

# 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](mailto: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 9<sup>th</sup> December 2025 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 9<sup>th</sup> December 2025 for details of how to access the meeting.

Yours sincerely,



Assistant Officer

## 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.

*None received to date.*

#### 4. **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/2025/0316 - Evie Engineering Site Services Ltd, Unit J Blaenant Industrial Estate, Main Spine Road, Brynmawr, Ebbw Vale, NP23 4AZ

Proposed new steel frame commercial building and associated works. *(copy attached)*

- b) Plan Application No. P/2025/3028 – The Magpies Gwaun Delyn Close, Blaina, Ebbw Vale, Blaenau Gwent, NP234NQ

Expansion to existing bungalow to create additional bedroom and ensuite bathroom facility. Relocation of front door to form required circulation space.

#### 5. **Licence Applications:**

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

*None received to date.*

**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](mailto: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](mailto:planning@blaenau-gwent.gov.uk)



[www.blaenau-gwent.gov.uk](http://www.blaenau-gwent.gov.uk)

Application for Planning Permission

Town and Country Planning Act 1990

NANTYGLLO & BLAINW

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

Evie Engineering Site Services Ltd

Address Line 1

Unit J

Address Line 2

Blaenant

Town/city

Brynmawr

Postcode

NP23 4AZ

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

Easting (x)

319530

Northing (y)

211197

Description

**Applicant Details**

Name/Company

Title

Mr

First name

D

Surname

Holder

Company Name

Evie Engineering Site Services Ltd

## Address

Address line 1

Evie Engineering Site Services Ltd Unit J

Address line 2

Blaenant

Address line 3

Town/City

Brynmawr

Country

Postcode

NP23 4AZ

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?

980.00

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

Proposed new steel frame commercial building and associated works.

Has the work or change of use already started?

- Yes  
 No

## Existing Use

Please describe the current use of the site

Existing industrial use being B2 General industry.

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

0.03

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><b>Type:</b> Walls</p> <p><b>Existing materials and finishes:</b></p> <p><b>Proposed materials and finishes:</b> Colour coated composite panel sheeting - colour to be juniper green.</p>
<p><b>Type:</b> Roof</p> <p><b>Existing materials and finishes:</b></p> <p><b>Proposed materials and finishes:</b> Colour coated composite panel sheeting - colour to be juniper green.</p>
<p><b>Type:</b> Doors</p> <p><b>Existing materials and finishes:</b></p> <p><b>Proposed materials and finishes:</b> Colour coated roller shutter doors and PA doors</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

PP01, PP02, DAS, GIS
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## 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 your application can be determined. Your 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

Other

N/A

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

## 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:

<b>Use Class:</b> B2 - General industrial
<b>Existing gross internal floorspace (square metres) (a):</b> 0
<b>Gross internal floorspace to be lost by change of use or demolition (square metres) (b):</b> 0
<b>Total gross internal floorspace proposed (including change of use) (square metres) (c):</b> 325
<b>Net additional gross internal floorspace following development (square metres) (d = c - b):</b> 325

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)
	0	0	325	325

Loss or gain of rooms

--

## Employment

Will the proposed development require the employment of any staff?

- Yes  
 No

## Existing Employees

Please complete the following information regarding existing employees:

Full-time

Part-time

Total full-time equivalent

## Proposed Employees

If known, please complete the following information regarding proposed employees:

Full-time

Part-time

Total full-time equivalent

## Hours of Opening

Are Hours of Opening relevant to this proposal?

- Yes  
 No

If you do not know the hours of opening, select the Use Class and tick 'Unknown'

**Use Class:**

B2 - General industrial

**Unknown:**

No

**Monday to Friday:**

**Start Time:**

08:00

**End Time:**

17:30

**Saturday:**

**Start Time:**

08:00

**End Time:**

12:00

**Sunday / Bank Holiday:**

**Start Time:**

00:00

**End Time:**

00:00

### 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

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/2025/0096

Date (must be pre-application submission)

13/10/2025

Details of the pre-application advice received

'The proposed development is acceptable in principle, subject to the above issues being addressed and any other material considerations that may be highlighted as part of a formal application process, and it is considered that a planning application could be supported.'

## 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

06/11/2025

- 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

06/11/2025

- 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

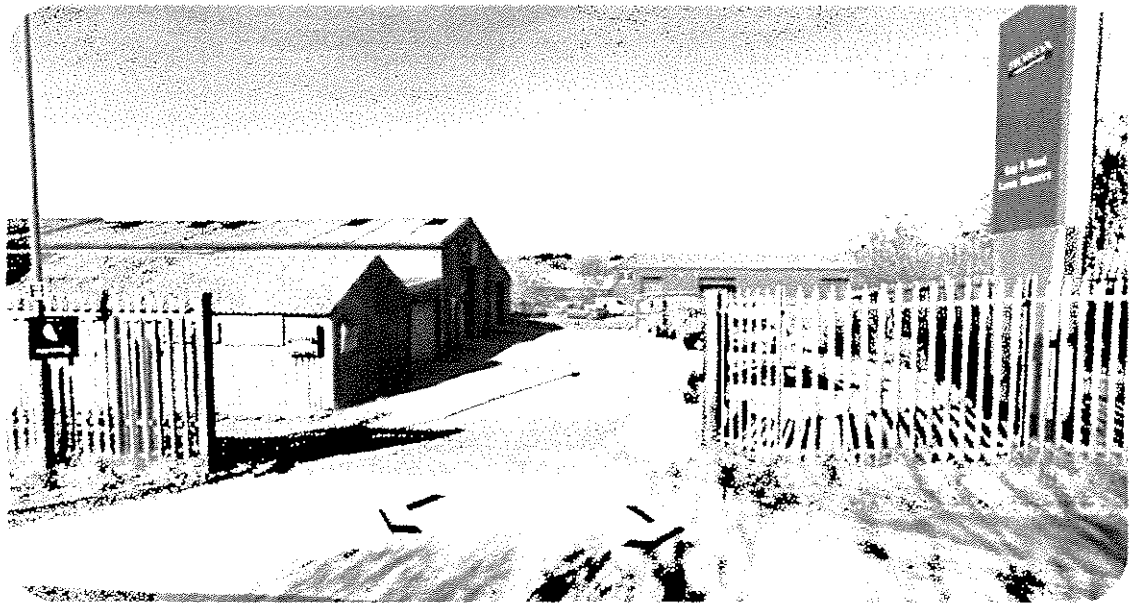
Signed

James Griffiths

Date

06/11/2025

# DESIGN AND ACCESS STATEMENT



## PROPOSED NEW STEEL FRAMED BUILDING

**Evie Engineering Site Services Ltd.**

Unit J, Blaenant Industrial Estate, Brynmawr,  
Nantyglo, Ebbw Vale. NP23 4AZ

**November 2025**

NANTYGLO & BLAINA

20.11.2025

TOWN COUNCIL

**Griffiths Design Limited**  
Architectural Technologists

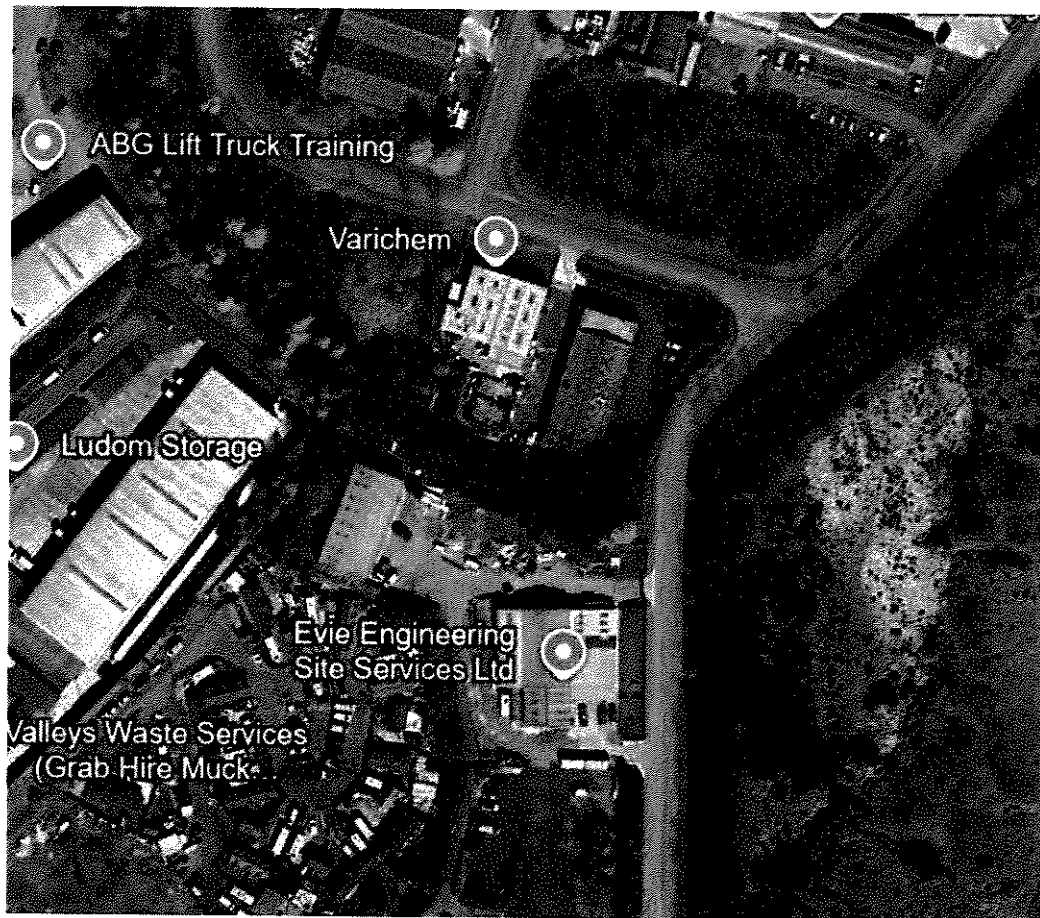


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- 1) The Site and Location**
- 2) The Proposal**
- 3) Planning Policy – The Principle**
- 4) Design and Planning Policy Assessment**
- 5) Access**
- 6) Biodiversity**
- 7) Summary**

# 1. The site and the location

- 1.1 Evie Engineering Site Services Ltd. is a well-established local business, trading since 2013, located within the built-up area occupying the western side of Blaenant Industrial Estate in Brynmawr, to the north of Nantyglo. The site is part of a cluster of commercial uses. The wider area is characterized by industrial and commercial units.
- 1.2 The site is accessed directly off of a distributor road from the main Blaen-Afon Road (B4248). There are a number of accesses off the road to various areas of the site.
- 1.3 The site contains a number of existing buildings used variously as workshops, offices and storage. There is tree and shrub planting on the periphery of the site, and beyond, the north boundary.
- 1.4 The location of the site is identified on the satellite image below.



Evie Engineering site

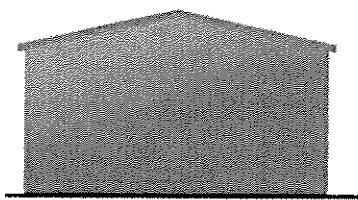
## 2. The proposal

- 2.1 Griffiths Design have been instructed by Evie Engineering Site Services Ltd; an independent engineering and fabrication company that specialises in general steel fabrication, welding and pipework, to seek Full Planning Permission for a proposed new steel framed building located, on an existing hardstanding area, to the north and east of the existing buildings at the front of the site adjacent to the road (see enclosed drawings).
- 2.2 The building that is the subject of this application is to be a new commercial building on the site, to support the expansion of the existing business, and is to be built adjacent to the road close to the north boundary and 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 a new workshop (10.5 x 31.0m) in support of the expansion of an existing local business
  - New building to be built using similar materials, finishes and colours to those existing on the site
  - Retain the existing two accesses and the fenced boundaries
  - Provide a sustainable development that considers and includes biodiversity enhancements
- 2.4 The business currently employs ten people. The new workshop will enable the business to employ a further three people.
- 2.5 The objective is to create a new commercial building in support of the expansion of a successful local business.

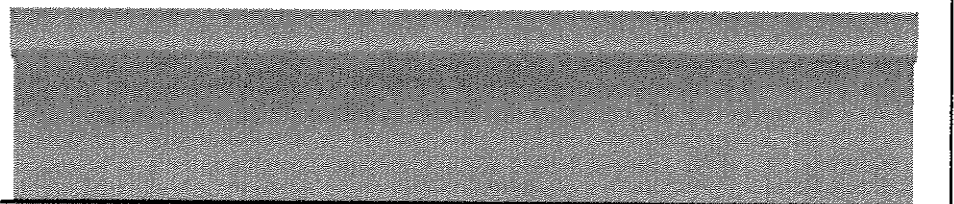


South West elevation as proposed  
1:100 Scale

North West elevation as proposed  
1:100 Scale



South East elevation as proposed  
1:100 Scale



North East elevation as proposed  
1:100 Scale

### 3. Planning Policy – The principles

- 3.1 The Blaenau Gwent Local Development Plan (LDP); November 2012 was adopted on 22<sup>nd</sup> 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 policies concerning the principle of the development are as follows:

#### **Policy SB1 – Settlement Boundaries**

- 3.3 Study of the Blaenau Gwent LDP shows that the application site lies within the settlement boundary, referred to in policy SB1, and forms part of the Blaenant Industrial Estate and which is also mentioned in the LDP, policies SP8 (sustainable economic growth) and EMP2 (employment protection), as a designated primary employment site. These sites are considered to be suitable locations for traditional employment land use classes (B1, B2 & B8) as well as sui generis uses (policy DM10; use class restrictions - employment).

#### **Policy DES1– General Design considerations**

- 3.4 All development should be of a high-quality sustainable design and respect the local character and distinctiveness of Blaenau Gwent's built, historic and natural environment. Development proposals will be required to:
- a) ensure a safe, secure, pleasant and convenient environment that is accessible to all members of the community, supports the principles of community safety and encourages walking and cycling;
  - b) contribute towards sense of place whilst ensuring that the amount of development and its intensity is compatible with existing uses;
  - c) respect the existing form, scale, siting, massing, materials and layout of its setting and any neighbouring buildings;
  - d) maintain reasonable levels of privacy and amenity of occupiers of neighbouring properties, where applicable;
  - e) respect built and natural views and panoramas where they include historical features and / or attractive or distinctive built environment or landscape;
  - f) use building techniques, decoration, styles and lighting to enhance the appearance of the proposal having regard to texture, colour, pattern, durability and craftsmanship in the use of materials;
  - g) incorporate and, where possible enhance existing features that are of historical, visual or nature conservation value and use the vernacular tradition where appropriate;
  - h) include landscape proposals for new buildings and land uses in order that they integrate into their surroundings, taking into account the appearance of the existing landscape and its intrinsic character, as defined through the LANDMAP process. Landscaping should take into account, and where appropriate retain, existing trees and hedgerows;
  - i) achieve a climate responsive and resource efficient design. Consideration should be given to location, orientation, density, layout, built form and landscaping and to energy efficiency and the use of renewable energy, including materials and technology;
  - j) foster inclusive design.

## National Planning Policy and Guidance

- 3.5 The adopted development plan policies are also supported by national planning policy, in particular, Planning Policy Wales and Technical Advice Notes (TAN). TAN 23 titled 'Economic Development (2014)' is of particular relevance.
- 3.6 Paragraph 1.1.1 of TAN 23 states that:  
*'Planning Policy Wales (PPW) defines economic development broadly so that it can include any form of development that generates wealth, jobs and income. In producing development plans or determining planning applications local planning authorities need to bear in mind that traditional business use, classes B1-B8, only account for part of the activity in the economy. It is important that the planning system recognises the economic aspects of all development and that planning decisions are made in a sustainable way which balance social, environmental and economic considerations.'*
- 3.7 Paragraph 1.1.2 of TAN 23 states that:  
*'In the full context of Planning Policy Wales (PPW), therefore:*
- *Economic development is development (new or change of use) where the resulting space will be occupied by economic activities;*
  - *An economic activity, or economic land use, is an activity which directly generates wealth (output), jobs and income;*
  - *Generating jobs includes providing or sustaining existing as well as creating new jobs'.*
- 3.8 Paragraph 1.1.6 of TAN 23 states that:  
Recognising the whole-economy contribution to economic growth is therefore important; however, the traditional land use classes B1-B8 must continue to be planned for in a sustainable way as these will form the cornerstone of many developments plan employment policies and site allocations.

## 4. Design and planning policy assessment

- 4.1 Criteria within LDP policy SB1, which supports the provision of the settlement boundary, the proposal meets the requirement of development within the recognised boundary of the Blaenant Industrial Estate, and is a primary employment site designated in the LDP.
- 4.2 In policy DM1 – New Development; the proposal provides a sustainable design which reduces surface water run off through minimising an increase in impermeable surfaces and using Sustainable Drainage systems (SUDS), where appropriate. Additionally, it does not result in a net loss of biodiversity and provides mitigation and/or compensation measures.
- 4.3 In policy DM2 – Design and Place Making; the proposal will be appropriate to the local context in terms of type, form, scale, mix and use of materials. Parking, appropriate servicing and operational space provision has also been considered and will be provided.
- 4.4 In policy DM10 – Use Class Restrictions (Employment), the proposal is a new workshop unit on a site designated as a primary site for developments with use classes B1, B2 and B8.
- 4.5 In policy DM14 – Biodiversity Protection and Enhancement; 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).
- 4.6 In policy EMP2 – Employment Area Protection; the proposal falls within the protected area of the Blaenant Industrial Estate, will not cause unacceptable harm to the natural or built environment, be compatible with the immediate surrounding land uses and in scale with existing buildings and provide appropriate employment to the local area and ensuring that a successful local business is able to support the local economy by providing essential goods, services and employment.
- 4.7 In policy SP7 – Climate Change; the proposal will be built to a sustainable design that conforms to the latest Building Regulations, will be fully insulated and so will be thermally and environmentally efficient in its use of energy.
- 4.8 The criteria within LDP policy SP8 – Sustainable Economic Growth; the proposals will support the employment roles of major industrial areas and will assist in the diversification of employment to support the sustainable development of manufacturing.
- 4.9 In policy SP10 – Protection and Enhancement of the Natural Environment; the proposal will protect those attributes and features which make a significant contribution to the character, quality and amenity of the landscape and maintain and enhance the Green Infrastructure including creating a network of local wildlife sites and wildlife corridors, links and stepping stones. Ensure that the development seeks to produce a net gain in nature conservation by designing in wildlife, and ensuring any avoidable impacts are appropriately mitigated for.

## **Environmental Sustainability**

- 4.11 The new unit will be built to the current standards of the Building Regulations, be fully insulated and so will be thermally and environmentally efficient in its use of energy. The building will not be heated for the proposed use.
- 4.12 This assessment demonstrates that the design of the proposal and works required to accommodate the additional workshop use, respect the character and appearance of the existing buildings and their relationship with the site and meet all the criteria of LDP Policies concerning the new workshop for an established commercial business.

## **5. Access**

- 5.1 The site currently has two vehicular accesses off of the adjacent access road, one to the north and the other to the south end of the site. These accesses give clear visibility in both directions when leaving the site. The proposal will retain these two existing accesses which will enable vehicles to leave in a forward gear.

The site is capable of accommodating a one-way system with entry in one gate, off loading or loading of the Heavy Goods Vehicles with a forklift truck and exiting through the other gate. As can be seen from the site plan it is also possible for a vehicle to turn within the site and leave by the same gate, if required.

- 5.2 Pedestrian access is possible due to the sites location and there is a footpath on the same side of the road as the site. There is also to be a new secure lockable cycle storage unit provided by the entrance to employees who wish to travel by bike reducing the reliance on cars for transport to the workplace.
- 5.3 The site is close to the strategic road network of the industrial estate and the intervening road network is of a standard that can accommodate the modest 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 north entrance and also to the west side of the main building adjacent to the south access/exit.

- 5.4 National planning policy also acknowledges that sites to meet business needs in industrial areas may be beyond existing settlements and in locations not well served by public transport.
- 5.5 The site will be served by safe access with appropriate parking and maneuvering space within the site whilst the local highway network has capacity to accommodate the modest traffic to be generated by the development.

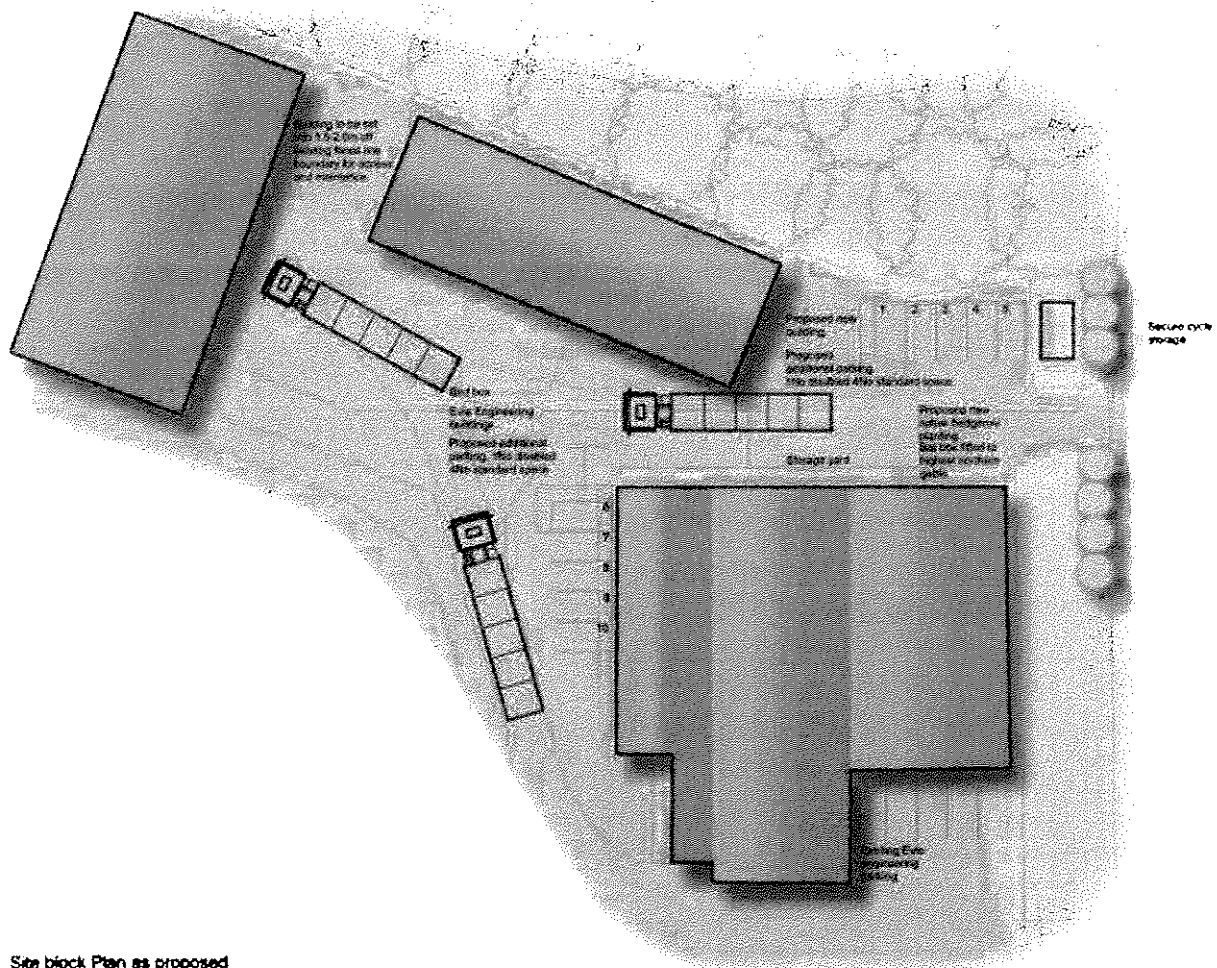
## 6. Biodiversity

- 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 north access gate and on either side (refer to the application drawings).
- 6.4 The proposal meets the requirements of LDP policies SP10 and DM14 in this regard.



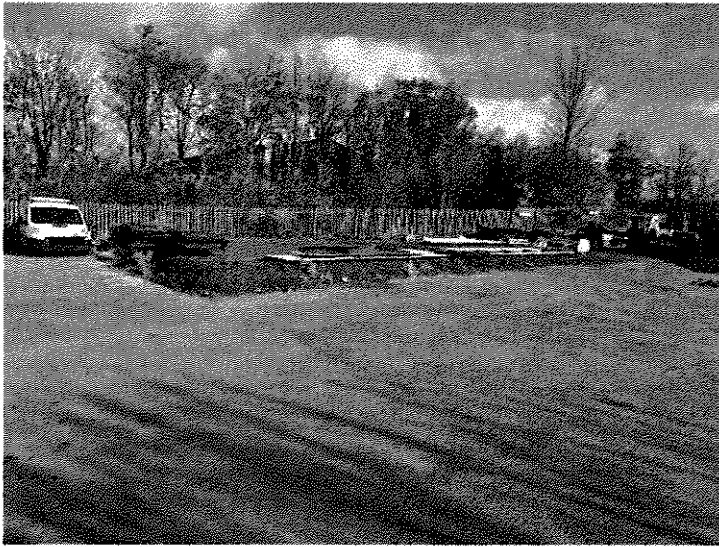
## 7. Summary

- 7.1 Evie Engineering Site Services Ltd. is an established small business specialising in steel fabrication, welding and pipework. They wish to expand, due to increased demand, their operating area by erecting a new workshop building.
- 7.3 The current provision has proved successful with meeting the requirements of customers but additional workshop space is now required to expand the business in order for sustained growth to be continued. This will include increasing the number of employees.
- 7.4 The existing buildings and site are capable of accommodating the new workshop. The site also benefits from safe access with parking and HGV maneuvering space within the site. Additionally the biodiversity interest of the site has been appropriately considered.
- 7.5 The proposals will have little adverse impact upon existing buildings on, or surrounding, the site. The proposed workshop seeks to increase the capacity of the business and give it a sustainable future, as well as contributing to the overall sustainability of the site. As such these proposals represent the best interests of this local business and the rest of 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.



Site block Plan as proposed

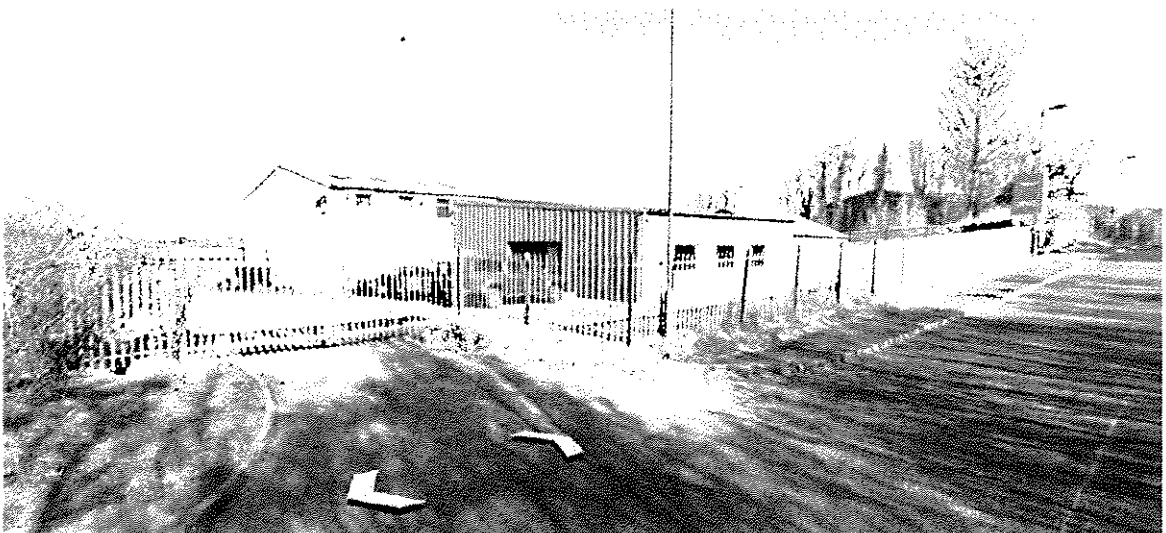
**Photos of the site**



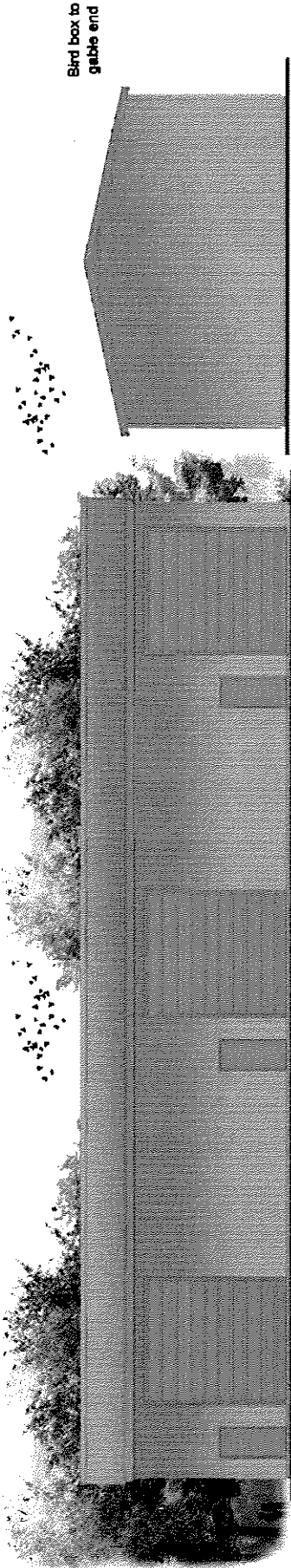
**View looking to the north boundary and site of new unit**



**View looking north with existing building to west boundary**

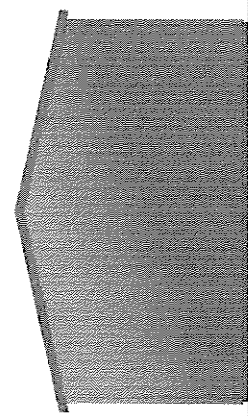


**View of south access/exit into site from the access road**

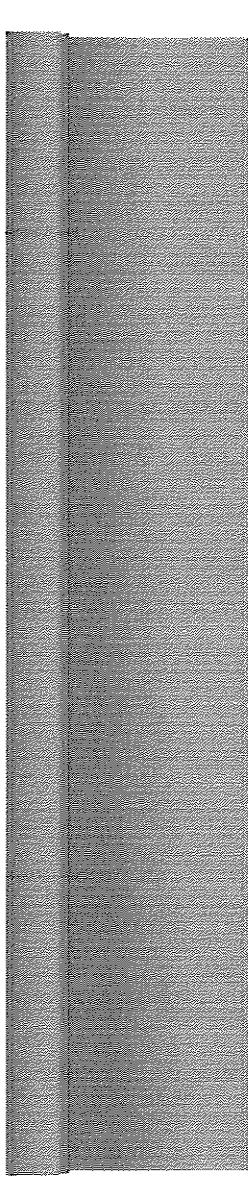


South West elevation as proposed  
1:100 Scale

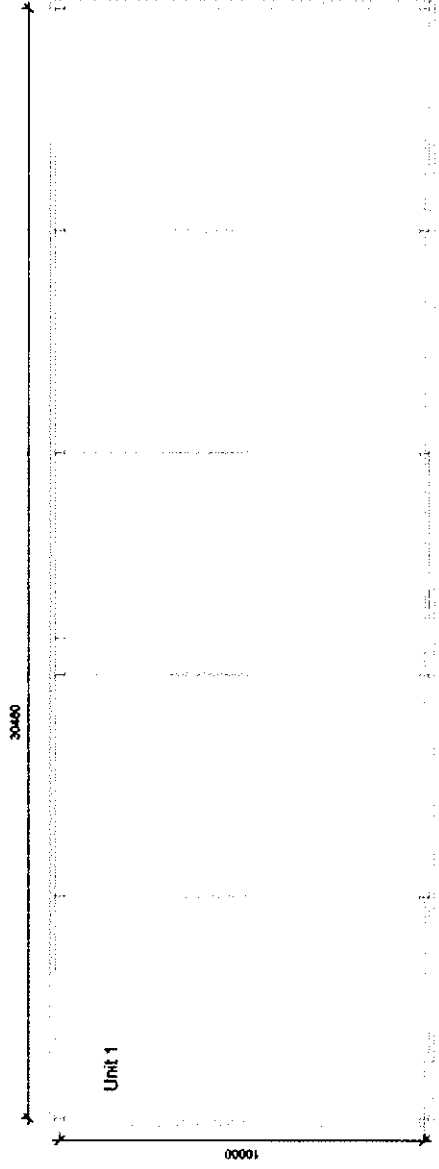
North West elevation as proposed  
1:100 Scale



South East elevation as proposed  
1:100 Scale



North East elevation as proposed  
1:100 Scale



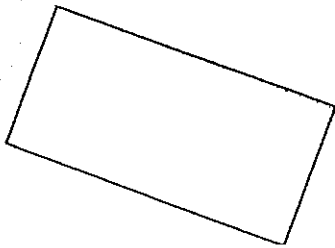
Floor Plans as proposed  
1:100 Scale  
0 5 Meters

Bat box to northern elevation

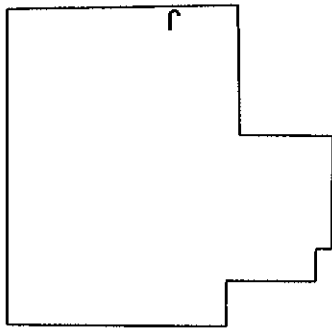
Bat box to Northern elevation

Bird box to gable end

<b>GriffithsDesign</b> Architectural Technologists T.E. Griffiths 0206 9799449	
Client	Eve Engineering
Project	Proposed new industrial units at Eve Engineering, Unit J, Blenheim Industrial Estate, Bynnewin, Nantyglo, Ebbw Vale, NP23 4AZ
Drawing	Proposed floor plans and elevations
Date	October 2025
Scale	as shown @ A2
Drawn by	JAG
Checked by	***
Revised	
Drawing No. [PP] 02	

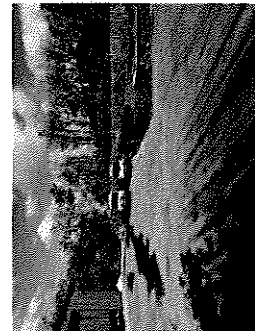


Existing structure  
New building  
Parking and  
Utility area  
Site Engineering  
Proposed addition  
Proposed addition  
Proposed addition

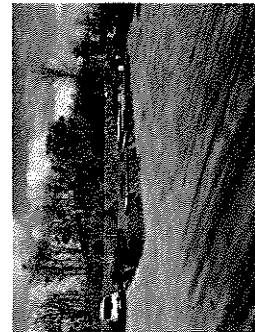


Site block plan as proposed

Site block Plan as Existing  
1:250 Scale

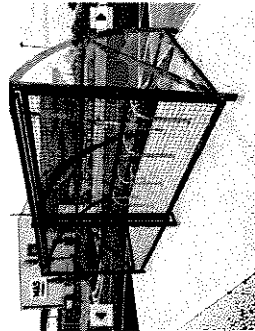
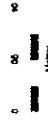


Photos of the existing site

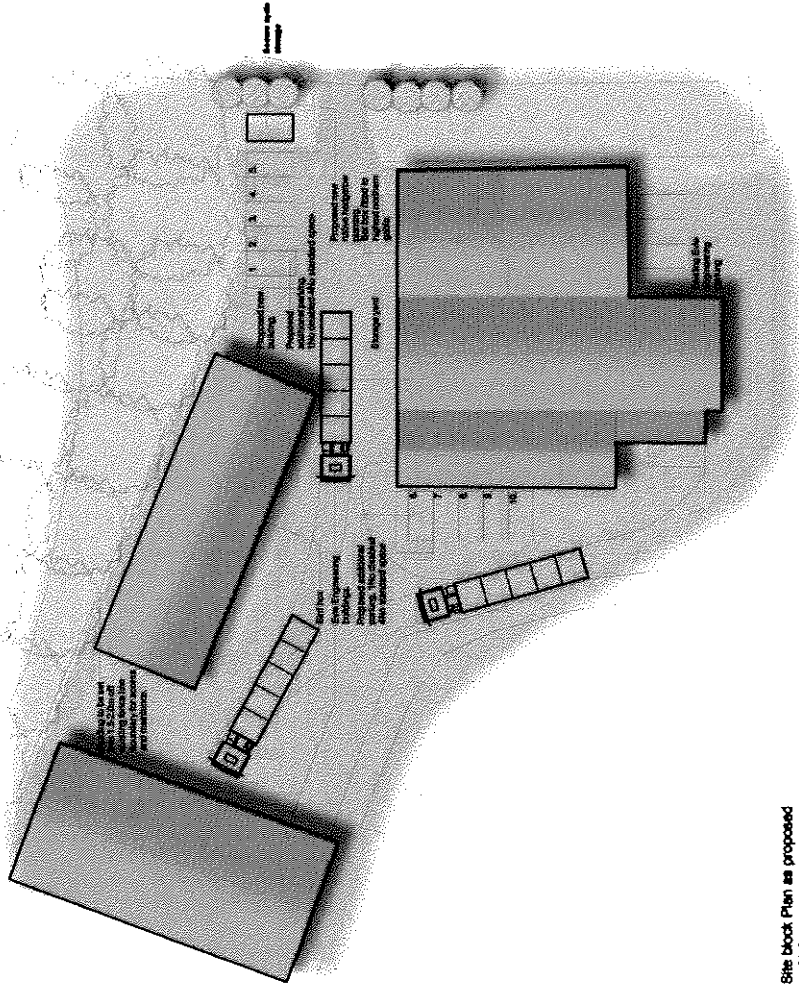


Photos of the existing site

Site block Plan as proposed  
1:250 Scale

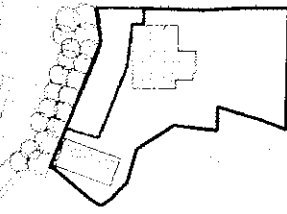


Example of cycle shelter to be installed



Modestly landscaped  
• Native Inconspicuous plants  
• Site 100m  
• Where possible, plant woodlands near  
• and 100' downwind of  
• Trench

Modestly landscaped  
• with large plants  
• Dogwood  
• Birch  
• Field Maple  
• Oak



Site location plan  
1:1250 Scale

Griffiths Design Architectural Technicians		Date: 01/11/2025	
Client: Evis Engineering	Project: Evis Engineering, 1000 St. Lawrence, L1A 1A1, Montreal, Quebec, H2T 2C2	Drawn by: J.S.	Scale: 1:1250
Project: Evis Engineering, 1000 St. Lawrence, L1A 1A1, Montreal, Quebec, H2T 2C2	Drawn by: J.S.	Scale: 1:1250	Sheet: 01
Project: Evis Engineering, 1000 St. Lawrence, L1A 1A1, Montreal, Quebec, H2T 2C2	Drawn by: J.S.	Scale: 1:1250	Sheet: 01



# GREEN INFRASTRUCTURE STATEMENT



**Unit J, Blaenant Industrial Estate, Blaenavon Road,  
Brynmawr, NP23 4BX**

**Prepared By:** Steele Landscape Design  
10 Dunstan Road, Burnham on Sea, TA8 1ER  
**Contact:** [vince@steelelandscapedesign.co.uk](mailto:vince@steelelandscapedesign.co.uk)

**Date of Report:** 05 November 2025



## 1. Project Description

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. This information is not appropriate to seek 'retrospectively' by way of a condition and must be provided as part of the planning application process.

Blaenau Gwent County Borough Council have published an (Updated) Environment Background Paper as part of the Deposit Local Development Plan (Feb 2012) with Green Infrastructure statements to promote sustainable development within the County. There is a set of five points that underpin the 'Valuing Our Environment', these are as follows;

- High quality urban living and close proximity to stunning countryside
- Managing development pressures to safeguard and enhance high quality landscape / 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.

Blaenau Gwent CBC, states that...'*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'*. The benefits of Green Infrastructure strategic planning are:

**Social:** Green space enhances social cohesion and quality of place through improving the environment of local communities – both key components for sustainable regeneration strategies. It can also result in multiple health benefits through;

- reducing the urban heat island effect through evaporative cooling, shading and **providing corridors for cooler air to flow into urban areas**.
- **improving air quality** by filtering out pollutants.
- providing **free, easy opportunities for recreation such as walking and cycling**.
- helping to reduce stress and improving mental health through enjoyment of open space and nature
- providing **safe, easily accessible green routes for walking and cycling**
- **providing space to grow fresh food**.

**Environmental:** The **conservation and creation of wildlife habitats and corridors, reductions in air and water pollution.** Connected GI assets provide the framework within which species migration can more readily occur in response to environmental pressures such as climate change - the river corridors and mountain ridges in Blaenau Gwent act as ecological corridors and have an important role to play. GI assists in combating climate change, for example, if it is well-designed and managed it can encourage people to travel in a more sustainable way, such as cycling and walking.

**Economic:** The tangible benefits that an **attractive environment and investment in green spaces brings in terms of attracting and retaining both business and a skilled workforce.** Green Infrastructure additionally creates real opportunities for new commercial activity, for instance in tourism, conservation, agriculture and the renewable energy sectors, creating new employment in and around our towns and cities.

In summary, 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. Although these individual sites are important in their own right it is the resulting connectedness that brings considerable added value.

## 2. On-Site Green Infrastructure Assets

The existing development site consists of commercial buildings, hard standing and access routes from the public roadway. There is a small area of amenity grassland that fronts onto the public roadside and this provides a 'front of house' presentation for the business.

The development site is set on the eastern edge of an existing large commercial / light industrial business estates with very, limited numbers of 'green assets'. There are small woodland clumps that divide the various phases of the local industrial development plots; however, these trees tend to be isolated clusters with little or no connectivity to neighbouring woodland blocks or other GI assets.

Located further to the east of the development site are the open fields, woodland blocks and slopes set within Cefn Coch / Coety Mountain.



Figure 1: Existing Aerial – GI Assets on site and adjacent



### 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

## Green Infrastructure Statement

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.

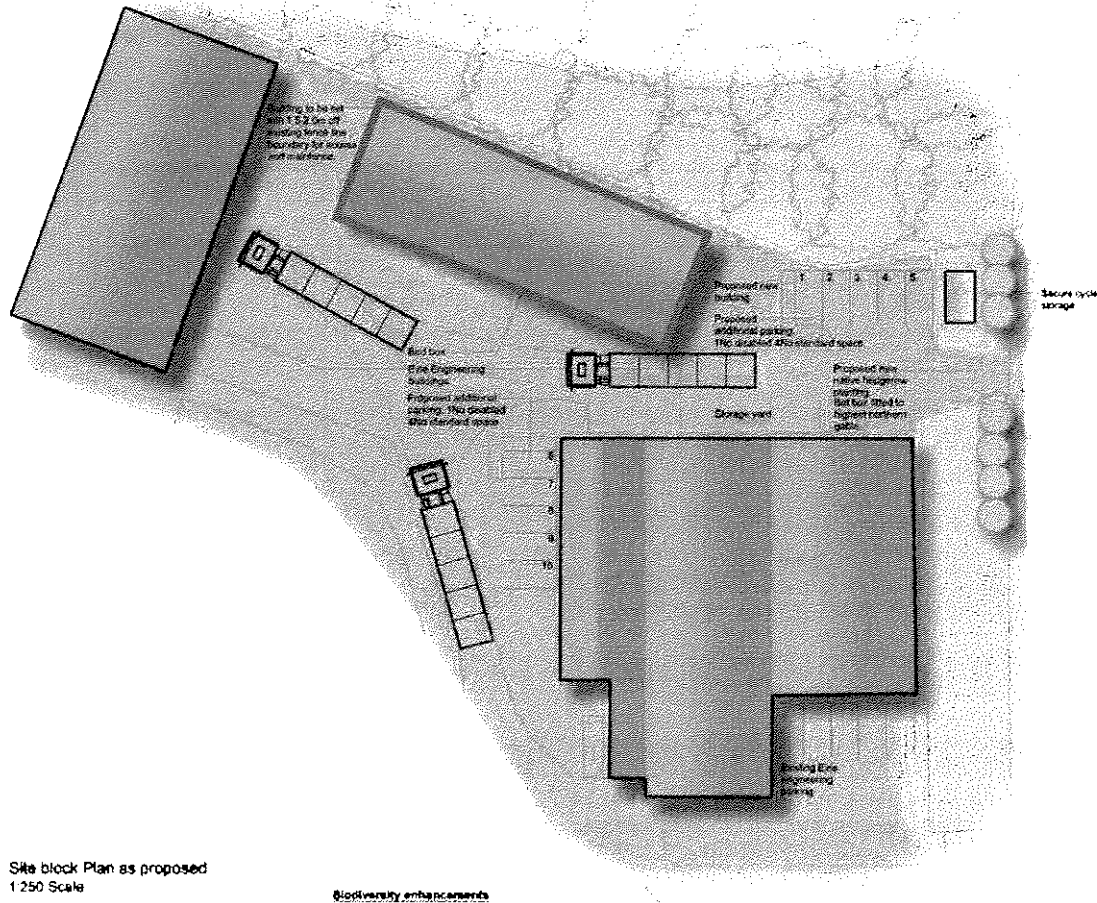


Figure 3: PPO1 Proposed Site Block Plan

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.

This GI Statement has been prepared to consider the effect of additional commercial building within a study area which is mainly commercial / light industrial containing many man-made structures, large commercial sheds as well as the rugged mountain slopes to the east.

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 commercial shed has been located on an area of hard standing that would not require removal of any scrub/woodland or grassland etc.

**Step 2: Minimise** – The construction of the commercial shed would only require minimal cutting back of the overhanging branches of the adjacent woodland block.

**Step 3: Mitigation measures** – The grass area adjacent to the roadside would be planted with a native species hedgerow to improve connectivity between adjacent woodland located to the north and south of the development site. Also, a bat and bird box would be attached to provide nesting and roosting provision.

**Step 4: Compensation on Site/ off Site** – Not applicable.

#### 4. Green Infrastructure Corridors

Within the wider countryside the majority of the agricultural field boundaries have a mixed managed regime and provide an assorted linear connection into the wider countryside.

The development site is located on the boundary of the commercial/light industrial area of Blaenant and Blaenant Road Industrial estates. The small woodland blocks within the industrial estates are disparate and lack connectivity to the varied habitats within the adjacent Cefn Goch and Coety Mountain.



Figure 4: Green Infrastructure - Local Area

## 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 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 tree and native hedgerow to the north, south and east of the development site requires continued management as part of the development activities. There may be an opportunity to enhance the GI with 'infill' planting of the hedge along the eastern boundary, including;

Hazel (*Corylus avellana* - 20%)

Oak (*Quercus robur* – 15%)

Holly (*Ilex aquifolium* - 5%)

Hawthorn (*Crataegus mono* - 20%)

Field Maple (*Acer campestre* - 20%)

Dog Wood (*Cornus sanguinea* - 10%)

Birch (*Betula pendula* - 10%)

Hedge plant spacing to be at 0.3m intervals in two rows, 0.3m apart. Planting should be staggered so that a plant in the second row is mid-way between plants in the first row. This would give about 7 plants per running metre of (double) hedge-line.

## **6. Green Infrastructure Management**

The management and maintenance of the existing Green Infrastructure assets within the client ownership would be to maintain the existing hedgerow and grassland 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.

The hedge would be managed and retained at a height of approx. 3 metres to provide privacy between the development site and wide countryside. The hedge planting would be protected by individual spiral protection and supported by bamboo canes or similar approved

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.



*Figure 5: Native Species Hedge*

## **7. 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.

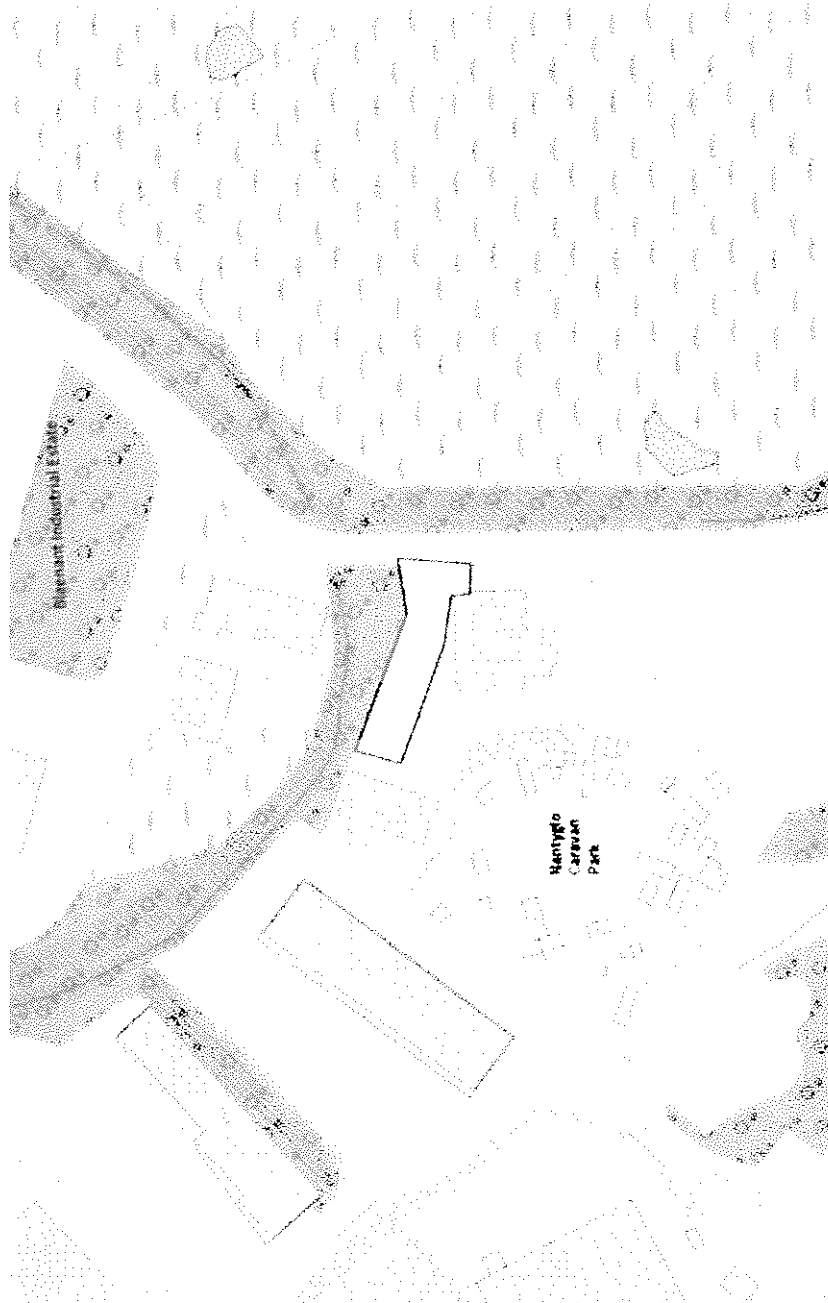
The management of the Green Infrastructure Assets should be carried out on a yearly bases with a least two cuts of the hedge per year and regular yearly inspection of the existing hedgerow and trees, or after a storm event etc. with any remedial works to be carried out after the bird nesting season.

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





Comment on this Application  
 You must be logged in to submit a representation  
 Click here to sign in

**DOCUMENTS**

Document Type	Description	Thumbnail	Date Document Added	Download/View
Report	SAC Evid Eng Predicted		24-11-2025	
Proposed Plan	Extension plan 3 floor plan		09-11-2025	
Site Location Plan	504 location plan & SHL Layout plan		09-11-2025	
Green Infrastructure Statement	215 100 units   Blenheim and ESE GI Statement.pdf		12-11-2025	



ITEM 4b)



Nantyglo & Blaina Town Council  
clerk@nantygloandblainatc.co.uk

**Please quote : P/2025/0328**

Direct line : 01495364847

28 November 2025

Dear Sir/Madam

**TOWN AND COUNTRY PLANNING ACT 1990**

**APPLICATION FOR PLANNING PERMISSION**

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

Extension to existing bungalow to create additional bedroom and en-suite bathroom facility. Relocation of front door to form required circulation space,

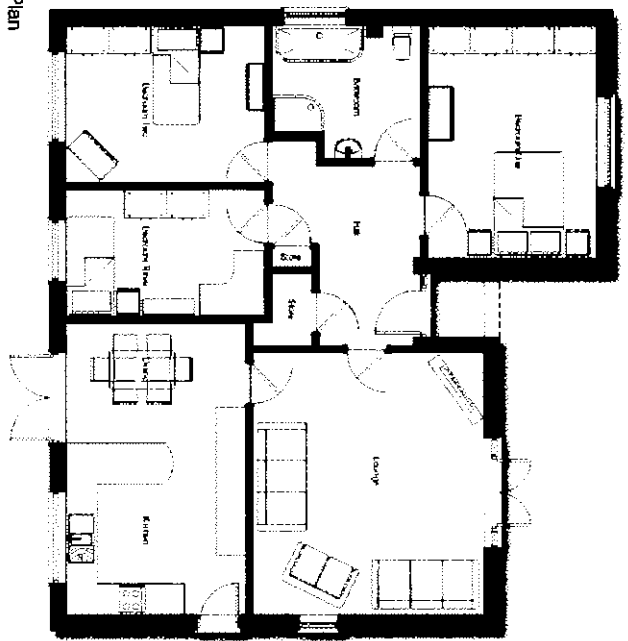
The Magpies Gwaun Delyn Close, Blaina, Ebbw Vale, Blaenau Gwent, NP23 4NQ

Grid Reference: 319698.66 209314.16

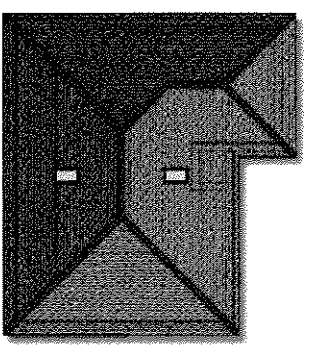
Please use the following link <https://developmentsservices.blaenau-gwent.gov.uk/planning/index.html?fa=getApplication&id=125568> to view the application documents. Please return any comments with 21 days of the date of this letter.

Yours sincerely

Thomas Engel  
Planning Officer  
Email: [planning.bgcbbc@blaenau-gwent.gov.uk](mailto:planning.bgcbbc@blaenau-gwent.gov.uk)

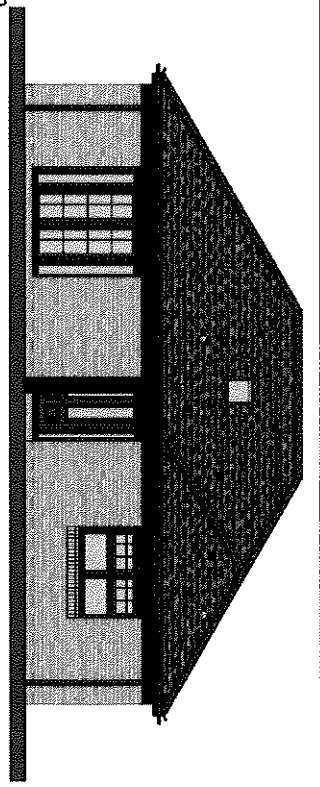


Existing Ground Floor Plan

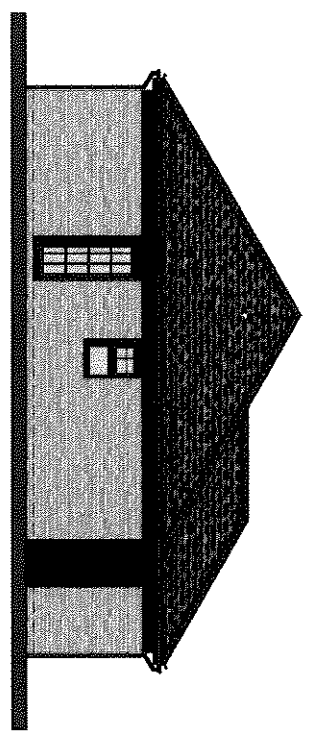


Existing Roof Plan 1:100

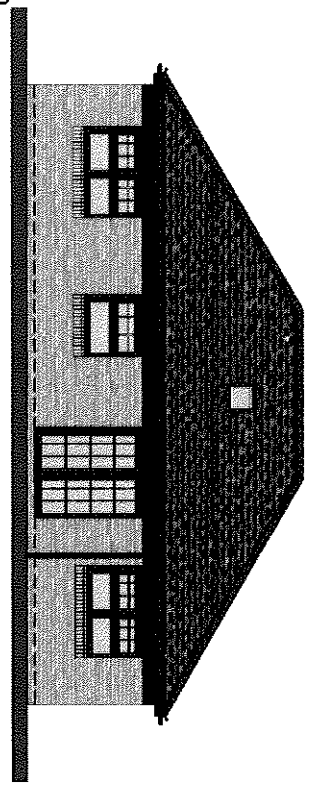
Front Elevation



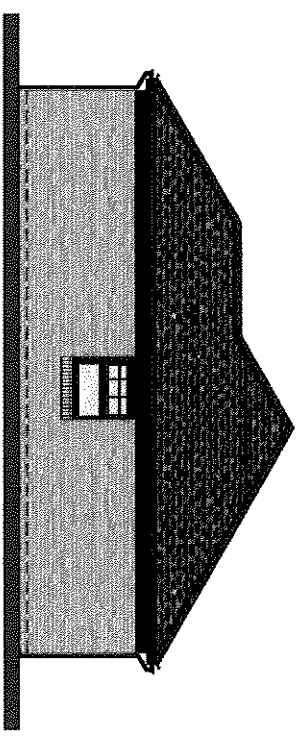
Side Elevation



Rear Elevation



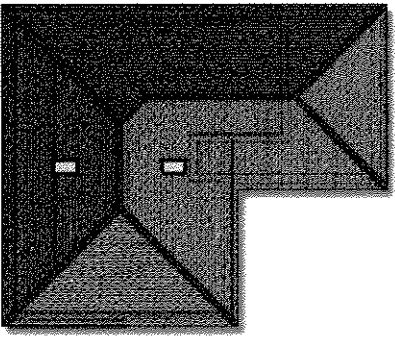
Side Elevation



Project Name: Address: Client: Date:	
Drawn by: Checked by: Date:	
Title: <b>PLANNING</b>	

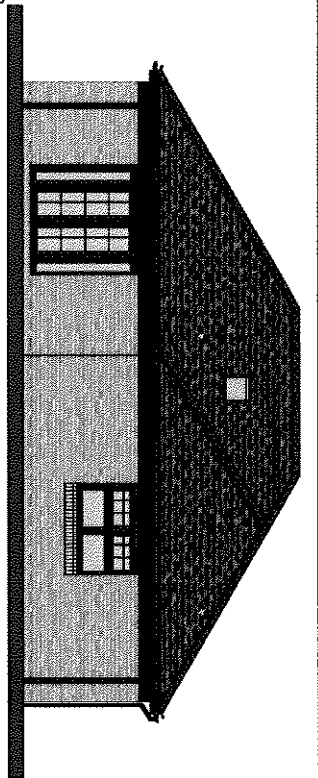


Proposed Ground Floor Plan

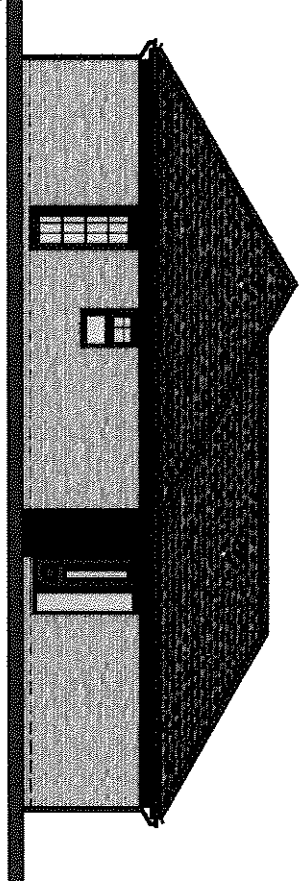


Proposed Roof Plan 1:100

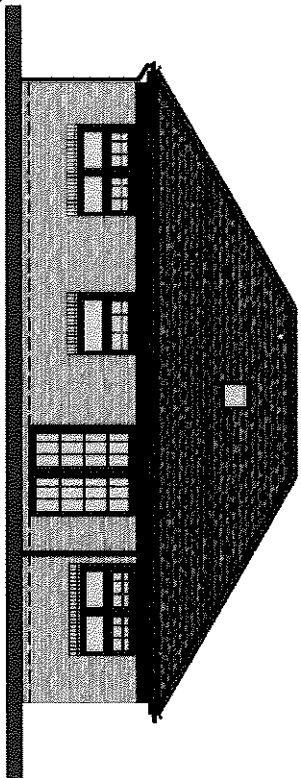
Front Elevation



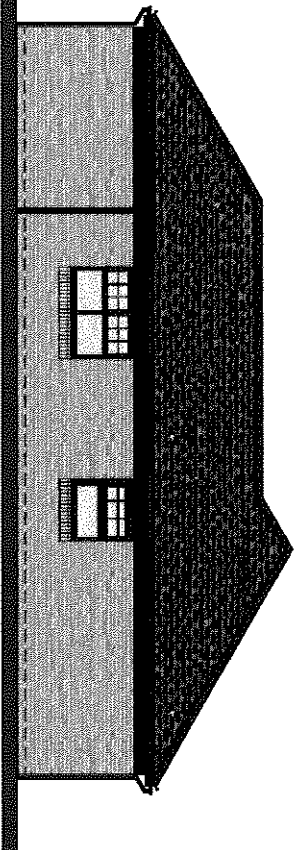
Side Elevation



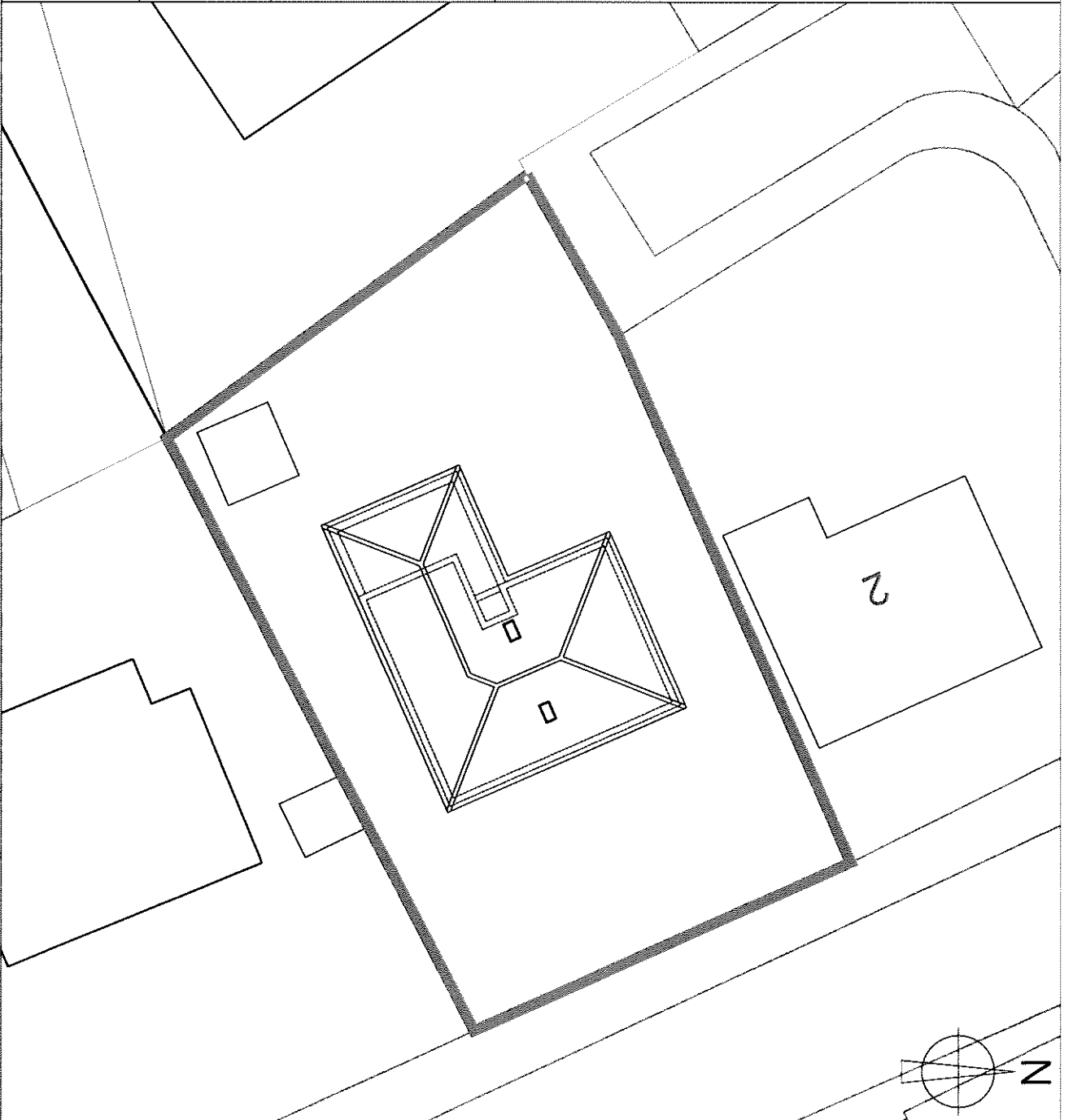
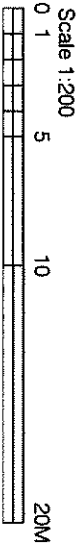
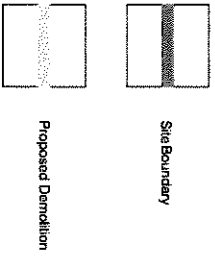
Rear Elevation



Side Elevation



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 DRAWING NO: [Blank]  
 DATE: [Blank]  
 DRAWN BY: [Blank]  
 CHECKED BY: [Blank]  
 APPROVED BY: [Blank]  
**PLANNING**



Prepared by: **PLANNING**  
 Date: 11/09/18  
 Scale: 1:200  
 Project: **PLANNING**