



**General Offices at The Works, Ebbw Vale**

**Supporting Statement for Planning and Listed Building  
Consent Application**

**Prepared by Savills on behalf of Blaenau Gwent County Borough  
Council**

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Llywodraeth Cynulliad Cymru  
Welsh Assembly Government



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Appendix A: Decision Notice C/2007/0125

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### 1.0 Introduction

- 1.1 This supporting statement accompanies the planning and listed building consent application submitted on behalf of Blaenau Gwent County Borough Council, in respect of the proposed refurbishment and extension to the General Offices at The Former Steelworks site in Ty Llwyn, to the east of Ebbw Vale.
- 1.2 The proposal seeks to refurbish and extend the Grade II\* listed General Offices buildings, which were previously the central offices for the Ebbw Vale Steelworks and currently stand vacant. In addition to the general refurbishment works, it is proposed to construct an extension to the General Offices buildings, in order to accommodate a range of uses; including storage and offices for Gwent Record Office (GRO).
- 1.3 The full planning and listed building consent applications follow an outline planning consent (**C/2007/0125**) for the redevelopment of the former Steelworks site with a comprehensive mixed use scheme, a copy of the decision notice, attached as Appendix A. A full planning application is required for the proposed refurbishment and extension of the General Offices, instead of a reserved matters application, as the proposals for the General Offices, particularly the proposed extension, were not included within the outline approval. The General Offices site has been planned for redevelopment within the first phase of the Masterplan, development area 1A, as a key component of this landmark project to regenerate the former Steelworks site. Additional repair works are proposed to the General Offices building; however these will be subject to a forthcoming listed building consent application.
- 1.4 These full planning and listed building consent applications acknowledge the outline planning approval for the wider Steelworks site and adhere to the principles agreed within the associated family of documents as material considerations. The parent documents include:
- § Planning Supporting Statement;
  - § Masterplan and the associated Design and Access Statement;
  - § Environmental Statement;
  - § Transport Assessment;
  - § Design Codes;



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- § Health Impact Assessment Report;
  - § Race and Equality Impact Assessment Report;
  - § Sustainable Energy Strategy;
  - § Consultation Report; and
  - § Sustainability Assessment and Statement Report.
- 1.5 The applications have evolved in response to the Design Brief for Development Area 1A, General Offices. It is considered that the applications are fully compliant with the approved Design Brief.
- 1.6 This Statement provides a site description, outlines the proposed development and reviews the relevant planning history for the site. The proposal is then assessed in light of the relevant national, regional and local planning policies and guidance.
- 1.7 The proposal has been examined in light of the statutory development plan, against which development proposals must be determined in accordance with Section 28 (6) of the Planning Compulsory Purchase Act 2004. In addition, other key documents which provide material planning considerations and are relevant to the application have also been examined.
- 1.8 This document concludes with an overview of the key issues examined throughout the statement and provides a summary of the principal benefits of the proposal in terms of the site and surrounding area.
- 1.9 In addition to this Planning and Listed Building Supporting Statement, the applications are also accompanied by the following:
- § Design and Access Statement;
  - § Heritage Impact Assessment
  - § Flood Risk Assessment;
  - § Drainage Scheme;
  - § Energy Statement;
  - § Schedule of all External Finishes, Boundary Treatments & Ground Levels; and
  - § Supporting Plans and Drawings.



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- 1.10 The above documents should be considered in conjunction with the illustrative material submitted as part of this application in order to provide a comprehensive understanding of the application and the benefits that the proposed development will deliver.
- 1.11 The applications have been compiled in conjunction with the designs for the Development Areas 1J and 1N, Main Streets North and Station Square respectively, in order to ensure comprehensive links between the development areas.
- 1.12 An Environmental Screening Review Proforma was submitted and approved as part of the pre-application discussions undertaken with planning officers at Blaenau Gwent County Borough Council. This document examined the proposals in conjunction to the approved Environmental Statement for the wider Steelworks site. The report, attached as Appendix B, highlights where the proposals comply with the Environmental Statement and also where they are not strictly compliant. Overall, the report concluded that the departure of the proposals from the Environmental Statement is negligible and therefore a further assessment was not required.



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### 2.0 Site Context

- 2.1 The application site currently comprises the Grade II\* listed General Offices building. The General Offices were designed in the Free Dutch Baroque style and constructed from red brick with ashlar detailing; the building is symmetrical except for the clock tower and office at the south end. The building is considered to be of architectural and historic significance due to the unusually high specification to which it was built for a building of its type and its significance to the history of the Steelworks site and Ebbw Vale as a community.
- 2.2 In addition to the General Offices, the site also comprises an area of car parking within the southern part of the site. The whole site is roughly triangular in shape and measures approximately 0.91 hectares (2.25 acres) in size. The site is currently accessed via Steelworks Road.
- 2.3 The site falls within the Urban Centre Character Area, as defined within the Masterplan approved as part of the outline planning application for the wider Steelworks site. This area is designated to become a busy, mixed use area close to the town centre which will encompass a range of arts, education and leisure uses; in addition to the terminus train station, commercial and residential uses planned for this character area.
- 2.4 The site is located on the north eastern side of the former Ebbw Vale Steelworks and forms a gateway to this key area of the redevelopment site. The surrounding area is characterised mainly by the former Steelworks, with the iron works and listed blast furnace wall sited adjacent to the north east. The site was decommissioned and partially demolished shortly after the Steelworks closure in 2001. The wider redevelopment area has since been subject to further remediation, which is expected to be completed in 2008. Therefore, at present the site is surrounded by mainly vacant previously developed land which is the subject of the ongoing regeneration proposals.
- 2.5 It is pertinent to view the proposals in light of the range of uses planned for the areas surrounding the site. Development area 1C, the proposed Northgate One, stands to the north of the site and will form an area of high density residential encompassing mainly two to three storey buildings. To the east of the site General Offices Gateway Square, development area 1J, will be developed during the first phase of the Masterplan. The Peripheral Distributor Road, development area 3H, will run alongside the eastern boundary of the site and beyond this to the north is located a new housing development.



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- 2.6 To the south of the site the rail corridor and terminus station, designated as 2G, will be constructed under the second phase of development, which will provide a link between the site, Ebbw Vale town centre and Cardiff. Development areas 1E and 1N, the proposed Theatre and Station Square respectively, will be sited to the east of the site. The development of these adjacent sites bears particular relevance to the proposed refurbishment and extension of the General Offices and it is important to ensure that this part of the overall 'Works' site is developed in a holistic and comprehensive manner.



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### 3.0 Proposed Development

- 3.1 The proposal seeks full planning permission and listed building consent for the refurbishment and extension of the General Offices and associated works on site.
- 3.2 The proposed alterations and additions aim to provide accommodation for Gwent Record Office (GRO) alongside a mix of complimentary uses, as listed below. The submitted plans and architectural drawings accompanying the application provide an indication of the appearance of the proposed extensions and refurbishments. In addition, further detailed information and a justification relating to the design of the proposal is contained within the Design and Access Statement.
- 3.3 In line with the vision set out in the Masterplan, the alterations and extensions to the General Offices building will serve to retain the existing listed building as a landmark feature of The Works scheme and offer mixed use offices, arts, education, leisure and tourism uses. In summary, the main elements of the proposal are as follows:

- § New two storey extension to the western elevation of the General Offices building, fronting the proposed Main Streets North, in order to accommodate the Gwent Records Office (GRO) to include archive storage, a search room, document processing, a conservation studio, administration and office space. The extension as proposed will have a Gross Floor Area of 1703 square metres;
- § Glazed connection canopy between the extension and existing buildings;
- § New lobby on the southern elevation to provide an entrance which is accessible to all;
- § Car, coach and cycle parking;
- § Associated landscaping;
- § Screening to the western façade; and
- § Minimal internal and external alterations to the General Offices building, detailed within the Design and Access Statement and enclosed plans, in order to refurbish the listed building and provide accommodation for a mix of uses to include:
  - Educational uses – A ‘Genealogy Experience’ and education spaces;





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- Arts uses – A ‘Steelworks Exhibition’ to incorporate artefacts from the Ebbw Vale Archive Trust;
- Leisure / tourism uses – Café and restaurant facilities and a ‘visitor welcome hub’; and
- Office uses – Including office accommodation for possible use by The Works Project Team.

3.4 It is proposed that the development will be accessed via Steelworks Road in the first instance, a b-road which links to A4046 at Waun Lwyd and Glyncoed to the north. The A4046, as the primary distributor road for the area, also links the site to the A465 Heads of the Valleys Road. Following Phase 3 of the overall Steelworks regeneration scheme, access will be gained via the new Peripheral Distributor Road built to serve the development, this following a similar alignment to Steelworks Road. Further details of the proposed access arrangements through the phased redevelopment of the wider Steelworks site is provided within Section 4.0.

3.5 Further details, including a schedule of the proposed alterations to the listed building are provided within the Heritage Impact Assessment, Design and Access Statement and on the plans and drawings which accompany the planning and listed building consent application.



## 4.0 Background and Planning History

4.1 In terms of the planning history of the site, the recent outline planning application for the redevelopment of the former steelworks site is discussed in further detail below. In addition, following a search of the records held by Blaenau Gwent County Borough Council the following history was available:

### ***Application C/2007/0125***

4.2 On 23 May 2007, an outline planning application was submitted at the Former Steelworks Site, Steelworks Road, Ebbw Vale. The application related to the redevelopment of the site for mixed use development comprising residential, hospital, learning campus, employment uses, theatre, leisure centre, primary school, landscaping works and railway terminus. Associated works to include public transport facilities, highway infrastructure and improvements and town centre link were also included in the application. The application was granted with thirty one conditions on 20 July 2007.

4.3 The conditions attached to the outline application are relevant to the current application for this site. The proposed extension to the General Offices building was not included within the original outline planning application for the site. In addition, as the General Offices are listed the proposed extensions and alterations require a listed building consent application.

4.4 As approved under the outline planning permission, the implementation of the Masterplan has been separated into five phases. The General Offices Development Area (1A) has been included within Phase 1 of the Masterplan.

4.5 In line with condition 4 of the outline permission, a Design Brief for the General Offices Building has been submitted and subsequently agreed by Blaenau Gwent County Borough Council. The proposal has been prepared in light of the Design Brief, which is referred to in further detail in Section 5.0.

### ***Applications C/2005/0453, C/2007/0122 and C/2007/0169***

4.6 The above applications relate to the Phase 1 regeneration, remediation and ground stabilisation works on the site, which are being undertaken in order to prepare the site for redevelopment.



## 5.0 Policy Context and Planning Assessment

- 5.1 The relevant planning policies from national, strategic and local level are discussed in this section. Assessment of the proposal takes into account these key policies in accordance with the provisions of the Planning and Compulsory Purchase Act 2004, Section 38 (6) which states that the determination of planning applications should be made in accordance with the development plan unless material considerations indicate otherwise.
- 5.2 Planning Policy Wales (PPW), published by The Welsh Assembly Government in March 2002, sets the land use planning policies for Wales, providing a strategic policy framework for the preparation of development plans. Planning Policy Wales, alongside Technical Advice Notes (TANs) which provide topic based national planning guidance for Wales as a supplement to PPW, Ministerial Interim Planning Policy Statements and Circulars, form the national policy framework and constitute material considerations for these applications. The Wales Spatial Plan (2004) and at the regional level, Strategic Planning Guidance for South East Wales (2001) further set the policy context for the proposed development. The above documents all feed into the Blaenau Gwent Adopted Unitary Development Plan 2011 (UDP) adopted 2006, examined below.

### Regeneration

- 5.3 Planning Policy Wales states that the re-use of previously developed sites is a top priority, as opposed to the development of greenfield sites. The site comprises previously developed land and buildings, therefore the proposals which will result in the site being brought back into efficient and effective use is considered to in line with this key aim of PPW.
- 5.4 According to The Wales Spatial Plan, Ebbw Vale is included within the South East area and is identified as a key centre for growth within the Heads of the Valleys corridor. Ebbw Vale is promoted by the plan as an attractive location for people to live and to locate development, due to the demographics of the settlement and the identified strategic development opportunities. The wider scheme for The Works is set to act as a catalyst for the regeneration of Ebbw Vale and Blaenau Gwent, serving to unlock the potential of the wider area, in line with the key objectives of the Wales Spatial Plan. The proposals for the General Offices will contribute to the sense of place within Ebbw Vale and assist in re-establishing the Steelworks site as a focus for the community, in line with these aims.



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- 5.5 In addition, the South East Wales Strategic Planning Group produced the Strategic Planning Guidance for South East Wales in 2001. This policy document was adopted prior to the Steelworks closure and does not therefore contain any specific guidance in relation to the former Steelworks site. The proposed alterations and extensions do however respond to the key priorities identified by the South East Wales Strategic Planning Group, as the scheme constitutes the re-use of a brownfield, reclaimed site for urban renewal which will be developed to provide employment opportunities, educational and community facilities.
- 5.6 Overall, it is considered that the proposal for the General Offices' refurbishment and extension complies with the key regeneration objectives of PPW, the Wales Spatial Plan and the Strategic Planning Guidance for South East Wales.

### Listed Building

- 5.7 The conservation of the historic environment represents a key aim of Planning Policy Wales. The proposal will have high regard to the special architectural and historic value of the Grade II\* listed General Offices building and its setting. The alterations and extensions will serve to bring the building back into public use and provide facilities to serve the wider community, reflecting the historical importance and previous use of the building.
- 5.8 Cadw, the historic environment service of the Welsh Assembly Government, has been consulted informally on the proposal and provided feedback on the scheme as part of these pre-application discussions. Cadw supported in principle the proposals for a modern extension to and the refurbishment of the General Offices.
- 5.9 Policy EN8 of the UDP relates to listed buildings and states that development which preserves and enhances the internal and external structure and setting of listed buildings will be permitted providing that alterations and extensions fit in with the form, scale, massing and materials. In addition, policy EN8 provides that a change of use will be permitted where it can be demonstrated that it is required to ensure preservation of the building.
- 5.10 The extension and alterations have been designed to compliment the existing building and provide accommodation for a number of new uses including public uses, leisure, recreation and tourism. The proposed uses will not result in the need for substantial physical alterations to the listed General Offices building and will be in-keeping with the



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historic character and context; these uses will include archive storage, offices, a café and restaurant.

- 5.11 With regards to the form of the proposed extension, the additional 1703 square metres of gross internal floorspace proposed equates to just over half of the existing ground floor space of the General Offices, which totals 2605 square metres in floorspace. The new built form will be located mainly to the north west corner of the site and will sit within a confined section of the site, in order to minimise any potential negative impacts on the structure and setting of the listed building. In addition, the proposed refurbishments and extension to the General Offices Building do not abut the existing, providing a glazed canopy circulation space between the two structures, with a view to preserving and enhancing the character of the listed building.
- 5.12 In terms of scale, the proposed extension has been designed to be sympathetic and to the main building. The parapet line of the archive store will be below the eaves line of the engineering drawing office to the south and will sweep down to match the eaves line of the north wing to the east.
- 5.13 The massing of the extensions are derived from the surrounding wings of the General Offices building, the proposed extension has been concentrated within a small section of the development plot, the north west corner adjacent to the boundary. It will therefore result that the proposed extension will be subordinate to the existing buildings on site.
- 5.14 The materials proposed for the extension have been selected in order to form a contrast to the masonry and ashlar of the General Offices building. The materials elected are of high quality and will serve to ensure that the proposed extension will stand as an exemplar development. A green roof is proposed for the extension, in order to improve the environmental performance and soften the appearance of the modern roof when viewed from the surrounding valleys.
- 5.15 The General Offices Conservation Management Plan (2006) constitutes a detailed survey and outlines a management strategy for the site. The plan sets out a range of policies in relation to the General Offices and outlines the key priorities for its conservation and management. The issues raised within this document are dealt with in further detail within the Heritage Impact Assessment and Design and Access Statement.
- 5.16 Overall, the proposals in relation to the General Offices building will provide a positive addition and will serve to bring this asset back in to use, in order to benefit the local



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community and visitors alike. The modern extension will provide a fresh outlook within this area of regeneration and renewal, juxtaposing the old with the new in order to breathe new life into this development area and avoiding pastiche whilst respecting the character and appearance of the listed General Offices.

### Design

- 5.17 The design of the proposed extension to the General Offices Building has been developed by Stride Treglown Architects, who have drawn up a Design and Access Statement and a range of plans, drawings and illustrative material to support the proposals.
- 5.18 The design for the proposed extension has been subject to review by the Design Commission for Wales, the proposals were considered by the design panel and following their feedback several amendments to the proposal were made in order to respond to their input. The subsequent changes included alterations to the materials and a reduction from a three to a two storey extension.
- 5.19 Planning Policy Wales promotes good design. The extensions are designed to be of high quality and to enhance the character and vitality of the site and surrounding area, in line with the provisions of the Design Brief, which has been approved by Blaenau Gwent County Borough Council. The proposals have taken their lead from the Design Brief, which aims to ensure that General Offices will be retained as a landmark feature of The Works comprising mixed-use offices, arts, education and leisure uses. The Design and Access Statement provides further details of the compliance of the design in terms of the guidance set out within the Design Brief. The design of the proposals is also discussed in further detail below in relation to the more detailed planning policy design considerations.
- 5.20 With regards to the design of the proposed extensions and alterations, policy EN6 of the UDP provides that new development must preserve or enhance the built environment within which it is set. The extensions to the General Offices building are proposed to be modern in design and will be constructed of materials in contrast to the masonry and ashlar of the existing building. The high quality modern materials utilised will include; light aluminium rainscreen panels, deep red corten steel panels, screen printed designs on lightweight fabric panels and a green roof.
- 5.21 Buildings of historic or architectural interest are also discussed within policy EN4 of the UDP, which states that any proposed development the layout, design and materials



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which would be unacceptably detrimental to the historic character or architectural quality of Blaenau Gwent will not be permitted. The proposed development on site will not cause detriment in terms of layout, as the site design responds to the General Offices building; including the concentration of the extensions in the northern part of the site along with the introduction of public space and introduction of improved transport links. The main portion of the proposed extension will not physically abut the General Offices building, as a glazed connection canopy is proposed, in order to maintain a separation between the historical building and new additions. This will result in the building relating a story based on the history and subsequent regeneration of the Steelworks site.

5.22 With regards to design and materials the proposed extensions do not attempt to create a pastiche of the General Offices building, but respond to the features, form and function of the listed building. The Design and Access statement submitted to accompany this application provides that the starting point for the design is taken from general principle 9 of Welsh Offices Circular 61/96, which states:

*“Modern extensions should not dominate the existing building in either scale, material or situation. Successful extensions require the application of an intimate knowledge of the building.”*

5.23 In addition, the guiding principles which underpin the design of the extensions and additions are listed below:

- § *Ensure the form and architectural language of the existing General Office building is clearly legible and distinct from any proposed new building;*
- § *Ensure that any connections made to the existing fabric are minimal and reversible; and*
- § *Ensure that the material palette of any new additions are sympathetic to the language of the General Office building, without being slavish or derivative.*

5.24 It is considered that the proposed design will serve to give the existing listed building a new lease of life, through alterations to the existing and the addition of an extension to provide further facilities which will serve the wider community.

5.25 The materials selected are of high quality and have been chosen to compliment and highlight the materials of the existing listed building whilst providing a contemporary, flexible and useable space and design. The full range of materials selected are



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detailed within the Design and Access Statement, the design concept is based around the use of glazing, aluminium cladding, fabric panels / screening and a sedum roof. It is therefore considered that the proposal complies with the provisions of policy EN4, which aims to preserve and enhance buildings of historic and/or architectural interest.

- 5.26 Policy D1 of the UDP states that new development must be in-keeping with the character and natural features of the area. The proposals have been designed to compliment the listed building on site, as discussed above, the quality, design, layout and scale are sympathetic to the character of the area. In terms of density, it is considered that the two storey extension will not be out of keeping with the existing built development on site.
- 5.27 The proposals will not cause any harm to residential amenity, as the site is not located within close proximity to existing housing and the proposed extension will sit well below the eaves line of the existing buildings on site. Bearing in mind the likely separation distance including proposed road between Northgate One, it is not considered that the proposals would result in any significant impacts on the living conditions of future occupants of housing on the Northgate One Development Area. The proposed uses are also not such that would give rise to any significant impacts in terms of noise or disturbance for any residential properties and the surrounding area.
- 5.28 In line with policy D1, extensive site appraisals were undertaken and the designs accordingly respond to the constraints of the site, as detailed within the Design and Access Statement. Issues regarding access and landscaping are discussed below, therefore it is considered that the proposals comply with policy D1 of the UDP.

### *Designing with regard to People with Disabilities*

- 5.29 In addition, in line with PPW the proposed building complex will be accessible to all and compliant with the Disability Discrimination Act and Part M of the Building Regulations as far as possible whilst preserving the integrity of the listed building, in line with the provisions of Planning Policy Wales.
- 5.30 The design of the proposed extensions and refurbishments has been conceived with access-for-all in mind. Policy D18 of the UDP emphasises the requirement to ensure that disabled persons can gain access to the main entrance of the building and that adequate disabled parking is provided within close proximity of the entrance. Six disabled parking spaces will be provided within close proximity of the buildings main entrance, exceeding the minimum 2% target set within the Design Brief for





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Development Area 1A. Other key design features have been utilised within and without the buildings in order to improve access for all users, full details of which are provided within the Design and Access Statement.

### *Secured By Design*

- 5.31 The proposed development will comply with the requirements of Secured by Design, as outlined within the agreed Masterplan for the Steelworks site. A commitment to achieving Secured by Design Accreditation, in the form of a legal agreement, has been submitted to accompany this application. In addition, further details of how the requirements will be met are contained within the accompanying Design and Access Statement.
- 5.32 Overall, the redevelopment of the former Steelworks site is aiming for high standards of design quality and innovation achieved as a sustainable development.

### **Transport**

- 5.33 In terms of transport and the provisions of Planning Policy Wales, the site is considered to be within a highly sustainable location close to the existing town centre and residential areas of Ebbw Vale, in addition to the proposed walking, cycling, bus and rail links which will serve the site. Alongside these links the proposed Peripheral Distributor Road, which will serve the site following Phase 3 of the overall redevelopment, will also contribute to providing an integrated transport system for this area. The mixed use nature of the wider redevelopment scheme for the Steelworks will also serve to reduce the need to travel.
- 5.34 TAN 18: Transport, published in March 2007, aims to integrate transport and land use planning, different transport modes and transport policy with policies for environment, education, social justice, health, economic development and wealth creation. TAN 18 promotes sustainable transport through setting out a number of key measures including; efficient settlement patterns and appropriate infrastructure / links, sustainable locations for new developments, good design of streets and the public realm and appropriate provision for walking, cycling, public transport, parking and freight.
- 5.35 It is considered that the extensions, alterations and refurbishments to the General Offices comply with the key transport priorities outlined within TAN 18. Further discussion of the scheme in terms of transport arrangements and infrastructure are



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discussed in relation to the key policies of the UDP, which incorporate the objectives stated by TAN 18.

- 5.36 Policy T1 outlines the strategic transport policy aims for the Blaenau Gwent County Borough area, the key transport aims of the UDP include; taking an integrated approach to transport in order to meet the needs of the wider community and provide for a range of modes, reducing the negative impacts of transport in terms of the environment and safety, and ensuring that new development and transport provision are co-ordinated. The transport infrastructure planned for the site incorporates multi-modal and sustainable transport solutions, in accordance with the above policies and the principles outlined within the Masterplan for the wider site.
- 5.37 Development Area 1A will be accessible by a range of transport modes. Following Phase 2 of The Works development the site will be situated within a two minute walk from the terminus station, connecting the site to the wider rail network. In addition, new bus routes are proposed to run along Steelworks Road, connecting the site to Ebbw Vale town centre. Pedestrian access will be primarily from the west, incorporating a new level access, in addition to the pedestrian entrance from Steelworks Road which will be upgraded. Pedestrian walkways will also be provided along the perimeter of the site. Cycle access will be gained from the north, east and west entrances to the site, with cycle parking provided at the terminus station. Vehicular access will be via the proposed Peripheral Distributor Road (PDR) which will be constructed as part of Phase 3, Development Area 3H. Car parking, a taxi rank, turning and servicing facilities will be constructed as part of the proposed refurbishment and extension of the General Offices.
- 5.38 In addition, the proposals have been formulated in accordance with the Phase One Travel Plan for the wider Steelworks site, which was approved in November 2008.
- 5.39 The key aims of the above strategic transport policies are supported by a number of specific policies of the UDP, which are examined in further detail below.

### *Highways and New Development*

- 5.40 Policy T4 relates to highway considerations and new development and states that if new development cannot be served by the existing highway network then new schemes should be designed with regard to highway safety and to avoid environmental harm. Due to the placement of the proposal within the wider scheme to redevelop the



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former steelworks the site cannot be served by the existing highways network, therefore a new network of roads have been proposed for the site.

- 5.41 Development Area 1A will be served by Steelworks Road in the first instance, with the proposed Peripheral Distributor Road forming the permanent access to the site following Phase 3, as discussed above. The Peripheral Distributor Road has been designed to provide a strategic bypass to the town centre. In terms of highway safety and road capacity, it is considered that the use of Steelworks Road and latterly the PDR will not cause any negative impacts, in line with the findings of the Transportation Assessment submitted to accompany the outline planning application and the approved Phase 1 Travel Plan. In addition, in accordance with policy T4 the permanent access route via the Peripheral Distributor Road has been designed to improve the accessibility of the Steelworks site whilst minimising environmental harm.
- 5.42 The Transport Assessment for the wider Steelwork site, approved as part of the outline consent, examined the impacts of the proposed Phase One works in terms of traffic generation. Despite the fact that the extension to the General Offices was omitted from the outline consent, the assessment of Phase One was based on an extension being proposed to the existing General Offices, therefore assuming a worst case scenario in terms of traffic flows. When the assessment was undertaken it was considered that the Phase One works could be undertaken without undertaking improvements to the Cemetery Road roundabout, therefore it is considered that these proposals would not lead to a requirement for any highway improvement measures to be undertaken.

### *Public Transport*

- 5.43 Policy T5 of the UDP relates to public transport and states that further integration of modes is considered desirable and emphasises that public transport should be considered early in the development process. A high quality bus service is proposed to serve the site, with via Steelworks Road and the PDR in the longer term. As referenced above, the proposed rail link will be sited adjacent to Development Area 1A, within a two minute walk to the General Offices. The rail link will serve to connect the site to Ebbw Vale town centre and ultimately to Cardiff, Newport and surrounding UK cities.
- 5.44 Overall, it is considered that the site is currently satisfactorily served by public transport; this situation will be greatly improved by the proposed public transport improvements which will be implemented through these proposals and the wider Steelworks regeneration scheme.



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### *Pedestrian Safety and Routes*

- 5.45 Development Area 1A has been designed to take into account the needs and requirements of pedestrians. Policy T7 relates to pedestrian safety and promotes the importance of walking routes through the scheme. Pedestrian routes are also dealt with under policy T8 of the UDP which states that new developments should provide safe, convenient and pleasant pedestrian routes.
- 5.46 High quality pedestrian routes will be provided in and around the site. A pedestrian route alongside Steelworks Road and latterly the PDR will serve the site from the north. Pedestrian access through the General Offices Gateway Square which will lead into the site from the east. Access from the south will be from Valley Edge Lane, via Station Square due to the placement of the terminus station and proposed rail link. To the west of the site, access via Theatre Lane through Station Square will also be available.
- 5.47 In terms of the temporary pedestrian access arrangements, the existing footpaths and routes around the wider Steelworks site will be maintained throughout construction of the proposed extension and the associated refurbishment works.

### *Cycle Routes and Cycle Parking*

- 5.48 Policy T9 relates to cycle routes and states that the provision of tracks, crossing and parking facilities for cyclists and promotion of the network should be incorporated into new developments. The cycle routes serving the site will follow the northern, eastern and western boundaries of the site, with the main cycle access point planned through Station Square. Secure cycle parking to serve development area 1A will also be provided at the terminus station, within a 2 minute walk of the General Offices building. As with the pedestrian routes the creation of the PDR and 'Rural Link' will result in further improved accessibility to the General Offices site by bicycle.
- 5.49 Cycle parking will be provided for the General Offices within Development Area 2G, the Rail Corridor and Terminus Station. Prior to the completion of Development Area 2G, temporary cycle parking will be provided within Development Area 1A.

### *Car Parking*

- 5.50 The car parking provision planned on site complies with the council's standards, as defined within policy T10 of the UDP. In line with the South Wales Parking Guidelines and the approved Design Brief, 41 visitor car parking spaces, 6 disabled user spaces



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and 2 coach parking spaces are proposed. The site location is considered to be sustainable and will be served by a range of alternative transport modes, including provision for walking, cycling and public transport as previously outlined. The scheme aims to reduce reliance on the car, seeking minimum car parking provision as a result.

5.51 Condition 10 of the outline planning permission provides that a Travel Plan must be submitted and approved by the Local Planning Authority before works commence on site. A Travel Plan for Phase 1 of the development, which covers the General Offices site, has been submitted and approved by the Local Planning Authority prior to the submission of these applications, in line with the provisions of condition 10.

5.52 The key objectives of the Phase One Travel Plan, in line with BGCBC's sustainable transport objectives, are:

- § reducing the need for unnecessary journeys;
- § reduction in overall vehicle mileage and therefore CO2 emissions;
- § improving the health of residents, staff, students, visitors, and other users of the site;
- § achieve a 100% development plot coverage of plot specific travel plans; and
- § provide effective sustainable transport infrastructure.

It is considered that the measures outlined above are observed in the proposals for the General Offices, as a mix of transport modes are available and overall sustainable transport solutions will be implemented.

5.53 In summary, it is considered that the proposed development complies with the transport policies and objectives outlined above. Further information on the proposed transportation arrangements for this site are included within the Design and Access Statement submitted as part of the full planning and listed building consent applications.

### Environment

5.54 The overarching environmental policy direction is set by policies EN1 and EN2 of the Unitary Development Plan. Policy EN1 states that proposals should preserve the natural beauty and amenity of land, whilst protecting and managing the environment effectively. The proposed extension and alterations to the General Offices building will improve the existing environment, as the site is currently vacant the additions have been designed to respond to the existing environmental features of the site. The re-



## General Offices - Planning and Listed Building Supporting Statement

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use of the General Offices and proposed extensions will serve to improve the local environment, as currently the surrounding area comprises the derelict former Steelworks site.

- 5.55 Policy EN2 relates to sustainable design and provides that all development should respect the topography, natural setting and the important existing built form in close proximity to the proposal. The proposed extension will be sited sympathetically in order to preserve and enhance the listed building and its setting. The extensions will be situated adjacent to the western elevation of the building. The topography of the site is generally flat, but slopes slightly to the southern corner, the form of the proposed development therefore responds effectively to the site's constraints. The existing built form in proximity to the proposal includes the Grade II\* listed General Offices buildings, which the alterations and extensions have been designed to sympathetically respond. The historic building is discussed in further detail below. The proposed development is considered to adhere to the provisions of policy EN2.

### *Water*

- 5.56 With regards to water, there are a number of policies in the UDP relating to the relationship between development and water supply, waste water management and surface water run-off.
- 5.57 Policy PU1 deals with water supply and states that new development will only be permitted where adequate water services can be readily and economically provided. Detailed consultation with utilities providers was undertaken before preparation of the Masterplan for the site and it was confirmed that the water capacity for Ebbw Vale is sufficient to support the expected demands for the wider scheme. The proposal therefore complies with policy PU1, as water services are available and can be provided as required.
- 5.58 With regards to waste water management, policy PU2 limits development to sites where adequate waste water infrastructure is available. Consultation with the utilities providers did not identify any waste water constraints on site; therefore the proposal complies with this policy as adequate infrastructure can be provided.

### *Flood Risk*

- 5.59 TAN 15 provides guidance on the technical issues relating to development and flood risk. The aim of TAN 15 is to direct development away from areas at high risk of



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flooding from river, coastal and run-off sources. Policy PU6 of the UDP also relates to development and flood risk and states that development resulting in unacceptable risk of flooding on or off site, or which would adversely affect flood management and maintenance will not be permitted. In addition, surface water run-off is discussed under policy PU4 of the UDP, which provides that development must make adequate preparation for the disposal of surface water.

- 5.60 A Flood Risk Consequence Assessment for the overall proposed regeneration has been undertaken as part of the Environmental Statement for the wider site. This assessment concluded that there are no potential flood risks from fluvial sources and escape and evacuation routes will not be adversely affected as a result of the proposals. In addition, the risk of flooding elsewhere on site will be reduced and drainage from the site will be improved as a result of the proposed mitigation measures. The proposed mitigation measures for the construction phase are outlined within the Code of Construction Practice for the wider Steelworks site, the permanent mitigation measures will begin with investigations, consultation with statutory consultees and the local authority and lead to measures such as the incorporation of geomembranes and possibly other mitigation measures to control radon.
- 5.61 Whilst the main body of the General Offices site is located outside of the flood risk zone, it appears that the proposed extension does fall within Zone C2. A separate Flood Risk Assessment for this particular proposal has also been prepared and submitted with this application. This concludes that the development satisfies all of the 'Acceptability Rules' (relating to fluvial flooding, overland flooding, escape routes, impact on flooding elsewhere and drainage) stipulated in TAN15 and therefore flood risk is not considered to represent a barrier to the proposed scheme.

### *Contaminated Land*

- 5.62 In terms of contaminated land, policy D12 of the UDP states that any development site where contaminated land is suspected must be subject to a site assessment and subsequent report detailing any contamination and how it will be treated, contained and/or controlled. The Environmental Statement (ERM, February 2007) for the wider Steelworks site recommended a range of mitigation measures in order to ensure that the site was suitable for redevelopment. The proposals will be undertaken with reference to and in line with the findings of the Environmental Statement including the requirement for validation reports, therefore it is considered that the works comply with policy D12 of the UDP.





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### *Archaeology*

- 5.63 Policy EN9 deals with archaeology and emphasises the need to protect sites which hold archaeological interest. The site is not known to hold any archaeological remains; in addition as the site is previously developed it is considered that the proposed works will not result in any negative impacts on site.

### **Landscaping, Open Space and Trees**

- 5.64 In terms of the natural environment, the proposed public space and landscaping measures will serve to enhance the existing site, which is currently vacant and comprises a car parking area with little usable public open space. The proposal encompasses a new public square which will also serve to 'green' the site and provide a focal point for the development area, in line with the provisions of PPW. However, the proposals for Station Square as detailed within the enclosed documents are indicative at this stage as a Reserved Matters Planning Application will be submitted for the works to Development Area 1N in due course. These will demonstrate how the design for the General Offices development area alongside adjacent development areas will successfully integrate producing a holistic and comprehensive design for the area in general based upon Design Briefs to be approved prior to the submission of the reserved matters applications.
- 5.65 A Landscape Design Statement has been submitted in support of this application, along with the Landscape Masterplan for the site, which provides further details of the proposed soft and hard landscaping measures, including trees. In addition, further information relating to the above is included within the Design and Access Statement.
- 5.66 Policy EN20 calls for development sites to provide adequate open space and landscaping. The indicative hard and soft landscaping measures to Station Square, development area 1N, as detailed within the Design and Access Statement, will provide a large area of open space with appropriate landscaping to the General Offices and proposed extension. This will comprise the key area of open space and landscaping in relation to the proposed development.
- 5.67 Policy EN21 of the UDP relates to landscaping schemes and provides that new schemes will be supported where environmental improvements result. As the site is currently brownfield and vacant the addition of a well designed landscaping scheme is considered to be in line with this policy.





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- 5.68 Policy EN15 of the UDP states that the integrity and continuity of trees should be protected. The existing trees on site will be subject to protective fencing as appropriate to be erected before works commence. Such tree protection measures will be undertaken in accordance with BS5837.
- 5.69 With regards to new trees, the proposed planting scheme includes a range of semi mature species which will aim to define the structure and formal avenues, define routes and provide screening and framing of the key architectural features for the General Offices.
- 5.70 Overall, with regards to landscaping and open space the proposals comply with the key planning policies and will result in a usable, well planned and attractive public realm. In addition, the proposals will also serve to protect the existing trees and provide a range of new trees.

### Energy

- 5.71 The Welsh Assembly Government outlines the policy direction for renewable energy within TAN 8, published in 2005. In terms of this scheme, the key thrust of TAN 8 states that design, infrastructure and site layout should be conceived with energy efficiency and appropriate renewable energy technologies in mind. In addition, TAN 8 supports the principles of BREEAM. The proposed development aims to achieve a BREEAM 'Excellent' rating in order to promote sustainability and ensure that this project represents an exemplar in the regeneration of Ebbw Vale.
- 5.72 Ministerial Interim Planning Policy Statement (MIPPS) 01/2005 – 'Planning for Renewable Energy' updated sections 12.8 - 12.10 of TAN 8 in 2005. In relation to the proposal, this interim statement, under paragraph 12.10.4, infers further emphasis on the importance that Local Planning Authorities *"should encourage developers to integrate energy efficiency and conservation measures as part of the design of new development."*
- 5.73 Energy represents a key consideration for the existing General Offices buildings and the proposed extensions and alterations; an Energy Strategy has been prepared to accompany the application. Energy policy EG1 relates to the promotion of greater energy efficiency through the distribution of land uses, travel, layout and design, materials and fuel sources. In addition, policy EG2 deals with energy efficient development and states the importance of the conservation and efficient use of energy



## General Offices - Planning and Listed Building Supporting Statement

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in the siting, landscaping, design, use of materials, layout and orientation of the building.

- 5.74 Condition 30 of the outline planning permission for 'The Works' (**C/2007/0125**) requires an Energy Statement to be submitted for each part of the site in order to ensure compliance with the approved Sustainable Energy Strategy (ESD June 2007) and to ensure the scheme is implemented in accordance with the sustainability agenda.
- 5.75 As an existing Grade II\* listed building, the Sustainable Energy Strategy recognises that the energy performance will be constrained by the inherent characteristics of the General Offices, thus no specific energy targets have been set for the building however it is required that the energy performance is optimised wherever possible without adversely affecting the building's character. The Archive extension, as a new build element will be required to exceed the CO<sub>2</sub> emission requirements set down by Building Regulations Part L2A by 25%.
- 5.76 Modelling has been carried out on both portions of the building using current proposals in order to determine how the design is progressing in reference to the aspirations/target. Based on this, and various assumptions, the modelling indicates that the existing General Offices building will benefit significantly from improved insulation and high efficiency plant and that the Archive will demonstrate CO<sub>2</sub> emissions 27% less than the level required by Building Regulations. These values will be reviewed according to detailed design and specification prior to the submission of the finalised Energy Statements at the commencement of works.
- 5.77 The redevelopment of the former Steelworks site aims to create a landmark sustainable development, of which the General Offices Building forms a key part. As discussed above, the proposal complies with the provisions of policies EG1 and EG2, as the energy performance across the site will be optimised. These gains will be achieved through a range of measures which are fully detailed within the enclosed Design and Access Statement and Energy Statement; including the installation of a district heating system, which will not be in place until approximately two years after completion of the proposed development, due to the phased nature of the regeneration of the wider Steelworks site. The installation of a gas boiler will serve as a temporary solution for the site until such time that the buildings can be connected to the district heating system.
- 5.78 In addition, a range of measures to improve energy efficiency and utilise zero and low carbon technologies are proposed including:



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- § Natural ventilation;
- § Double glazed windows in the General Offices (with no glazing to the archive storage);
- § High efficiency lighting;
- § Rainwater recycling;
- § Re-use of materials for the General Offices;
- § A-Rated new materials mainly used;
- § Solar water heating;
- § Low water consumption appliances;
- § Heat recovery;
- § Sophisticated controls; and
- § Sedum roof to the GRO extension.

5.79 A full list of the design measures, features and commitments are included within the Design and Access Statement. The proposed extensions and alterations to the General Offices have been designed and planned with sustainability as a central concept, therefore the proposed mix of land uses will not result in high levels of energy consumption, as discussed above.

5.80 With regards to travel, the site will be well served by public transport with pedestrian and cycle routes integrated within the proposal, therefore it is considered that the proposal complies with the provisions of policies EG1 and EG2 and will be energy efficient in terms of transport. The approved Phase One Travel Plan for the Steelworks site also promotes sustainable transport modes.

5.81 Overall, it is considered that the General Offices will comply with the key objectives of TAN 8 and the appropriate UDP policies. Further information relating to renewable energy is discussed in relation to the local planning policies and within the Energy Statement and Design and Access Statement submitted to accompany this application.

### **Community Services**

5.82 The proposed mix of uses for Development Area 1A, the proposal aims to improve access for the community to arts, education and leisure uses in line with PPW's objectives to promote community development and social welfare.



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- 5.83 The extension and alterations to the General Offices will enable the provision of key community facilities due to its proposed functions. The proposal must therefore also comply with the provisions of the general policy on community services C1, which provides that facilities must be located within accessible areas, generally within town or local centres. The site is located within close proximity to Ebbw Vale town centre, with strong multi-modal transport links being promoted. The proposed development is therefore considered to be in line with policy C1.
- 5.84 In addition, policy C2 states that if it is considered to be in the community's interest then a facility of this nature can be sited out of an established centre, providing that there are no adverse environmental or highway safety impacts.
- 5.85 TAN 20: The Welsh Language (2002), provides guidance on the Welsh language as a material consideration in relation to development proposals. A Race and Equality Impact Report was submitted to accompany the outline planning application for the wider re-development site, which provides that the educational facilities on site will actively contribute to the well-being of the Welsh language, in line with TAN 20.
- 5.86 In addition, the Welsh Development Agency published 'Creating Sustainable Places – Sustaining a Prosperous Wales' in 2005, with the purpose of outlining the sustainability and design quality expectations for regeneration and development projects that the Welsh Assembly Government will support. 'Creating Sustainable Places' emphasises the importance of promoting sustainable development and community involvement in the process. The wider Works scheme, along with the proposed extension and alterations to the General Offices, adhere to comprehensive sustainability requirements. The wider proposals have also been subject to a considerable level of discussion with the wider community and other key stakeholders, in line with these aims

### **Recreation, Leisure and Tourism**

- 5.87 Policy R1 relates to recreation, leisure and tourism and ensuring that sites are accessible to the wider community and emphasises the importance of developing the potential of reclaimed land. The site is accessible as a standalone facility and as part of the wider steelworks scheme. The site also forms part of a more comprehensive scheme which will bring a large area of previously developed land back into use, to include this new environmental facility. Overall, it is considered that the proposal will comply with the provisions of policy R1.



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### Local Development Plan (LDP)

- 5.88 Following the commencement of the Planning and Compulsory Purchase Act in 2004, Blaenau Gwent are required to produce a Local Development Plan to replace the Unitary Development Plan for the area.
- 5.89 The Local Development Plan is currently at the pre-deposit participation stage, with pre-deposit consultation due to take place between September and November 2008. According to the Delivery Agreement the Local Development Plan is due to be adopted in August 2011.
- 5.90 We consider that the Blaenau Gwent Unitary Development Plan is the document that currently has greatest importance due to its adopted status. Therefore, the Unitary Development Plan is the statutory local planning document which has been reviewed for the purposes of this supporting statement.



## General Offices - Planning and Listed Building Supporting Statement

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### 6.0 Conclusion

- 6.1 This planning and listed building supporting statement examines the key material planning considerations in relation to the proposed extension and refurbishment of the Grade II\* listed General Offices building and associated works at the former Steelworks site in Ebbw Vale.
- 6.2 The assessment of planning policy at national, regional and local level demonstrates that the proposals accord with the statutory policies relating to the site. In addition, the key benefits of the proposed development have been discussed throughout the statement, as summarised below the scheme will ensure that the General Offices:
- § The General Offices is retained as a landmark building in the context of the Works and brought back into use;
  - § It is a landmark building in the context of the town and area and represent a gateway to the site;
  - § The building will form an accessible, welcoming, inclusive, user-friendly and safe centre for learning, leisure and culture for all age groups;
  - § It will provide a high quality destination to inspire learning, leisure and culture for all ages;
  - § It will be a physically attractive development that preserves and enhances the historic character of the listed building and its surroundings internally and externally; and
  - § It will be a sustainable form of development with minimal carbon emissions.
- 6.3 In addition, the proposals have benefited from detailed pre-application discussions with planning officers at Blaenau Gwent County Borough Council which have been taken into account in the preparation of the planning submission. The approval of the Design Brief by the Local Planning Authority and accompanying discussions have also informed this planning submission.
- 6.4 In summary, we consider that this supporting statement and additional submitted material illustrate that the proposal complies with the relevant planning policies and associated guidance and sets out the positive impacts that this scheme will have on the site and surrounding area and demonstrates that no significant impacts would result upon the surrounding environment.
- 6.5 The proposals will form a key element of the overall regeneration proposals for 'The Works' providing a high quality, sustainable development that will restore and extend



Llywodraeth Cynulliad Cymru  
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the Grade II\* Listed Building and become a focal point for the surrounding community and wider area. It is respectfully requested that this application is granted full planning permission and listed building consent.

**Savills Planning**

**CE/DSC January 2009**



## APPENDICES



**Appendix A: Decision Notice C/2007/0125**

**BLAENAU GWENT COUNTY BOROUGH COUNCIL**

**IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY**

**Town and Country Planning Act 1990  
Town and Country Planning (General Development Procedure) Order 1995**

**OUTLINE PLANNING APPROVAL**

**TO**  
Blaenau Gwent County Borough Council  
Municipal Offices  
Civic Centre  
Ebbw Vale  
Gwent

**In pursuance of its powers under the above mentioned Act and order, the Blaenau Gwent County Borough Council (hereinafter called “the Council”) as Local Planning Authority hereby permits:-**

Outline planning application for mixed use development comprising residential, hospital, learning campus, employment uses, theatre, leisure centre, primary school, landscaping works and railway terminus. Associated works to include public transport facilities, highway infrastructure and improvements and town centre link.  
Former Steelworks Site Steelworks Road Ebbw Vale

**in accordance with the plan/s and OUTLINE application submitted to the Council on 28 February 2007, subject to the conditions and reasons specified under:-**

- 1 Before any reserved matters applications are submitted for the consideration of the Local Planning Authority the applicant/developer will submit to the Local Planning Authority a plan sub-dividing the overall site area into development areas to cumulatively accord with the phasing details indicated in the approved Masterplan. All reserved matters applications submitted pursuant to this outline approval will relate to such development areas as will have been approved in writing by the Local Planning Authority.  
Reason: To subdivide the overall site into coherent and well related areas of land
- 2 Approval of the details of the siting, design and external appearance of the buildings, the means of access thereto and landscaping (hereinafter called the reserved matters) for each development area within the site (as approved pursuant to Condition No 1) shall be obtained from the Local Planning Authority before any development is commenced on that part of the site.  
Reason: The application is made in outline only
- 3 This permission relates to the development as detailed in the application site plan, Masterplan Design and Access Statement, The Design Codes and The

Sustainable Energy Strategy dated June 2007

Reason: To clearly define the scope of this permission

- 4 Prior to the submission of any reserved matters applications a Design Brief relative to the subject development area(s) (as approved pursuant to Condition No1) demonstrating compliance with the approved Masterplan Design and Access Statement, Design Codes and Sustainable Energy Strategy, shall be submitted to the Local Planning Authority. All reserved matters applications submitted shall have regard to those issues covered in the approved Design Brief for that part of the site to which it relates.

Reason : To ensure a coordinated form of development which adheres to the principles contained in the documents submitted as an integral elements of the outline application.

- 5 In conjunction with each reserved matters application submitted pursuant to Condition No 2 the following information shall be submitted for the consideration and approval of the Local Planning Authority (as applicable).

- i) Confirmation of approvals of validation reports supplied in relation to the remediation of land to protect human health and controlled waters, relative to that development area within the application site and to which the reserved matters applications relates.
- ii) Full details of slab levels and ridge heights of all buildings/structures relative to existing and proposed ground levels to include as appropriate cross sectional drawings of the relevant site area.
- iii) A detailed schedule of all external finishes
- iv) Full details of the type position and height of all boundary treatments

No works shall commence on the development area to which the reserved matters application relates until all such details have been approved in writing by the Local Planning Authority. All works implemented shall be in accordance with such approved details and provided in accordance with a programme approved by the Local Planning Authority.

Reason: To ensure a sufficient level of detail to enable full evaluation of the presented scheme.

- 6 All reserved matters applications submitted pursuant to condition No 2 shall be accompanied by a copy of a certified and dated site investigation report which shall provide an assessment of the overall stability of the site (and surrounding land) and the suitability of the site for such development as is proposed. Development shall not commence on that site until a report has been approved in writing by the Local Planning Authority and all works subsequently undertaken shall be in full accordance with the measures shown as necessary within such



approved report(s).

Reason: To ensure that ground stability, mining and other associated issues are adequately addressed having regard to the sites operational and historic use.

- 7 With the exception of those matters individually specified in Condition No's 8 and 9 all new and highway improvement works identified in Table 7.3 of the Transport Assessment shall be implemented in accordance with details to be submitted to and approved in writing by the Local Planning Authority. All approved works shall be implemented in accordance with the timeframe indicated on Table 7.3  
(Attached)  
Reason: To ensure that the required highway works are implemented to accord with the Transport Assessments conclusions and to ensure that the implementation of the scheme does not prejudice highway capacity or highway safety.
- 8 Notwithstanding those details indicated in the Transport Assessment submitted as part of the application the proposed hospital on the Westgate Character Area shall not be brought into use until a signalized junction and associated highway works are implemented at the Park Road/ Festival Drive A4046/Victoria Road in full accordance with details to be submitted to and approved in writing by the Local Planning Authority.  
Reason: To ensure that the primary link to the first phase of the development off the A4046 is provided early to meet the needs of the hospital without causing disruption to traffic flows in the area.
- 9 Notwithstanding those details indicated in the Transport Assessment; by 31<sup>st</sup> December 2010 or before any works commence in relation to development on Phase 2 (or subsequent Phases of the development, as detailed on the Masterplan), whichever is the latter, highway improvement works relative to Cemetery Road Roundabout shall be undertaken in accordance with details to be submitted and approved by the Local Planning Authority.  
Reason: Improvement works to Cemetery Road Roundabout are considered necessary for highway capacity and highway safety grounds to address the fact that the Transport Assessment acknowledges that the existing roundabout operates at or near to capacity and that the development proposed will generate additional traffic in the area.
- 10 No works relative to any development area as may be agreed pursuant to Condition No 1 shall commence until a Travel Plan is submitted and approved in writing by The Local Planning Authority for that phase of the development as identified in the Masterplan within which development area falls. The Travel Plans shall give due regard to and demonstrate compliance with The Travel Plan Strategy as outlined within the submitted application documents.  
Reason: To enable the Local Planning Authority to appropriately assess the traffic and other transport effects of the scheme and initiate appropriate steps to mitigate against any adverse effects



- 11 Before works commence relative to any development area (as may be agreed by Condition No1) details of all highway works relative to that development on a development area or phase basis shall be submitted to and approved in writing by the Local Planning Authority. No individual phase of development shall be occupied until a means of vehicular access serving that phase and providing access to the public highway network has been constructed in accordance with the approved plans.  
Reason: To ensure satisfactory access arrangements to each area of the site to meet the needs of the development.
- 12 Before works commence relative to any development area (as may be agreed by Condition No1) a scheme for the comprehensive and integrated drainage of that phase/parcel of land showing how the foul water, surface water and land drainage will be dealt with and confirming how it will be connected to the strategic drainage framework shall be submitted to and approved in writing by the Local Planning Authority.  
Reason: To ensure suitable drainage of the site and to ensure that due regard is given to the need to effect sustainable methods of dealing with drainage.
- 13 No works shall commence on any development area (as may be agreed by Condition No1) which incorporates residential development until details of affordable housing to be provided within that area (and included in the reserved matters submission for the siting of dwelling houses on that land) have been submitted to and approved in writing by the Local Planning Authority. The affordable housing provision shall be no less than 20 % of the dwellings for each development area (at the time development is commenced).  
Reason: To ensure compliance with the adopted Unitary Development Plan policy and to ensure that the development contributes towards meeting the need for affordable housing as confirmed in the Housing Needs Survey
- 14 No works shall commence relative to any reserved matters applications submitted pursuant to this permission on any part of the site until a Strategic Landscape and Biodiversity Management Plan for the site is submitted to and approved in writing by the Local Planning Authority.  
Reason: To ensure that appropriate regard is given to landscape and biodiversity interests throughout the design and implementation of the overall scheme
- 15 Before works commence on site in relation to any reserved matters applications submitted and/or approved pursuant to this permission, a Local Landscape and Biodiversity Management Plan for each phase of the development as identified in the Masterplan or each approved development area shall be submitted and approved by the Local Planning Authority. All works /measures indicated within the management plan shall be implemented in accordance with a phased programme to be submitted to and approved in writing by the Local Planning Authority before any works relative to that phase or development area to which the plan relates



commence on site.

Reason: To ensure that appropriate regard is given to landscape and biodiversity interests throughout the design and implementation of the overall scheme

- 16 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no buildings, extensions, external alterations to any elevation or roof slope, satellite dishes and other aerials or any other alterations permitted by classes A, B, C, D, E, F G or H of Part 1, Schedule 2 to that Order shall be carried out without the prior written permission of the Local Planning Authority.

Reason: To enable the Local Planning Authority to appropriately consider the acceptability of any such proposals having regard to the specific nature, character and design standard which are an inherent feature of the overall development.

- 17 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order, 1995 (or any order revoking and re-enacting that Order), no fences, gates, walls or other means of enclosure permitted by Class A, Part 2, Schedule 2 of that Order shall be erected forward of any wall of any building which faces onto a highway, carriageway, shared driveway or footpath shall be carried out without the prior written permission of the Local Planning Authority.

Reason: To enable the Local Planning Authority to appropriately consider the acceptability of any such proposals having regard to the specific nature, character and design standard which are an inherent feature of the overall development.

- 18 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order, 1995 (or any order revoking and re-enacting that Order), no formation, laying out or construction of any means of access to any highway permitted by Class B, Part 2, Schedule 2 of that Order shall be carried out without the prior written permission of the Local Planning Authority.

Reason: In the interests of highway safety and visual amenity of the area.

- 19 After the completion of each dwelling, no excavation works to a depth below 1.5 mts within the curtilage of any dwelling shall be carried out, without first acquiring written approval of details from the Local Planning Authority.

Reason: In the interests of the health and amenity of the future occupiers of the dwelling.

- 20 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no buildings, extensions, external alterations or plant and machinery permitted by classes A or B, of Part 8, Schedule 2 to that Order shall be carried out without the prior written permission of the Local Planning Authority.

Reason: To enable the Local Planning Authority to appropriately consider the



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acceptability of any such proposals having regard to the specific nature, character and design standard which are an inherent feature of the overall development.

- 21 No retail units approved pursuant to this permission shall have a total floor area of more than 250 sq mts.

Reason: To ensure control over the future retail elements of the scheme having regard to the need to protect the vitality and viability of the established town centre.

- 22 Prior to the commencement of any works relative to Phase 2 (or subsequent phases) of the development the applicant shall submit for the approval of the Local Planning Authority a Structural Survey, Conservation Management Plan and Schedule of works relative to the Listed Newtown Viaduct. Such works as may be approved in writing by the Authority to the Viaduct and surrounding area shall be implemented before any works relative to Phase 4 (or subsequent phases of the development) commence on site.

Reason: To ensure structural stability of the Listed Structure which spans the new strategic route through the town and to ensure its visual enhancement as the northern gateway to the approved development in the interest of highway safety and the visual amenities of the area.

- 23 Before any works commence in relation to any development area approved pursuant to Condition No1, an arboricultural report in accordance with BS 5837 shall be submitted for the approval of the Local Planning Authority. The said report shall specifically identify those trees on site worthy of protection. All works and protection measures identified within such approved document shall be implemented and thereafter maintained in accordance with a phased programme to be approved in writing by the Local Planning Authority before works commence on the subject area.

Reason: To appropriately assess the condition of existing trees and to inform future management of trees within the site in the interests of the visual and landscape amenities of the area.

- 24 Before works commence on site in relation to any reserved matters applications submitted and/or approved pursuant to this permission a Method Statement shall be submitted for the approval of the Local Planning Authority for the site (or on a phased basis in accordance with the Masterplan or in accordance with an approved development area) which shall confirm how work is to be undertaken and what measures are proposed to prevent contamination of the water course by wet concrete or silt. The measures indicated within such Method Statement as may be approved shall be adhered to at all times.

Reason: In the interests of the protection of controlled waters.

- 25 If during development, contamination not previously identified, is found to be present at the site then no further development, unless otherwise agreed with the Council, shall be carried out until the developer has submitted to and obtained

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approval from the Council for, an addendum to the Former Steelworks Ebbw Vale Phase 1 Regeneration Method Statement Halcrow Group Ltd May 2007 Ref Halcrow 2007 Rev 1. This addendum to the Method Statement must detail how this unsuspected contamination shall be dealt with and the works required shall be implemented in full compliance with a programme approved in writing by the Local Planning Authority.

Reason: To ensure protection of controlled waters.

- 26 The development must be undertaken in accordance with the revised Method Statement (Halcrow May 2007) and the specific requirements of conditions 27, 28 and 29.

Reason: To clearly define the scope of this permission and to protect the quality of controlled waters.

- 27 The developer/applicant must implement a ground water monitoring scheme in accordance with the following :-

- i) install groundwater monitoring stations as per Drawings PO/DCEV/R18/008A and B (as amended on 6<sup>th</sup> July 2007) by 30<sup>th</sup> September 2007.
- ii) undertake groundwater monitoring in accordance with the 'Surface and Groundwater Monitoring Plan' presented as Appendix F of the 'Contamination Groundwater Monitoring Summary Report Halcrow (May 2007)

Any amendments to (i) or (ii) must be approved in writing by the Local Planning Authority.

Reason: To protect the quality of controlled waters.

- 28 Piling or any other foundation designs using penetrative methods will not be permitted other than with the written authorisation of The Local Planning Authority. Such authorisation may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater.

Reason: To prevent pollution of the water environment.

- 29 Prior to the commencement of any excavations in the Central Valley, (Area 12) as outlined in Drawings PO/DCEV/R18/008A (as amended on 6<sup>th</sup> July 2007), a Method Statement to deal with the risks associated with contamination of controlled waters from this part of the development shall be submitted to and approved in writing by the Local Planning Authority. This shall include

- i) a detailed groundwater and surface water monitoring regime including trigger levels
- ii) detailed visual inspection programme
- iii) an action plan for immediate response should contamination or the potential for contamination be discovered or should any trigger levels be exceeded.

Reason: To protect the quality of controlled waters.



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- 30 No works shall commence relative to any reserved matters applications submitted pursuant to this permission on any part of the site until an Energy Statement for that part of the site to which that reserved matters application relates is submitted to and approved in writing by the Local Planning Authority. Such statements shall demonstrate compliance with the guidance advice and targets contained in the approved Sustainable Energy Strategy. All works subsequently undertaken on the site shall be in full compliance with the measures and recommendations of the approved statements.

Reason: To ensure compliance with the approved Sustainable Energy Strategy for the site and to ensure the scheme is implemented in accordance with the sustainability agenda.

- 31 The development to which this permission relates shall be begun either before the expiration of 8 (eight) years from the date of this outline permission, or before the expiration of 3 (three) years from the date of approval of the last of the Reserved Matters to be approved, which ever is the later.

Reason: To comply with the requirements of The Town and Country Planning Act 1990 giving particular regard to the nature of the application and the time span covered by the submitted and approved Masterplan.

Notes to applicant

- 1 The applicant developer is advised that this is a grant of outline planning permission only. All statutory reserved matters relative to each development area within the site must be approved for any development on that given area prior to the commencement of works. In addition a number of generic conditions relating to the whole site (and/or phases of the development) require attention prior to works commencing. The applicant/developer should further note that the outline permission is granted in conjunction with a number of key documents (The Masterplan Design and Access Statement, The Design Codes The Sustainable Energy Strategy). Compliance with these Codes is a requirement of any reserved matters application (unless reasoned justification is provided to the satisfaction of the Local Planning Authority). In the event of any future full applications for development on the site those aforementioned documents key documents will be a material consideration to the determination of the application and will be afforded significant weight in the assessment of such applications.
- 2 It should be noted that The General Offices Building is a Grade II\* Listed Building and any proposals relating to it or to its immediate surrounding will need to be the subject of an Application for Listed Building Consent
- 3 The applicant/developer is advised to liaise with the Environment Agency for Wales with regard the need for discharge consents, abstraction licences, waste management licences or exemptions, IPPC permit, flood defence consent and any other requirements relating to their jurisdiction.



- 4 The applicant is advised to liaise with The Highways Authority with regard the required improvements to the existing highways network and all other detailed and technical highway issues
- 5 The applicant/developer is advised that when preparing the Travel Plans for each successive phase of the development the following issues should be included :- enhanced public transport provision; public transport improvements; Travel Plan Coordinator; User Travel Surveys; new or diverted bus services; bus route via hospital; development of monitoring system; public transport improvements; car sharing schemes; updated traffic surveys; provision for cyclists and pedestrians; on-street parking bays in accordance with Design Codes; site access to prevent trespassing and parking standards.

It should be additionally noted that the South Wales Conference Parking Standards currently proposed in The Masterplan to apply to the earlier phase(s) of the development will be applied throughout the scheme unless a phased reduction is justified through the Travel Plans

- 6 The applicant/ developer is advised that when preparing the Strategic Landscape and Biodiversity Management Plan and the Local Landscape and Biodiversity Management Plans for each phase of the development as identified in the Masterplan, the following issues should be considered :- temporary and long term landscaping; opportunities for habitat creation; habitat management; measures for monitoring of Central Valley Wetland Park and other landscaping; potential impacts to ecological resources; the retention of existing trees and woodland where possible and landscaping scheme in accordance with Masterplan for each phase of development; replacement of landscape if seriously damaged or diseased within 2 years; specific biodiversity features and schemes and proposals; as well as addressing the timing for the submission of the detailed design and works proposed. It is further advised that the advice contained in the consultation responses from the Regeneration (Landscape), The Environment Agency and The Countryside Council Wales should be given due regard in the preparation of the said documents.
- 7 The applicant/ developer is advised that the scheme proposes to achieve Secured by Design accreditation. All detailed design and implementation works relative to the development should therefore meet the requirements for accreditation.
- 8 The applicant /developer should note that an obligation of the sale/transfer of land requires the preparation and approval of a Code of Construction Practice relative to each phase of the development which should be prepared in accordance with the Code of Construction Practice Strategy. The Environment Agency and Blaenau Gwent Environmental Health Section should be consulted in relation to matters in the Code which are covered by their relative legislation.
- 9 The applicant/ developer is advised that issues of hours of operation and noise will

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be addressed through Licensing and Environmental Health Legislation controls, relevant British Standards and the Code of Construction Practice which is to be prepared relative to the development.

- 10 The applicant/developer should note that Wales and The West Utilities have specifically requested that they be contacted to discuss any requirement relating to the scheme or possible effects on existing apparatus.
- 11 The applicant /developer is advised that details of site drainage as required by condition No 12 should be prepared in liaison with The Environment Agency, and Welsh Water with specific reference to advice contained in their respective consultation responses to this application. Particular attention should be given to the Environment Agency requirement that no infiltration of surface water into the ground will be permitted unless it has been demonstrated in relation to parts of the site that there is no resultant unacceptable risk to controlled waters.
- 12 In accordance with guidance contained in paragraph 24 of Welsh Office Circular 60/96 "Historic Environment: Archaeology", should archaeological remains/finds become apparent once development commences, the Local Planning Authority must be notified immediately. In consultation with Welsh Assembly Government, this may result in scheduling of any remains/finds prior to the re-commencement of works.

The Adopted Development Plan for Blaenau Gwent is the Adopted Unitary Development Plan. This planning permission is issued having regard to policies in the Blaenau Gwent UDP including Policies G1, G2, G3, G4, G5, G6, H1, H4, H11, E1, E2, E4, E7, T1, T4, T5, T6, T8, T9, T10, S1, S4, EN1, EN2, EN4, EN5, EN6, EN8, EN11, EN12, EN15, EN16, EN17, EN20, C1, C3, R1, R2, R8, R16, R17, EG1, EG2, PU1, PU2, PU3, PU4, PU5, PU6, D1, D2, D10 and D18 and information contained in the Environmental Statement and associated documents.

Signed



Chief Public Protection Officer

Date 20<sup>th</sup> July 2007

**IT IS IMPORTANT THAT YOU READ THE NOTES ON THE REVERSE OF THIS FORM**

## **Appendix B: Environmental Screening Review Proforma**





## The Works, General Offices

Review of Environmental Effects prior to Planning Submission

September 2008

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**Blaenau Gwent CBC and Welsh  
Assembly Government**

**The Works, General Offices**  
*Review of Environmental Effects prior  
to planning submission*

September 2008

Reference 0042871.12.01

Prepared by: William Hazell

For and on behalf of  
**Environmental Resources Management Limited**

Approved by: Geraint Bowden



Signed:

Position: Partner

Date: September 2008

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# 1 SCREENING REVIEW OF GENERAL OFFICES

## 1.1 INTRODUCTION

This document has been produced to consider the environmental effects of the proposals for the refurbishment and extension of the Grade 2\* listed General Office Building at The Works, Ebbw Vale. These proposals are being progressed as a 'slot-in' Full Planning and Listed Building Consent application within the masterplan area for The Works site (Outline Planning Permission C/2007/0125 granted 20th July 2007). The supporting documents to the Application which the Outline Planning Permission relates to identified the need for works to the General Offices and the requirement for Listed Building Consent to be obtained, but did not detail the extent and scale of the proposed refurbishment or extension. Those proposals have now advanced, and the intention of this document is to identify the potential for significant effects resulting from the proposals in accordance with *The Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999*. The document focuses on the key areas identified as having potentially significant impacts assessed in relation to the masterplan planning permission (C/2007/0125 granted 20th July 2007), including Environmental Statement (February 2007).

**Table 1.1** *General Office Screening*

<b>Proposed Scheme</b>	Refurbishment and Extension to General Offices
<b>Scheme Description</b>	The proposed scheme is to provide refurbishment and a 927 m <sup>2</sup> extension to the Grade 2* listed General Offices building on the Former Steelwork site, Ebbw Vale and associated landscape, external circulation and car parking. The scheme is proposed to bring the currently derelict General Office building back into active and sustainable use. The proposed scheme is within Plot 1a of the condition 1 phasing plan (revision a) of the approved masterplan for The Works site (Outline Planning Permission C/2007/0125 granted 20th July 2007).



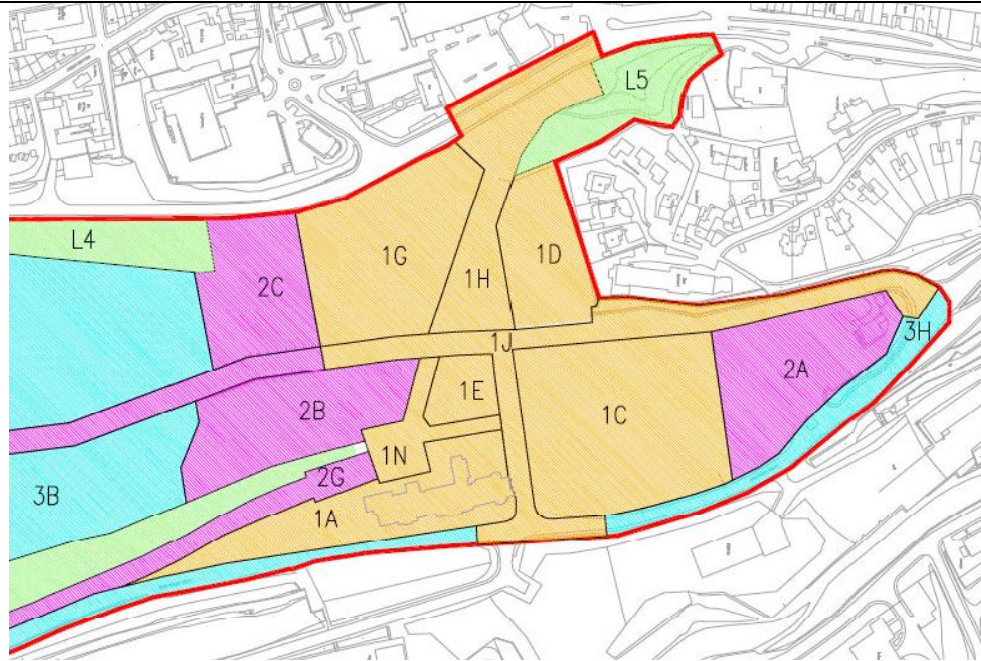


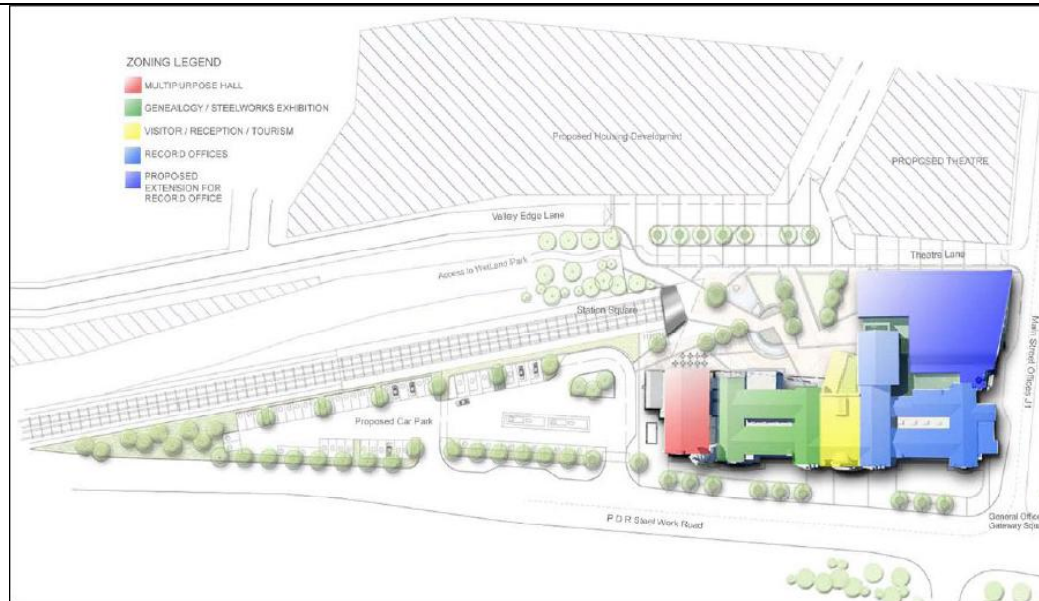
Figure 1 Plot 1a Taken from Approved Drawing 1455-34-02A

**Proposed Activities and Uses.**

The aim of the present proposals is to put forward a coherent design infrastructure that enables the General Office building complex to take on a sustainable life over the coming years. Central to this has been the need to establish a series of uses that give a sound business underpinning to the maintenance of a building infrastructure.

The business plan and concomitant detailed briefs resulted in the following spatial requirements:

- Gwent Record Office;
  - Archive storage*
  - Search room*
  - Conservation areas*
  - Administration and office space*
  - Document processing*
- Steelworks archive trust;
- Genealogy experience;
- Office accommodation; and
- Public educational spaces



*Figure 2 Conceptual Public & Private Areas Allocation*

In addition, a number of shared public entrance, reception, exhibition and support facilities were envisaged. It was clear from the outset of the project that the structural and environmental control demands of a modern archive compliant with BS 5454 (relating to document storage) would be impossible to meet within the General Office building without substantially altering its fabric. It was therefore decided that the approximately 1500 sq.m of archive required by Gwent Records would be housed in its entirety outside the existing building.

The majority of the new extension is taken up with document storage and document processing. In order to bring active frontage to Station Square, the studios of the conservationist have been placed on the open corner of the extension, fronting the public square. In keeping with similar modern records offices, the public will be invited to see at first hand the specialist processes of document restoration that are carried out by the conservation team.

The public collection of the Steelworks Archive is to be housed in the Chairman's room and board room. The other wing of the ground floor, to the south of the main entrance hall, has been given over to an interactive public exhibition on ancestry, known as 'the genealogy experience'.

The design brief establishes potential for future expansion along the west facade. Although the functional brief can be accommodated within the development proposals set out in this application, future expansion should not be ruled out which would require the approval of further planning applications.

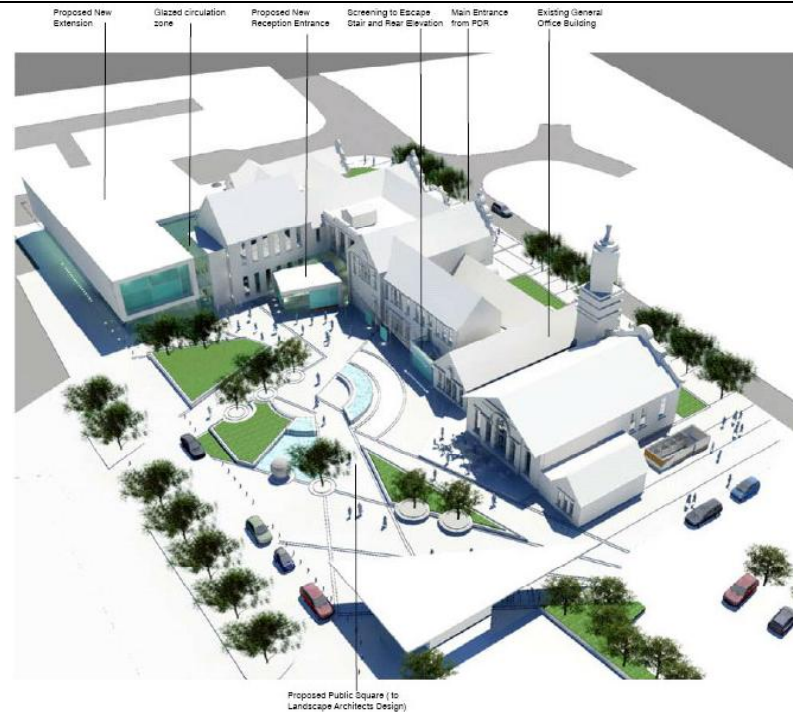
The ground floor of the former Engineering Drawing Office was chosen as the search room for the new archive, as it was adjacent

the main public entrance, but also provided an easy link for staff to the archive store behind. The remaining functions of the records office are generally administrative, and it was felt appropriate to locate them in the former administrative wing of the General Office building.

### **Proposed Built Form**

The footprint of the Gwent Records extension broadly follows the red line boundary of Development Plot 1A. Although it equates to almost half the existing General Office ground floor area (927 sq.m. for proposed extension against 1877sq.m of existing), the new build is confined to a small section of the overall 1A development plot. The extension takes its massing from the context of the surrounding original listed structure (the engineering drawing office to the south and the north wing of the General Office building to the east. Sitting between the right angle formed by these two structures, the new building bridges the difference in scale between the two. Whilst nominally a three-storey building, the parapet line of the archive store is below the eaves line of the two-storey Engineering Drawing office. The roof sweeps down to match the eaves line of the single storey north wing of the General Office building.

The new build elements do not physically abut the General Office building. The space between the archive store and the existing building is a buffer zone for primary circulation which consists of a lightweight glazed canopy. At one end of this circulation is the goods entrance to the record office, adjacent to the current board room. At the other is an entrance onto Station Square between the vaults of the engineering drawing office, and the new conservation studio. The only impingement of new structure directly onto existing fabric is where the flashing to this glazing is chased into a horizontal mortar joint, or abuts vertically using a flexible expansion joint. This philosophy has also been followed with the new western entrance from Station Square, in which glazing elements abut the existing south facing wall of the Engineering Drawing office.



*Figure 3 Indicative Perspective View of General Offices Proposals*

**Proposed Materials**

The new-build elements are deliberately in contrast to the masonry and ashlar of the existing building. They are proposed to reflect the modern equivalent of the highest quality building materials used in the original building almost a century ago.

The archive store is conceived as a swept form in light aluminium rainscreen panels enclosing the upper floors. This sits on a storey-high ground floor ‘plinth’ composed of deep red corten steel rainscreen cladding. This material is a link both to the industrial heritage of the site and the warm red colour of the General Office building brickwork. The security and environmental stability requirements of the archive store preclude large areas of glazing and public entrances, yet it was felt important to bring life and warmth to the elevations. It is therefore proposed that the upper facades to the north and south will feature screen-printed designs on lightweight fabric panels. These designs are to be progressed with the resident artist attached to The Works project, and will reflect the history of the steelworks.

Given that the roof will be overlooked by the valleys and to improve the environmental performance of the extension, a green roof is proposed. All service equipment for the extension are included in the plant room within the structure.

**Documents**

The Environmental Impact Assessments undertaken regarding Phase 1 Reclamation and Phase 2 the Masterplan have been



<b>Reviewed</b>	assessed to provide an understanding of context and potential impacts in relation to the proposed refurbishment and extension. Details relating to the scheme have been gathered from the Draft Design and Access statement, which will be finalised for the planning submission, but provide a reasonable basis for this process.		
<b>Consideration in relation to the EIA Regulations</b>	<p>In accordance with <i>The Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999</i>, the proposed development can be considered against Schedule 2 (10b) Urban Development projects. The applicable threshold for development is &gt;0.5 hectares. The footprint of the red line boundary area within the planning application will be submitted is 0.91 hectares. Therefore, the scheme is a schedule 2 development and suitable consideration should be given to the likelihood of significant effects.</p> <p>It should be noted that the planning application area is divided into the following constituent parts:</p> <ul style="list-style-type: none"> <li>• 1877m<sup>2</sup> (0.19ha) – existing General Offices buildings</li> <li>• 927m<sup>2</sup> (0.09ha) – proposed extension area</li> <li>• 6296m<sup>2</sup> (0.63ha) – external circulation, car park and landscape works.</li> </ul> <p>The majority of the works to be undertaken within the 0.91 hectares have been assessed in accordance with the Outline Planning Approval for the masterplan, but are now being considered in relation to the detailed full application for the extension and refurbishment of the General Offices. The footprint of the extension (physical development) for the General Offices is 927 m<sup>2</sup> (which constitutes less than 50% of the existing building).</p> <p>Potentially significant effects associated with the development proposals have been assessed against those topics previously assessed in the Masterplan Environmental Statement (February 2007). It has been assumed that the planning condition requirements of the masterplan approval will be applied to this application and therefore these measures have been accounted for as committed, deliverable and suitable mitigation measures where appropriate.</p>		
<b>Topic</b>	<b>Potential Significant effect</b> (✓ yes, X no, ? unknown)	<b>Comment</b> <i>Identify nature of significant variations or justification of no variation. Also identify potential mitigation opportunities.</i>	<b>Documentation identified to support</b> <i>Identify additional surveys required, report requirements anticipated.</i>
<i>Planning Policy Context</i>	X	The proposed extension will be justified in accordance with local planning policy regarding Listed Building development ( including Policy EN8 of the Unitary Development Plan) and in accordance with the recommendations of the Conservation Management Plan (September 2006). However, it should be noted that the	The Planning Application will need to be supported with a planning statement and appropriate technical documentation with regards to the heritage status of the building and detailing that the design is appropriate to the preservation of the Grade 2* building.

		concept of an extension is recognised in the Masterplan Design and Access Statement (June 2007) ( <i>"The General Offices is shown with an extension to the rear to create a new public face to the small, shared surface square in front of the Terminus Station."</i> (Page 78)). The EIA for the masterplan identifies the proposals <i>"resulting in restoration and productive reuse"</i> (Chapter 12, page 11) as having a long term beneficial impact in relation to the setting of the listed building.	
<i>Land Use</i>	X	The proposed extension will not affect the proposed land uses approved for the masterplan area and have been designed to accord with the plot allocations. The proposed extension and refurbishment will contribute to the aspiration within the masterplan for bringing the building back into productive commercial end use.	The planning statement supporting the planning application will need to define the proposed land-uses within the application boundary and how these uses reflect Development Plan policies.
<i>Transport</i>	X	The proposed extension to the General Offices is in accordance with the phased plot developments within the masterplan and is therefore acceptable in traffic generation terms and would not result in any significant impacts upon local highway conditions, including for the Cemetery Road Roundabout.	A plot specific travel plan to manage the traffic movement associated with the operational uses of the General Offices will be produced in accordance with the Phase 1 Travel Plan prior to occupation of the building. This is in accordance with Planning Condition 10 and Legal Obligation IV of the masterplan approval.
<i>Noise and Vibration</i>	√	There are not anticipated to be significant effects in relation to noise with regard to the General Office proposal as assessed as part of the masterplan application. The construction of both the General Office refurbishment and the extension will be undertaken in accordance with Code of Construction Practice (CoCP) submitted with regards to the masterplan area. The proposed extension has the potential to result in construction related vibration effects on the General Offices building. This would be a temporary adverse effect in relation to the building. It has been identified	There is a recognised potential for adverse vibration impacts to occur during construction in relation to the General Office. It is anticipated in accordance with the requirements of Legal Obligation V and the submitted Code of Construction Practice for the masterplan area that this will be mitigated through a suitable monitoring programme with the plot specific Site Environmental Management Plan (SEMP) to be agreed prior to construction with Cadw and BGCBC.

		that the vibration effects in relation to the listed building will need to be accounted for in the Code of Construction Practice. A suitable monitoring protocol will need to be agreed with BGCBC and Cadw.	
<i>Air Quality, Dust and Climate Change</i>	√	The construction process relating to the General Offices has the potential to result in localised dust generated by construction activities. There will be a need within the CoCP to identify activities that have the potential to generate dust and define suitable mitigation measures.	Dust mitigation measures relating to specific activities will be defined in the plot specific SEMP to be produced in accordance with the site wide CoCP.
<i>Ground Conditions and Contamination</i>	X	The proposed extension to the General Offices will not affect the reclamation principles of the Phase 1 Reclamation Works. The site will be subject to a Site Investigation which will be submitted to the planners in accordance with Condition 6 of the masterplan Outline Planning Permission.	No additional information over and above that required for the Masterplan Conditions is anticipated to be submitted.
<i>Water and Flooding</i>	√	There is currently potential that the General Offices maybe subject to flood risk, in particular from surface flows from the valley slope to the east of the scheme. Appropriate mitigation will be determined and reported within the planning application documentation. Mitigation is likely to be provided to the eastern edge of the existing Steelworks road (proposed PDR) subject to design development.	A flood risk report will be submitted with the full planning application to provide suitable details to inform the decision making process.
<i>Ecology and Nature Conservation</i>	X	The planning application area is recognised to be of low ecological value in the ES submitted for the masterplan area application; the General Offices was identified as having potential for Bats. However, recent approved works to the roof did not identify any bats. Under Condition 23 an arboricultural survey of the site will be submitted to the planners	An arboricultural survey of the site will be submitted in accordance with the masterplan Outline Consent. In addition, it is noted that a Local Landscape and Biodiversity Management Plan for the site will be submitted prior to construction in accordance with Condition 15 of the masterplan approval.
<i>Archaeology and Cultural Heritage</i>	√	The extension and refurbishment will have effects on the cultural heritage value and historic fabric of the building. The proposals have been subject to consultation with	A Heritage Impact Report identifying the changes with regards to the cultural fabric of the building will be submitted with the

		<p>Cadw and BGCBC to ensure that the impacts identified are acceptable and appropriate. With regards to archaeology, the site was constructed with basement structures in 1915-1916. The Environmental Statements for both the reclamation works and the Masterplan (chapter 12 page 6) have identified that <i>“it is extremely unlikely that there were any archaeological remains surviving in the within the site...based on the paucity of archaeological evidence...and the significant quantities of made ground found on the site which lie to a substantial depth. This has been further verified by no archaeological remains being found during the course of the reclamation works on the Westgate Site, or to date on the whole site”</i>. Therefore, it is not anticipated that there will be adverse effects in relation to archaeology.</p>	<p>planning application documentation and the Listed Building Consent.</p> <p>A methodology regarding the approach to unexpected archaeological finds will be included within the SEMP for the site.</p>
<i>Landscape and Visual Assessment</i>	X	<p>The scale and mass of the proposed development (in particular the extension) will not have significant effects in relation to landscape and visual elements as assessed in the masterplan and the principles of the development are in accordance with the design principles of the masterplan.</p>	<p>No additional assessment is anticipated in relation to this topic, over and above the building design details to be submitted with the application.</p>
<i>Socio-economic Assessment</i>	X	<p>The extension and restoration of the General Offices building are anticipated to have beneficial effects in relation to job creation and providing a tourist hub for visitors to the region.</p>	<p>A business case detailing the proposed uses and ongoing management of the building will be submitted with the application.</p>



<i>Waste</i>	X	The construction and operation of the building and extension will not generate significant volumes of waste. Waste management during construction will be managed in accordance with requirements of the CoCP. Operational waste management requirements have been integrated into the building design in accordance with the requirements of the masterplan.	Waste management principles in relation to operational waste will be defined in the Design Statement for the site.
<i>Cumulative Impacts</i>	X	The construction of the General Office Refurbishment and Extension will be undertaken in conjunction with The Works masterplan. The development and occupation of the extension is not anticipated to result in cumulative impacts over and above those assessed in relation to the masterplan.	
<b>Summary</b>	In reviewing the proposed General Offices extension and refurbishment planning application, it is considered that the Full Planning and Listed Building Consent applications will provide sufficient detail in relation to the potentially significant Cultural Heritage effects to allow an informed decision to be made. In addition, a review has identified potential flood risk to the General Offices from the valley slopes to the east and suitable mitigation approaches will be provided with the full application. No further significant effects have been identified that would constitute that requirement for further environmental assessment in support of this application when considered against the baseline and assessment undertaken for the outline masterplan approval and the associated conditions.		

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