transportation system and prioritises the interests of pedestrians, cyclist and public transport before the use of the car. The site is located on the route of the Brynmawr to Newport Bus Corridor that has the key objective of increasing sustainable modes of transport and improving connectivity across the locality.

Policy DM2 – Design and Placemaking

- 4.5 The proposal will be appropriate to the local context in terms of type, form, scale, mix and use of materials. Appropriate levels of parking and turning will be provided within the site to ensure that vehicles leave the site in a forward gear.

Policy DM14 – Biodiversity Protection and Enhancement

- 4.6 The proposal does not seek to harm existing biodiversity or geodiversity but will enhance those features that will encourage a net gain in biodiversity on the site (read also with Green Infrastructure plan).

Policy DM15 – Protection and Enhancement of the Green Infrastructure

- 4.7 The proposal will be designed to encourage connectivity with the Strategic, and local, Green Infrastructure network.
- 4.8 The site is bounded by trees and woodland to the NE and SW with Fantips Park beyond which forms an extensive green corridor to the south and north west linking with community leisure and sports facilities.

Policy DM16 – Trees, Woodland and Hedgerow Protection

- 4.9 Proposals will be permitted provided there would not be unacceptable harm to trees, woodlands and hedgerows that have natural heritage value or contribute to the character or amenity of a particular locality.
- 4.10 There are a number of trees, none of which have a Tree Protection Order, on the site (see existing site survey plan), a number of which in the middle of the site will need to be removed to accommodate the new proposal. It is proposed that this will be mitigated with new tree and additional native hedgerow planting.

Policy SP10 – Protection and Enhancement of the Natural Environment

- 4.11 Protecting those attributes and features which make a significant contribution to the character, quality and amenity of the landscape and ensuring that the proposal produces a net gain in nature conservation by designing in wildlife, and ensuring any avoidable impacts are appropriately mitigated.
- 4.12 The proposal will ensure that it will not have an unacceptable adverse impact upon the water environment and will contribute to improving water quality where practicable.

Environmental Sustainability

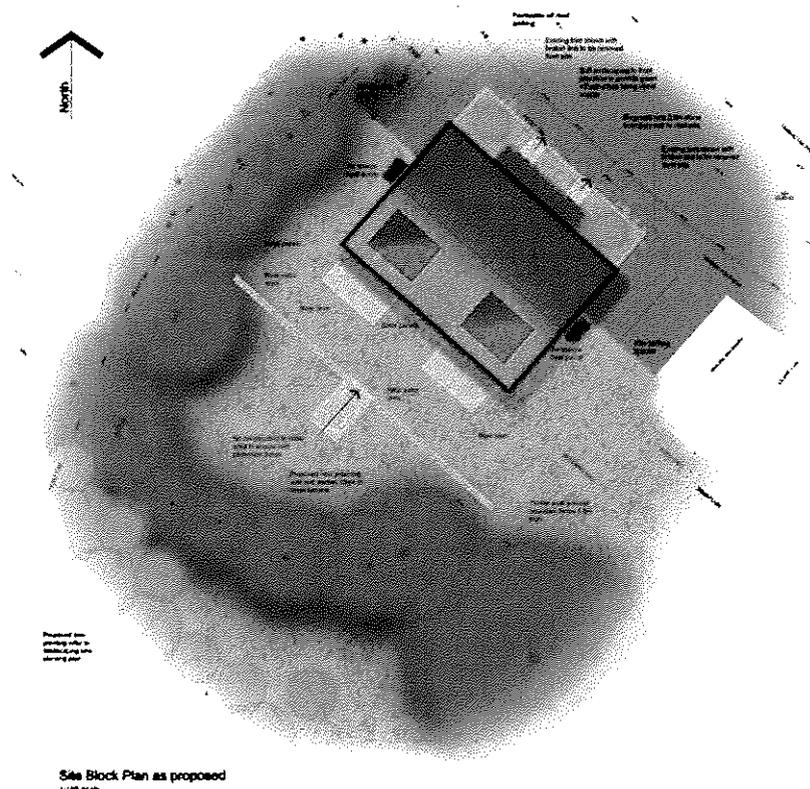
- 4.13 The new houses will be built to the current standards of the Building Regulations, be fully insulated and so will be thermally and environmentally efficient in their use of energy.
- 4.14 This assessment demonstrates that the design of the proposal and works required to accommodate the additional houses, respect the character and appearance of the existing surrounding buildings and their relationship with the site and meet all the criteria of LDP Policies concerning the new semi-detached residential properties.

5.0 Access

- 5.1 The site currently has a single vehicular access directly off of the adjacent Surgery Road. The access gives clear visibility in both directions when leaving the site. The proposal will enable vehicles to leave in a forward gear.
- 5.2 Pedestrian access is possible next to the road and there is a footpath on the same side, as well as the opposite side, of the road as the site. There are also footpaths nearby giving access to the amenity area behind the site.
- 5.3 The site location on Surgery Road is part of the strategic road network of the residential road network and is of a standard that can accommodate the minor traffic increase associated with this proposal. The proposal has regard for the safe, effective and efficient use of the transportation network.

New dedicated parking areas are allocated on the proposal next to the road entrance and on the east side of the building adjacent to the road access/exit.

- 5.4 Regarding access to public transport we would reiterate that the proposal is located on the route of the Brynmawr to Newport Bus Corridor that has the key objective of increasing sustainable modes of transport and improving connectivity across the locality.
- 5.5 The site will be served by safe access with appropriate parking and manoeuvring space within the site whilst the local highway network has capacity to accommodate the modest traffic to be generated by the development.



6.0 Biodiversity

- 6.1 The application is not accompanied by a bat survey as this is to be a new workshop building located adjacent to existing buildings.
- 6.2 The proposals include the provision of bat and bird boxes in order to enhance the nesting and roosting opportunities on the site. Also, any new external lighting proposed should be installed in accordance with the latest edition of The Institution of Lighting Professionals (ILP) guidance GN08/23 'Bats and Artificial Lighting at Night' in order to protect any local bat flight paths and the like.
- 6.3 Biodiversity and nature conservation provision is to be increased on the site with a new native species hedgerow planted adjacent to the NE access from the road as well as to bolster the other existing hedge boundaries (refer to the application drawings).
- 6.4 The proposal meets the requirements of LDP policies SP10 and DM14 in this regard.

7.0 Renewable energy

7.1 The use of on-site renewable technologies supports:

- Future Wales – The National Plan 2040, which prioritises decarbonisation and sustainable energy use.
- Planning Policy Wales (PPW), which requires new developments to minimise carbon emissions, improve energy efficiency and integrate renewable energy.
- Local Development Plan (Blaenau Gwent) objectives promoting reduced CO₂ emissions, sustainable design and the shift away from fossil-fuel heating systems.

7.2 Air Source Heat Pumps (ASHPs) Each dwelling will be equipped with an air source heat pump to provide space heating and domestic hot water.

- ASHPs significantly reduce carbon emissions compared to gas or oil systems.
- High energy efficiency with a typical seasonal performance ratio (SPF) of 2.5–3.5.
- Supports the transition away from fossil fuels and complies with modern building standards for low-carbon heating.
- Minimal visual impact and low noise output when sited appropriately.

7.3 Solar Photovoltaic Panels (South-West Facing Roof) Solar PV arrays are proposed on the south-west roof elevations of both dwellings.

- South-west orientation provides strong solar gain and efficient electricity generation.
- Reduces grid electricity demand and lowers long-term operational carbon emissions.
- Contributes to the UK's renewable energy targets and enhances the development's sustainability credentials.
- Panels sit flush with the roofline and present a minimal visual impact.

The integration of ASHPs and PV panels will:

- Reduce overall dwelling carbon emissions by an estimated 50–70% compared to traditional builds.
- Lower long-term energy bills for future occupants.
- Improve EPC ratings, supporting modern housing standards.
- Deliver a sustainable development that aligns with the Welsh Government’s decarbonisation objectives.

The proposed renewable energy measures form a central part of creating energy-efficient, low-carbon homes at Surgery Road, Blaina. They demonstrate a proactive approach to sustainable design and ensure the development fully aligns with national and local planning policies. The inclusion of ASHPs and solar PV panels represents a positive, well-justified contribution to the long-term environmental performance of the new dwellings.

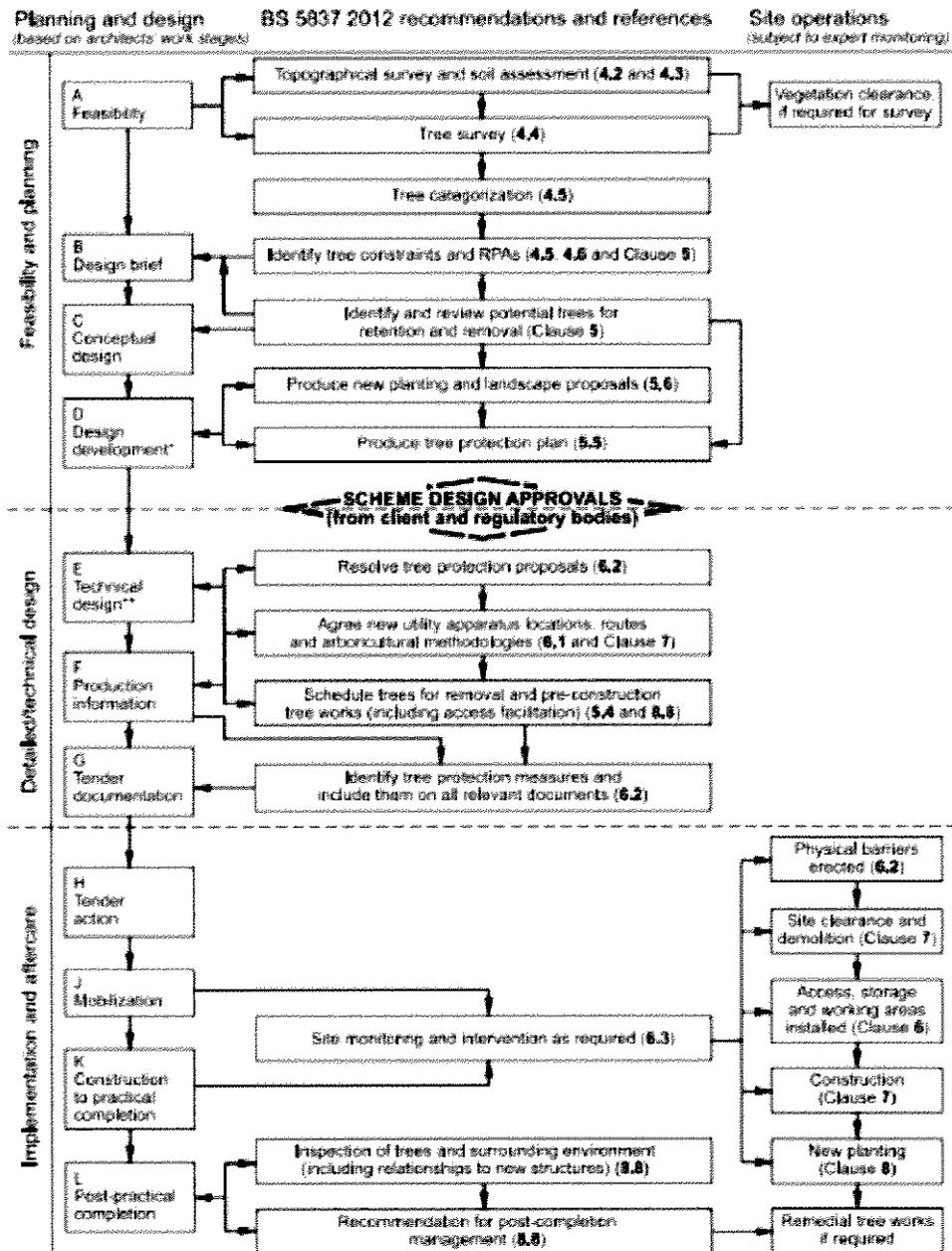
8.0 Conclusion

- 8.1 Mr. and Mrs. Lane wish to build a new semi-detached property on the site that they own opposite no. 29 Surgery Road, Blaina and that retains the existing off-street parking for their property.
- 8.2 The site is capable of accommodating the new residential use. The site also benefits from safe access with parking within the site. Additionally, the biodiversity interest of the site has been appropriately considered and mitigated against any loss.
- 8.3 In summary, the proposed development provides additional housing with safe off-road parking, has little adverse impact upon existing surrounding buildings, is located within the settlement boundaries of the county with no site constraints, and contributes to the overall sustainability of the site.
- 8.4 As such these proposals represent the best interests of the client and the site, and are consistent with relevant adopted Local Development Plan and national planning policies. Consequently, we believe there are no reasons to withhold permission.

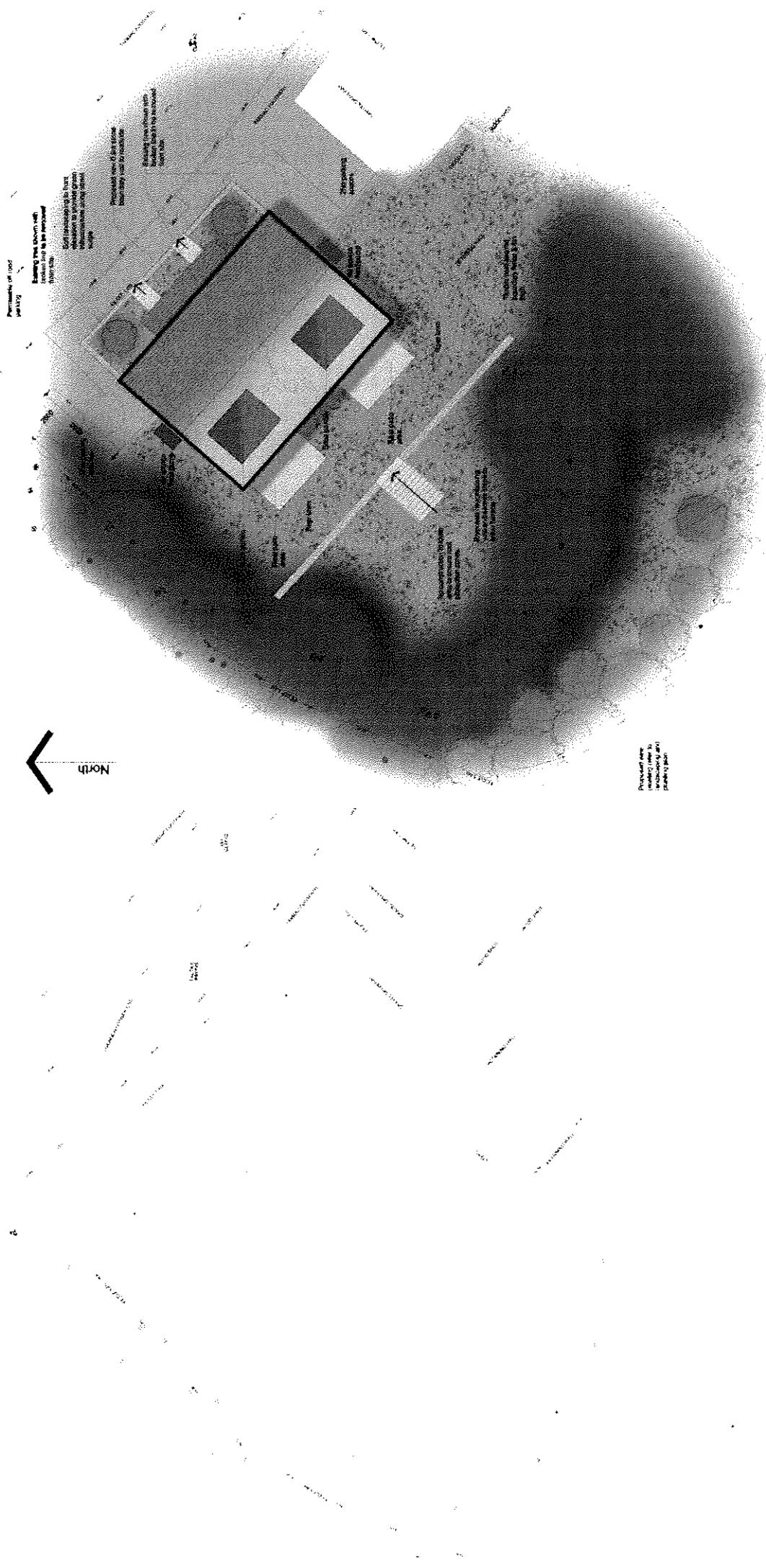
Avoiding damage to trees during construction

The flow diagram below (Figure 1) shows the process that should be followed to help reduce the risk of damaging trees during the design and construction process. Due consideration must be given to retained trees and their rooting areas. Where any confusion lies or something is not understood, the query must be resolved before proceeding.

The arboriculturist should be consulted and, as a minimum, a verbal discussion must take place to clarify any detail that is misunderstood.

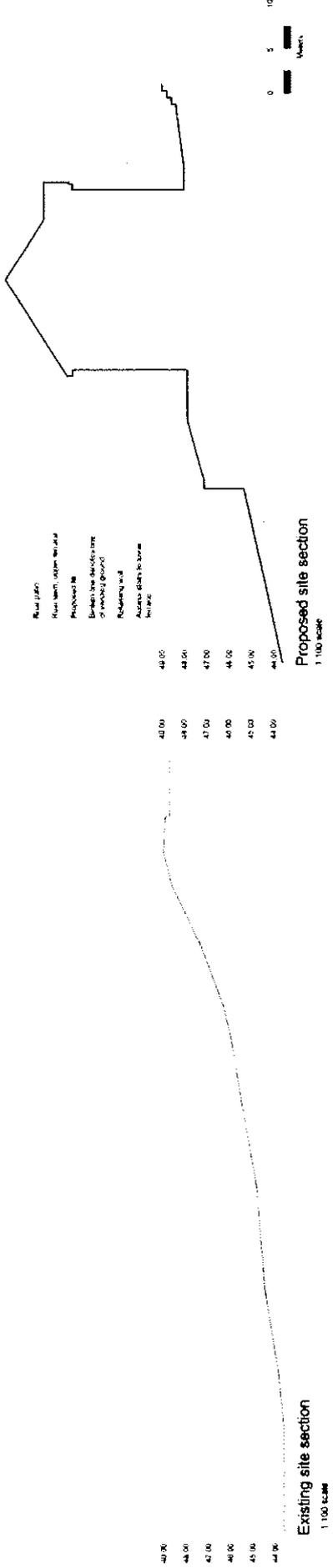


BS5837:2012 Figure 1- the design and construction process and tree care



Site Block Plan as existing
1:100 scale

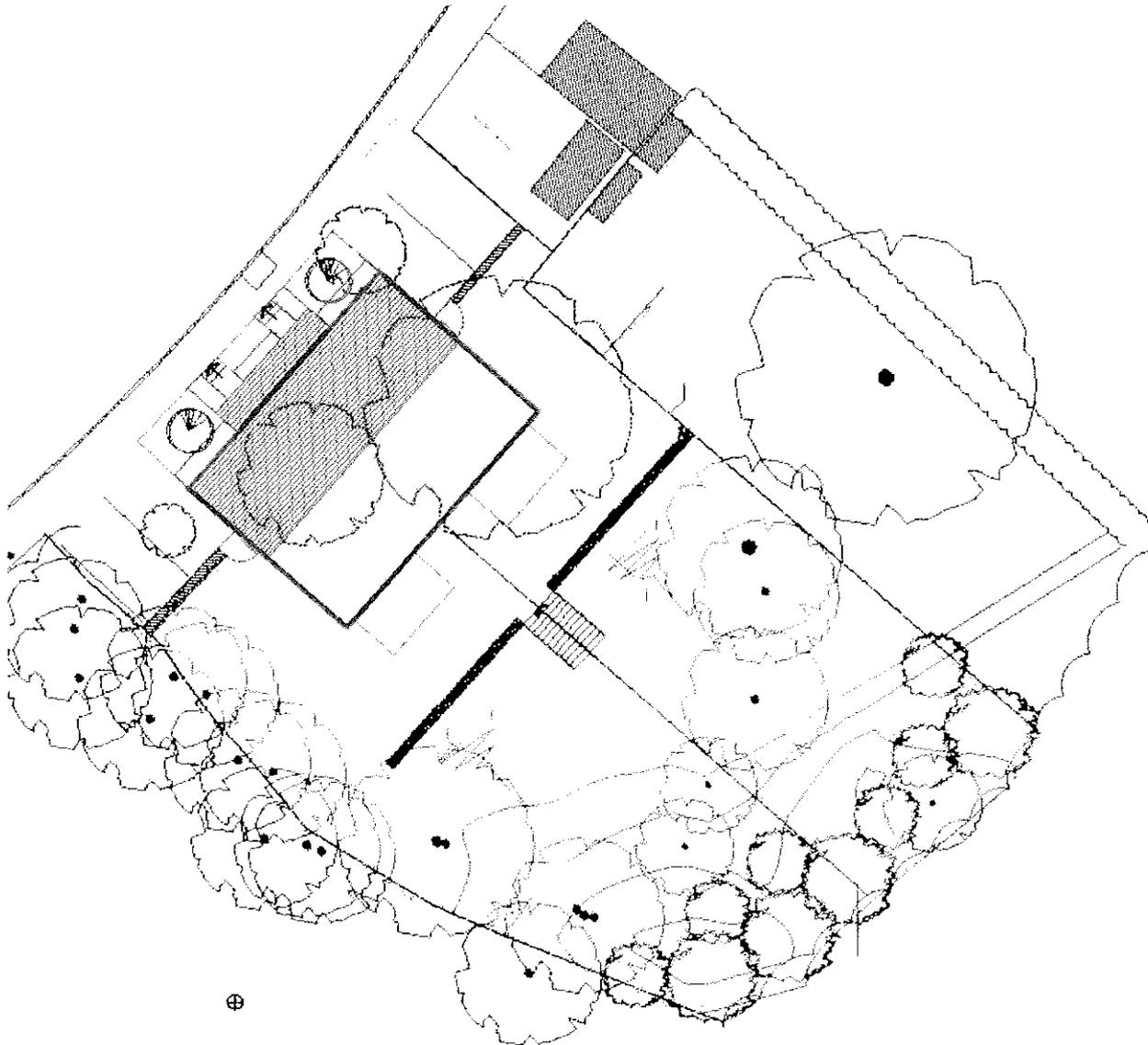
Site Block Plan as proposed
1:100 scale



Griffiths Design Architectural Technologists		15, Lonsdale Street Melbourne VIC 3000	
Client	M. & M. J. Lyle	Drawn	November 2023
Project	New Development Secondary School Construction Main	Scale	1:1000 @ A1
Design	Existing and proposed site plan	Checked by	[PP]
Drawn	[PP]	Reviewed by	[PP]
Scale	1:1000 @ A1	Revision	02

TREE AND PLANTING SCHEDULES

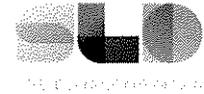
PROJECT NAME: 29 Surgery Road, Cymcelyn, Blaina
PROJECT DOCUMENT NO.: 220 270 Plant Schedule



DATE: 29/10/2019

TREE AND PLANTING SCHEDULES

PROJECT NAME: 29 Surgery Road, Cymcelyn, Blaina
PROJECT DOCUMENT NO.: 220 270 Plant Schedule



Trees

Refer to Planting Plan – SLD 095 210 rev C PROPOSED LANDSCAPE PLAN

INITIALS	SPECIES	COMMON NAME	SIZE		Height	No.	RATE	TOTAL
			Girth	Breaks/branch				
BP	Acer campestre	F.Maple	10-12 cm	Clear stem 2m	H – 2.4-3.5m	3		
	Corylus avellana	Hazel	NA	Multistem	H – 1.4-2m	3		
	Ilex aquifolium	Holly	6-8 cm	Clear stem 2m	H – 1.4-2m	2		
	Fagus sylvatica	Beech	8-10 cm	Clear stem 2m	H – 2.0-2.5m	1		
	Quercus robur	Oak	8-10 cm	Clear stem 2m	H – 2.0-2.5m	2		
	Carpinus betulus	Hornbeam	8-10 cm	Clear stem 2m	H – 2.0-2.5m	1		

Shrub Area 1 (7 plants per m²) – 02 m²

INITIALS	SPECIES	COMMON NAME	SIZE			NOTES	No.	RATE	TOTAL
			Pot size/litres	size/cms	Height				
CaP	Choysia 'Aztec Pearl'	Choysia	5 Lt	40-50	L (1.5–2.5)		2		
FD	Fuchsia 'Doctor Foster'	Fuchsia	2Lt	20-30	S (0.1–0.5)		1		
HH	Hedra helix	Ivy	2Lt		Groundcover		5		
HM	Hebe majorie	Hebe	5Lt	30-40	L (1.5–2.5)		2		
Hide	Hypericum 'Hidcote'		2Lt	30-40	Groundcover		3		
VD	Viburnum davidii	Viburnum	5Lt	30-40	M (1–1.5)		2		
VM	Vinca major	Periwinkle	9cm pots	10	Groundcover		4		

Amenity planting to be planted in single species groups of 3 and at 5 plants per metre².

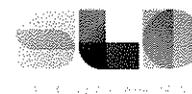
Shrub Area 2 (7 plants per m²) – 01 m²

INITIALS	SPECIES	COMMON NAME	SIZE			NOTES	No.	RATE	TOTAL
			Pot size/litres	size/cms	Height				
GL	Genista lydia	Broom	3Lt	30-40	S (0.1–0.5)		3		
GM	Geranium macrorrhizum	Geranium	2Lt	10-20	S (0.5m)		3		
Hide	Hypericum 'Hidcote'		2Lt	30-40	Groundcover		1		
LM	Lavandula 'Munstead'	Lavender	2Lt	20-30	S (0.1–0.5)		4		
SC	Santolina chamaecyparissus 'Nana'	Santolina	2 Lt	20-30	S (0.1–0.5)		3		
SJG	Spirea jap. 'Goldflame'	Spirea	2Lt	10-20	S (0.5m)		1		
VD	Viburnum davidii	Viburnum	5Lt	30-40	M (1–1.5)		1		

Amenity planting to be planted in single species groups of 3 and at 5 plants per metre².

TREE AND PLANTING SCHEDULES

PROJECT NAME: 29 Surgery Road, Cymcelyn, Blaina
PROJECT DOCUMENT NO.: 220 270 Plant Schedule



Shrub Area 3 (7 plants per m²) – 01 m²

INITIALS	SPECIES	COMMON NAME	SIZE			NOTES	No.	RATE	TOTAL
			Pot size/litres	size/cms	Height				
GL	Genista lydia	Broom	3Lt	30-40	S (0.1-0.5)		2		
GM	Geranium macrorrhizum	Geranium	2Lt	10-20	S (0.5m)		5		
Hide	Hypericum 'Hidcote'		2Lt	30-40	Groundcover		1		
LM	Lavandula 'Munstead'	Lavender	2Lt	20-30	S (0.1-0.5)		5		
SC	Santolina chamaecyparissus 'Nana'	Santolina	2 Lt	20-30	S (0.1-0.5)		3		
SJG	Spirea jap. 'Goldflame'	Spirea	2Lt	10-20	S (0.5m)		1		
VD	Viburnum davidii	Viburnum	5Lt	30-40	M (1-1.5)		1		

Amenity planting to be planted in single species groups of 3 and at 5 plants per metre².

Shrub Area 4 (7 plants per m²) – 01 m²

INITIALS	SPECIES	COMMON NAME	SIZE			NOTES	No.	RATE	TOTAL
			Pot size/litres	size/cms	Height				
GL	Genista lydia	Broom	3Lt	30-40	S (0.1-0.5)		3		
GM	Geranium macrorrhizum	Geranium	2Lt	10-20	S (0.5m)		3		
Hide	Hypericum 'Hidcote'		2Lt	30-40	Groundcover		1		
LM	Lavandula 'Munstead'	Lavender	2Lt	20-30	S (0.1-0.5)		4		
SC	Santolina chamaecyparissus 'Nana'	Santolina	2 Lt	20-30	S (0.1-0.5)		3		
SJG	Spirea jap. 'Goldflame'	Spirea	2Lt	10-20	S (0.5m)		1		
VD	Viburnum davidii	Viburnum	5Lt	30-40	M (1-1.5)		1		

Amenity planting to be planted in single species groups of 3 and at 5 plants per metre².

Shrub Area 5 (7 plants per m²) – 02 m²

INITIALS	SPECIES	COMMON NAME	SIZE			NOTES	No.	RATE	TOTAL
			Pot size/litres	size/cms	Height				
CaP	Choysia 'Aztec Pearl'	Choysia	5 Lt	40-50	L (1.5-2.5)		2		
FD	Fuchsia 'Doctor Foster'	Fuchsia	2Lt	20-30	S (0.1-0.5)		1		
HH	Hedra helix	Ivy	2Lt		Groundcover		5		
HM	Hebe majorie	Hebe	5Lt	30-40	L (1.5-2.5)		2		
Hide	Hypericum 'Hidcote'		2Lt	30-40	Groundcover		3		
VD	Viburnum davidii	Viburnum	5Lt	30-40	M (1-1.5)		2		
VM	Vinca major	Periwinkle	9cm pots	10	Groundcover		4		

Amenity planting to be planted in single species groups of 3 and at 5 plants per metre².

Hedge Planting 01 – 9 Linear Metres

Double staggered row set 50cms apart with 7 plants per linear metre

SPECIES	SIZE			%	No.
	Pot size/litres	Plant size/cms	Breaks/branch		
Buxus sempervirens (Box)	RB	40-50cm		100	56

Hedging plants to be protected with spiral guards and supported with bamboo stakes (or similar).

Mulch the new planting with 75mm good quality bark mulch.

GREEN INFRASTRUCTURE STATEMENT



29 Surgery Road, Blaina

Prepared By: **Steele Landscape Design**
10 Dunstan Road, Burnham on Sea, TA8 1ER

Contact: [REDACTED]

Date of Report: 09 December 2025



1. Project Scope

A Green Infrastructure Statement is required on all developments, following Planning Policy Wales - PPW12 and the Environment (Wales) Act 2016 Section 6 duty, to show that development has a net benefit to biodiversity and green infrastructure. At the heart of the Wales Spatial Plan is 'improving wellbeing and quality of life by integrating social, economic and environmental objectives in the context of more efficient use of natural resources'.

The Wales Spatial Plan is built upon five themes, all of which are supported by Green Infrastructure. The "Valuing our Environment" theme is particularly relevant when considering how the region's green infrastructure can contribute to implementing the Spatial Plan vision for South East Wales. The Valuing our Environment theme focuses on:

- High quality urban living and close proximity to stunning countryside
- Managing development pressures to safeguard and enhance the high quality countryside
- Sustaining and developing places that are safe for people to walk and cycle, and reducing crime
- Protecting environmentally sensitive areas, such as the Gwent Levels
- Identifying opportunities to manage, restore and create other sites which will safeguard and enhance the area's biodiversity
- South East Wales as a networked environment region.

The Blaenau Gwent County Borough Council (Updated) Environment Background Paper (2012).

In simple terms the Green Infrastructure is a network of green spaces and natural elements, which provides multiple benefits for people and nature. It comprises numerous individual components, including open spaces, waterways, gardens, woodlands, green corridors, wildlife habitats, street trees, natural heritage and open countryside. Individually these elements are GI assets and when appropriately planned, designed and managed, they have the potential to deliver a wide range of social, environmental and economic benefits.

This Green Infrastructure Statement report seeks to outline the current GI situation both within the development site boundary as well as within the study area. The GIS report will then outline the proposed green infrastructure features that would safeguard and enhance the current situation.

2. On-Site Green Infrastructure Assets

The existing site is currently part of the wider landscape but also associated with the adjacent housing along Surgery Road.

The development site is set within an area of mature trees and an area of grass land. The northern boundary faces onto Surgery Road and the southern/western section backing onto Cwm-Celyn woodland.



Figure 1: Existing Block Plan PP02

3. Local Green Infrastructure Assets

GI assets include the natural elements which provide social, environmental or economic benefit. They can be specific sites or broader environmental features within and between rural and urban areas. A useful approach to outlining the different types of GI asset is to classify them according to the spatial scale at which each would typically be found.

Connectivity between different GI assets will help maximise the benefits that they generate. This connectivity can be visual or notional; however physical connections make the most impact. This connectivity can enhance public engagement with the natural environment, improve opportunities for biodiversity migration and assist in encouraging sustainable forms of travel.



Figure 2: Green Infrastructure - Local Area

GI functions are the roles that assets can play if planned, designed and managed in a way that is sensitive to, and includes provision for, natural features and systems. Each asset can perform different functions, a concept known as multifunctionality. Multifunctionality Understanding multifunctionality is central to the GI approach to land use planning. Where land performs a range of functions it affords a far greater range of social, environmental and economic benefits than might otherwise be delivered.

Underpinning the multiple functions that GI assets perform is the concept of ecosystem services. Health and wellbeing depends on the range of services provided by ecosystems and their constituent parts: water, soils, nutrients and organisms. These services include: support: necessary for all other ecosystem services, e.g. soil formation and photosynthesis; — provision: food, fibre, fuel; regulation: air quality, climate control, erosion control; and culture: non-material benefits for people, including aesthetic qualities and recreational experiences.

A GI Statement has been prepared to consider the effect of menage development within a study area which is agricultural in character but already containing many man-made structures, large agricultural barns and residential areas of Penyrheol and Caerffili/Caerphilly.

The majority of the local area is made up of agricultural fields mainly used for sheep grazing. Field boundaries of native species tree and hedge are found throughout the area and are either maaged to a good order to ensure stock proofing with other bboundariers found to be degraded and fragmented with the field secured with post and wire fencing. The onsite field boundaries do not at present connect to any woodland or more diverse habitats.

This Green Infrastructure Statement will show how the existing green infrastructure and biodiversity will be protected and enhanced by following the following steps.

Step 1: Avoidance – The house has been located close to Surgery Road, and away from the main woodland block and would retain, protect and maintain the vast majority of on-site trees.

Step 2: Minimise – The construction of the houses, has where appropriate, only removed a small of trees.

Step 3: Mitigation measures – There would be a variety of planting areas including tree planting, hedgerow, amenity shrub and perennial planting as well as amenity grass lawns.

Step 4: Compensation on Site/ off Site – The loss of trees to development would be compensated with an area of mixed native species trees in the southern section of the development site that would increase biodiversity on site.

4. Green Infrastructure Corridors

Within the wider countryside the majority of the land is taken up by woodland blocks, grassland fields, housing and amenity open space.

The development site is located within the slopes of Cwm-celyn Ridgeline with a 'high moorland' characteristic to the north and large 'belts' of woodland (to the east) and located in the steep slopes to the south of the development site.



Figure 3: Aerial image of the Wider Countryside

5. Opportunities for Enhancement of Green Infrastructure

The step wise approach to providing opportunities for infrastructure enhancements can be provided in the following measures.

- **Diversity:** maintaining and enhancing diversity at every scale, including genetic, structural, habitat and between-habitat levels. This supports the complexity of ecosystem functions and interactions that deliver services and benefits. The proposed enhancements include the provision of new wild flower grassland and additional 'infill' hedgerow planting using locally sourced native species which would improve the species diversity of the hedgerow.
- **Extent:** incorporating measures which maintain and increase the area of semi-natural habitat/features and linkages between habitats. In general, smaller ecosystems have reduced capacity to adapt, recover or resist disturbance. The proposed hedgerow 'infill' planting would provide linkage between on site woodland GI assets.
- **Condition:** The condition of an ecosystem is affected by multiple and complex pressures acting both as short term and longer-term types of disturbance. Both direct and wider impacts should be considered, for example avoiding or mitigating pressures such as climate change, pollution, invasive species, land management neglect etc. The on going / future management of the grassland and hedgerow and woodland areas would enhance the development site for local fauna using these GI assets for foraging, nesting, and roosting, including the provision of bat and bird boxes.
- **Connectivity:** This refers to the links between and within habitats, which may take the form of physical corridors, stepping stones in the landscape, or patches of the same or related vegetation types that together create a network that enables the flow or movement of genes, species and natural resources. The development site would provide mitigation measure opportunities to develop functional habitat and ecological networks within and between ecosystems, building on existing connectivity.
- **Aspects of ecosystem resilience (adaptability, recovery and resistance):** ecosystem resilience is a product of the above four attributes. Adaptability, recovery and resistance to/from a disturbance are defining features of ecosystem resilience. The provision of a variety of landscape habitats would increase adaptability and resilience for local ecosystems. the newly planted hedgerow would provide a feeding resource and connectivity corridor between on-site boundaries and the wider countryside.

The existing woodland to the south of the development site requires continued management as part of the development activities. There may be an opportunity to enhance the GI with 'infill' tree planting with the following tree species;

Hazel (<i>Corylus avellana</i>)	<i>Fagus sylvatica</i> (Beech)
Holly (<i>Ilex aquifolium</i>)	<i>Quercus robur</i> (Oak)
Field Maple (<i>Acer campestre</i>)	Hornbeam (<i>Carpinus betulus</i>)

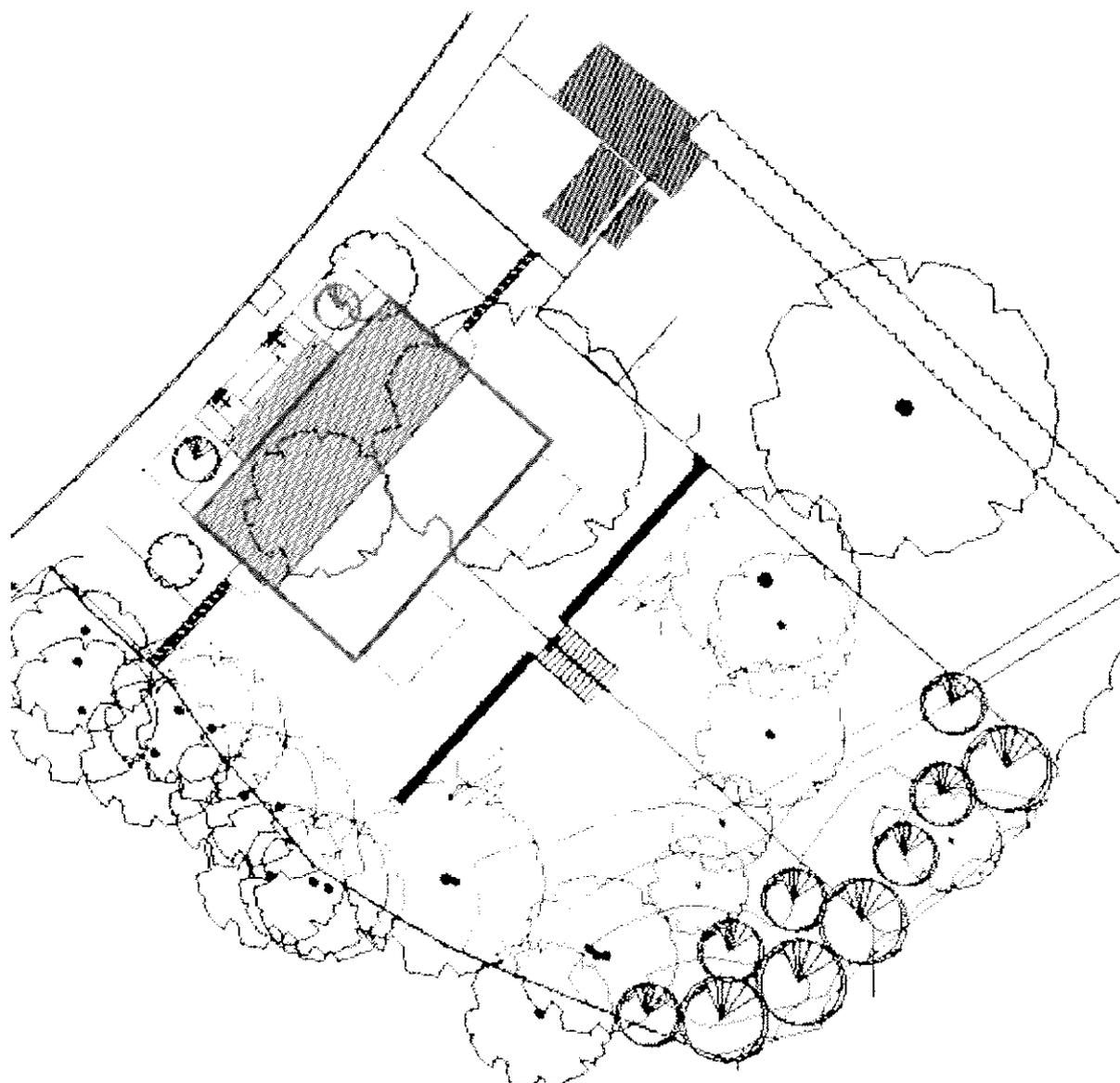


Figure 4: SLD Drawing 220 200 Landscape Plan

Green Infrastructure Management

The management and maintenance of the existing Green Infrastructure assets within the client ownership would be to maintain the existing trees through regularly management ensure that they continue to provide an ecological resource as well as a visual barrier.

New GI hedge planting will be protected against deer and rabbit damage with the use of tree/shrub guards and stakes and where required fencing. and removed in season three or season four depending of sufficient growth etc.

With these additional GI additions and GI management in place, the development site would continue to be part of the local green connectivity and function as part of the valued GI resource in the local countryside.

6. Green Infrastructure Trends and Constraints.

As the boundary tree and hedgerows continue to mature there will be occasion to carry out work to the hedge and it may require formal 'layering' to ensure that the field continues to match the local hedge character of the local area.

Similarly, the trees may suffer complications of old age or storm damage and may require removal. If this is necessary then a similar species tree (preferably 'standard' size) should be planted in its place and protected with tree guard and staking etc.

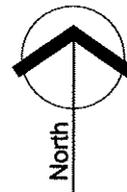
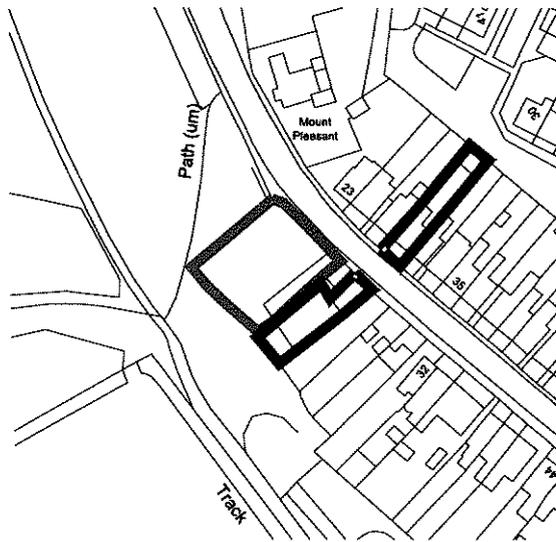
NOTE: All birds are protected by the Wildlife and Countryside Act 1981 and the protection also covers their nests and eggs. To avoid breaking the law, do not carry out work on trees, hedgerows or buildings where birds are nesting. The nesting season for most bird species is between March and September.

The management of the Green Infrastructure Assets should be carried out on a yearly bases with a least two cuts of the hedge per year and regular yearly inspection of the existing hedgerow and trees, or after a storm event etc. with any remedial works to be carried out after the bird nesting season.

Every ten years, the management prescriptions should be re-assessed in order to identify significant changes that would affect the field boundaries to continue as a local Green Infrastructure Asset. Any identified changes should be implemented in the following appropriate season.

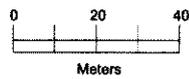
It is anticipated that the implementation of the GI management tasks would be carried out by the client or landscape contractors working on their behalf.

REPORT END



Site location plan

1:1250 @ A3



Griffiths Design. Architectural Technologists. Tel: 07969446621 Email: griffithsdesign@outlook.com	
Client	Mr. & Mrs. Lane
Project	New Development Surgery Road Cwmcelyn Blaina
Drawing	Site location plan
Date	November 2025
Scale	1:1250 @ A3
Drawn by	dp
Checked by	***
Revision	
Drawing No	[PP] 03