

Conwy Deposit Local Development Plan 2007 – 2022 (Revised edition 2011)



REVISED BACKGROUND PAPER 13 – SUBMISSION

Employment Land Monitoring Report

August 2012

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1. Introduction

- 1.1 This paper is one of a series of background papers accompanying the Revised Deposit Local Development Plan (LDP) document. When the Council publishes its revised Deposit LDP, it must also explain how the policy has been formulated based on the evidence base available to the Council at the time. This background paper monitors the land available for employment use in Conwy County Borough (excluding Snowdonia National Park).
- 1.2 The Employment Land Monitoring Report is a study of all employment sites over 0.1 hectares (ha) that are considered suitable for office, industrial or warehouse development. This is a continuous exercise and is updated on an annual basis. The information forming the basis of this report has been taken from the 2010 study which is consistent with the base date for the housing land supply information (see Background Papers 4 and 5). The study monitors the take up, allocation and distribution of employment land and enables the Council to begin to determine the extent to which the employment requirements set out in the LDP can realistically be met through existing provision.
- 1.3 To support the production of the Conwy Deposit LDP, an Employment Land Study has also been undertaken to assess overall demand and supply of employment land (see Background Paper 14). This Employment Land Monitoring Report has informed the demand and supply elements of the Employment Land Study. Future Employment Land Monitoring Reports will take into account the recommendations of the Employment Land Study in terms of monitoring mechanisms and the demand for employment land over the Plan period.
- 1.4 Background Paper 42 – ‘Employment Land Demand and Supply’ details the further review of population and household projections to inform the LDP. It includes a translation of jobs to land requirement for the Plan period.

2. Study Methodology

- 2.1 The Council has a statutory responsibility to ensure that sufficient employment land is available to meet identified need. Paragraph 7.1.7 of Planning Policy Wales (PPW) states that local planning authorities should ensure that:

- Sufficient land suitable for development for enterprise and employment uses and well served by infrastructure is designated for employment so as to meet both identified and as yet unidentified needs;
- New development for enterprise and employment uses is located and implemented in accordance with sustainability principles.

2.2 The study focuses on B1, B2, and B8 uses as established by the Use Classes Order 1987, as they are recognised as being the sector which will create a broader employment base and thereby increase employment opportunities. This does not detract from the fact that tourism, retailing, health care, agricultural and other uses are also significant employment sectors which will be considered by the LDP. Table 1 below shows examples for the three use classes.

Table 1 - B1, B2 and B8 use class examples

Use Class	Type
B1	Light industry, general offices, high technology / research and development
B2	General industry
B8	Wholesale warehouses, distribution centres, repositories

- 2.3 This report is subject to the following general criteria:
- Only sites larger than 0.1 ha are included
 - Changes of use and extensions to existing premises are excluded
 - Land is considered to be committed if it is being built upon, if it has been purchased or reserved for a particular end user, or it is under offer

3. 2010 Site Survey

3.1 The Employment Land Monitoring Survey was undertaken between October and December 2009. A mid-year update was undertaken between April and May 2010 to inform the Employment Land Study (see Background Paper 14). All sites eligible for inclusion in the survey are displayed in the table. Each site was visited during this time period and land totals calculated for inclusion in the table overleaf.

3.2 An explanation for each column in the table is provided overleaf.

Table 2 – Column descriptions for table 3, overleaf

Column	Description
Permission Status	Current planning application status, eg. Allocation in previous Development Plan, or Commitment through planning application process.
Use Type	See table 1 on page 3
Applications within the last year	Application received within the last year for development on the site, with reference number where applicable
Under Construction	Area of site under construction (hectares)
Completed in last 12 months	Area of site completed within the last 12 months (hectares)
Committed (current planning application)	Area of site committed or reserved for development (hectares)
Total land area left	Area of site left available for development (the 'landbank')
Short term	Area of site available for development within 12 months *
Medium term	Area of site available for development within 1-3 years *
Long term	Area of site available for development from 3 years *

Note - * indicates area of site available from 2010 onwards.

- 3.3 The results are shown in table 3, overleaf. A summary of the commitments and three year land availability is provided in table 4, by area.

Table 3 - Employment Land Monitoring - Conwy County Borough Council (2010)										
Sites	Permission status	Use type	Applications 2009-2010	Under Construction	Completed in year	Committed	Total Left	short	med	long
Mochdre Commerce Park , Conway Rd, Mochdre	Allocation / Commitment	B1, B2, B8 (largely B2 & B8)	0/36278 Erection of 8 no. units (B1, B2, B8), access, parking. This comprises 7 no. industrial/storage units with mezzanine floors and 1 no. 2 storey office block.	0	5.5	5	0	0	0	0
Former Dairy, Station Road, Mochdre	Commitment	B1, B8	0/36220 – development of 10 new industrial units	0	0	0.7	0	0	0	0
Lynx Express, Penrhyn Avenue, Links Rd, Rhos on Sea	Committed	B1	0	0	0	0.13	0	0	0	0
Llandudno 'on line', Conway Rd, Junction	Historical permission.	B1, B2	0	0	0	3.2	0	0	0	0
Hotpoint, Narrow Lane, Junction	Commitment	B1,	0	0	3.7	0	0	0	0	0
(Unit 1) Morfa Conwy Business Park, Conwy	Commitment	B1, B8	0	0	0.2	0	0	0	0	0
Land at Ffordd Maelgwyn, Llandudno Junction	Commitment	B1, B2, B8	0	0	0.3	0	0	0	0	0
Ty Gwyn, Llanrwst	Historical permission.	B1, B2, B8	0	0	0	1.54	0	0	0	0
Tir Llwyd, Kinmel Bay*	Historical permission.	B1, B2, B8	0	0	0	0	27.9	2.16	21.8	3.94
Abergele Business Park (phase 1)	Permission.	B1	0	0	0.6 (2 ha since 2007)	0	0	0	0	0
Abergele Business Park (phase 2)	Extant permission.	B1	0	0	0	1**	9.5	0	9.5	0
TOTAL				0	10.3 (11.7 ha since 2007)	11.57	37.4	2.16	31.3	3.94

* Tir Llwyd is not included as an element of supply in the LDP subject to an element of flood risk and the uncertainty of delivery. Please also see BP/14

** This will be included in the proposed Abergele Business Park allocation

Table 4 – 2010 Study – Total land commitment and land area left

Areas	Committed at 5/10 (ha)	Total land area left (ha)	Short Term	Medium Term	Long Term
Abergele, Towyn, Kinmel Bay	1.0	37.4	2.16	31.3	3.94
Colwyn Bay, Rhos on Sea and Mochdre	5.83	0	0	0	0
Llandudno, Llandudno Junction and Conwy	3.2	0	0	0	0
Llanfairfechan and Penmaenmawr	0	0	0	0	0
Llanrwst	1.54	0	0	0	0
Rural	0	0	0	0	0
Total (ha)	11.57	37.4	2.16	31.3	3.94

3.4 Table 4 has divided the County up into the LDP spatial strategy areas and indicates the geographical distribution of the existing land supply. This follows the strategic approach taken in the revised Deposit LDP whereby a hierarchy of settlements is identified for future development. Urban Areas are identified as Abergele/Pensarn, the Bay of Colwyn, Conwy, Deganwy/Llanrhos, Llandudno, Llandudno Junction, Llanfairfechan, Llanrwst, Mochdre, Penmaenmawr, Penrhyn Bay/Penrhynside and Towyn/Kinmel Bay and most new development will take place within or on the fringes of these settlements. For this reason, Llanrwst is identified separately from the Rural Development Strategy Area in this table.

3.5 Table 4 shows that the majority of employment land left is in the Abergele, Towyn and Kinmel Bay area. The largest sites are at Tir Llwyd in Kinmel Bay and Abergele Business Park. There are currently no commitments in both the west of the County (Llanfairfechan and Penmaenmawr area) and the Rural Development Strategy Area.

3.6 The delivery constraints affecting Tir Llwyd in Kinmel Bay means that the Council is not proposing to allocated any of the land in the LDP. Further information on the delivery constraints is provided in appendix 1 of this background paper.

4. Safeguarding Employment Land

- 4.1 While the LDP proposes a number of employment sites to meet demand over the Plan period, it is acknowledged that existing B1, B2 & B8 office and industrial employment sites require protection from changes in use to alternative, higher land value uses which reduces the scale, range and type of employment sites available in the Plan Area. Policy EMP/4 provides a safeguarding mechanism to ensure that sites are retained for B class uses and only in exceptional circumstances, subject to meeting a list of criteria, would a change to another use be considered. Policy EMP/4 does not relate to new employment sites allocated under policy EMP/2; instead, sites allocated under EMP/2 are protected solely for that use to meet the strategic employment land requirement.
- 4.2 Existing established offices and industrial areas are shown on the Proposals Map as safeguarded areas under this policy. A list of these sites is provided in appendix 2 of this background paper, along with office and industrial improvement areas (policy EMP/5). The review and monitoring of the allocated and designated sites will form part of the Employment Land Monitoring / Employment Land Review (see below).

5. Conclusion

- 5.1 It is important for this land availability information to tie in with the Employment Land Study (Background Paper 14) which assesses current and future need for the LDP. In addition, Background Paper 42 provides jobs to land requirement translation for including sites in the LDP. The figure of 11.57 ha of land committed should be considered along with the identified employment land need over the Plan period.
- 5.2 The study suggests that previously strong B2 demand may increasingly be replaced by B1/B8 demand which requires sufficient flexibility in supply to meet this potential transformation.
- 5.3 Subsequent updates of this study will feed directly into the LDP annual monitoring reports. In addition, the Welsh Government issued a revised draft

of chapter seven PPW 'Supporting the Economy' for consultation in 2011. The proposed para 7.2.1 of PPW states that as part of the process of establishing a local evidence base, planning authorities should undertake, and keep under review, an Employment Land Review which is relevant to prevailing market conditions and the requirements of the Development Plan. Further guidance on the preparation and use of Employment Land Reviews will be provided by a new Technical Advice Note.

6. Glossary

Allocation – Land reserved/safeguarded in a development plan for a specific type of development.

Committed Land – Land being built upon, purchased, reserved for a particular end user, or under offer.

Constraints – Physical and non-physical issues restricting the ability of land to be developed.

Employment Land / Site – Land that typically forms part of an industrial estate or business park, which is occupied by one or more of the following: offices, manufacturing, research and development, storage or distribution.

Extant Planning Permission – Planning permission granted with an expiry date that has not yet passed.

Local Development Plan (LDP) – The required statutory development plan for each local planning authority in Wales under the Planning and Compulsory Purchase Act 2004 that is used to determine planning applications.

Local Planning Authority – the body that is responsible for planning decisions in its area. Conwy County Borough Council is the local planning authority for the **Plan Area**.

Plan Area – The area of Conwy County Borough excluding Snowdonia National Park.

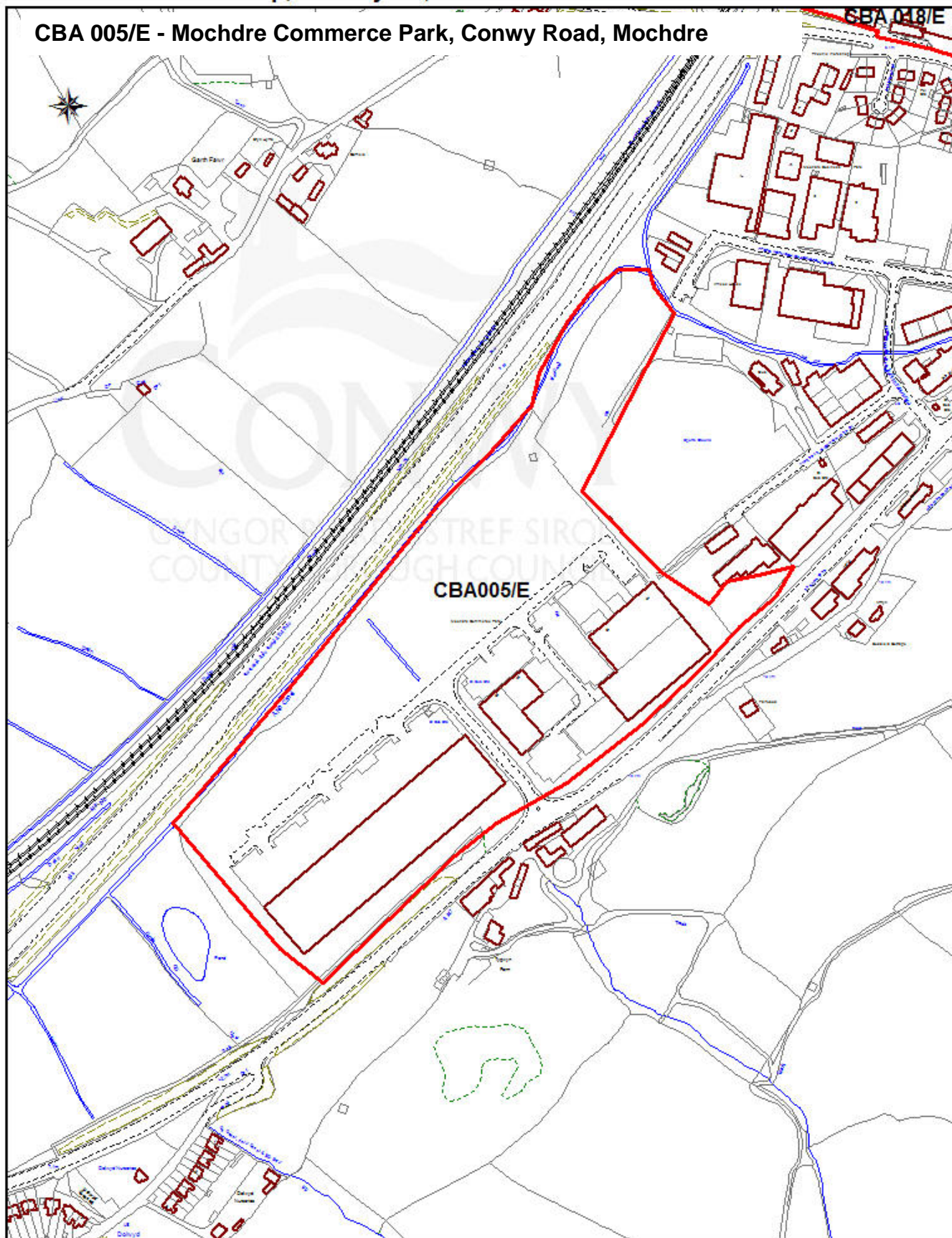
Use Classes Order – Different use classes distinguishes different types of development. Planning permission is usually required for changes of use from one use class to another (from an office to a shop for example). Please see Table 1 for examples of types of B1, B2 and B8 use.

7. Site Plans

Site	Page
Parc Cyflogaeth / Commerce Park, Conway Rd, Mochdre	13
Lynx Express, Penrhyn Avenue, Links Rd, Rhos on Sea	14
Former Dairy, Station Road, Mochdre	15
Llandudno 'on line', Conway Rd, Junction	16
Hotpoint, Narrow Lane, Junction	17
Unit 1 Morfa Conwy Business Park, Conwy	18
Land at Ffordd Maelgwyn, Llandudno Junction	19
Ty Gwyn, Llanrwst	20
Tir Llwyd, Kinmel Bay	21
Abergele Business Park (phase 1)	22
Abergele Business Park (phase 2)	22

CBA 005/E - Council Tip, Conway Rd, Mochdre

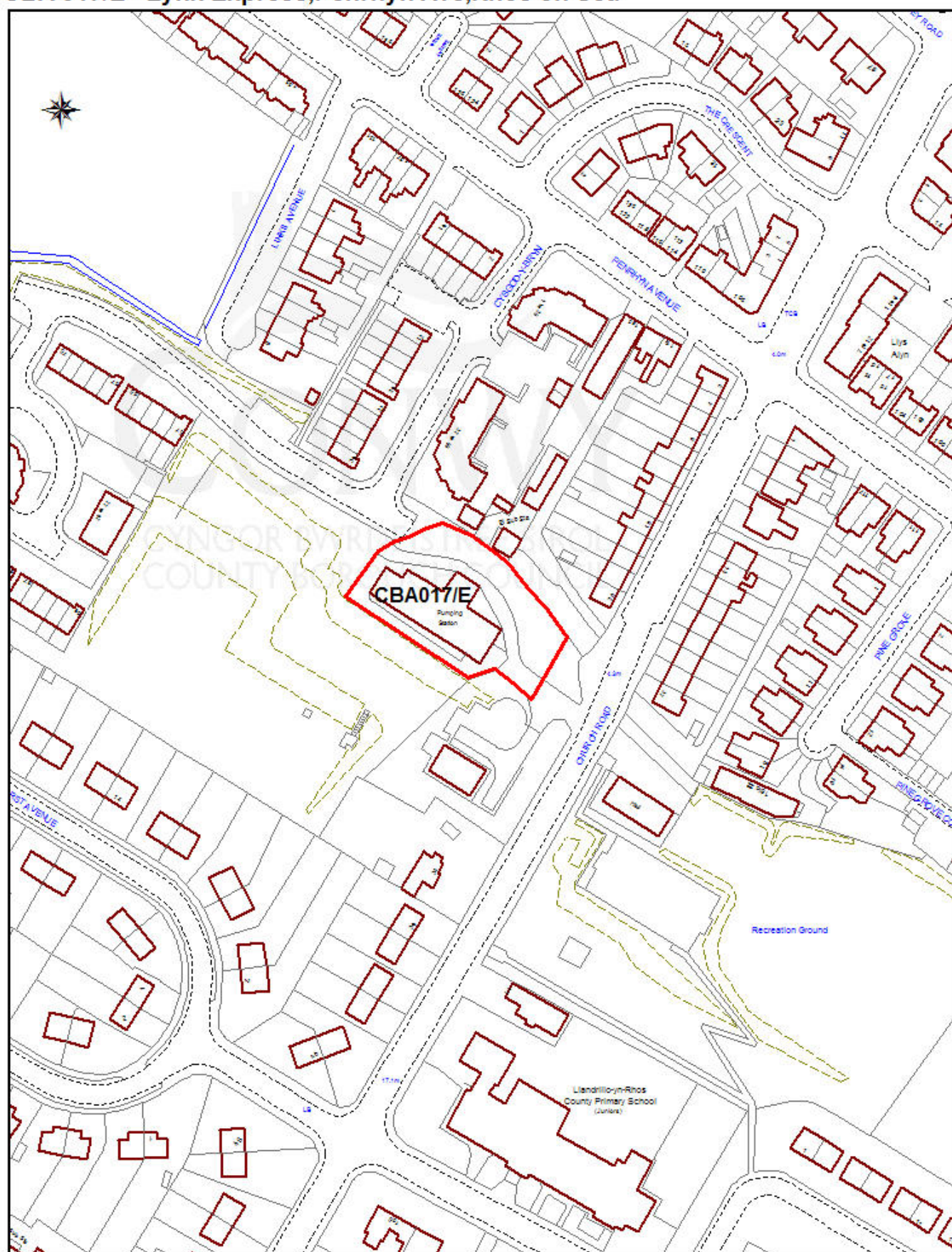
CBA 005/E - Mochdre Commerce Park, Conwy Road, Mochdre



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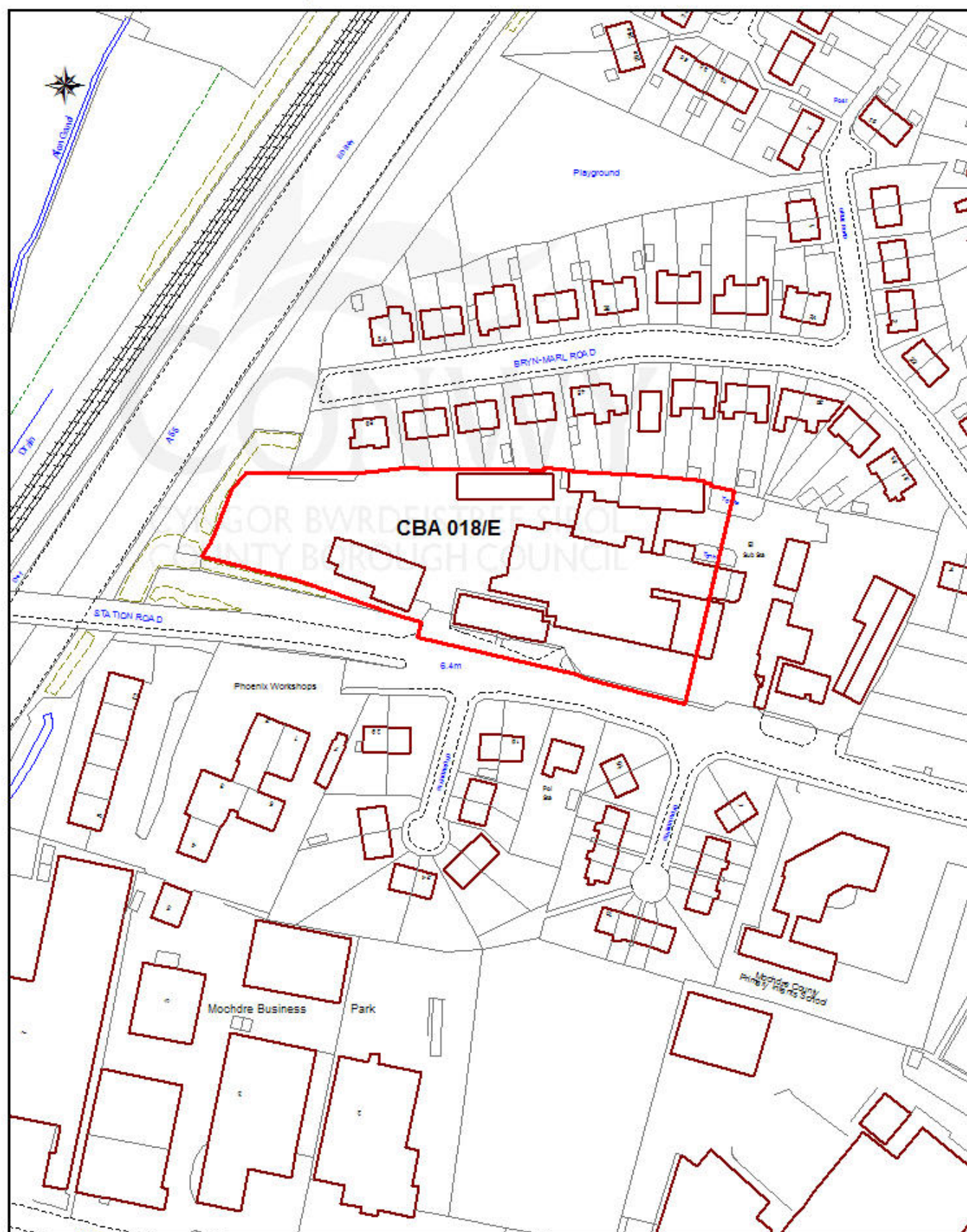
CBA 017/E - Lynx Express, Penrhyn Ave, Rhos on Sea



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CBA 018/E - Former Dairy - Mochdre



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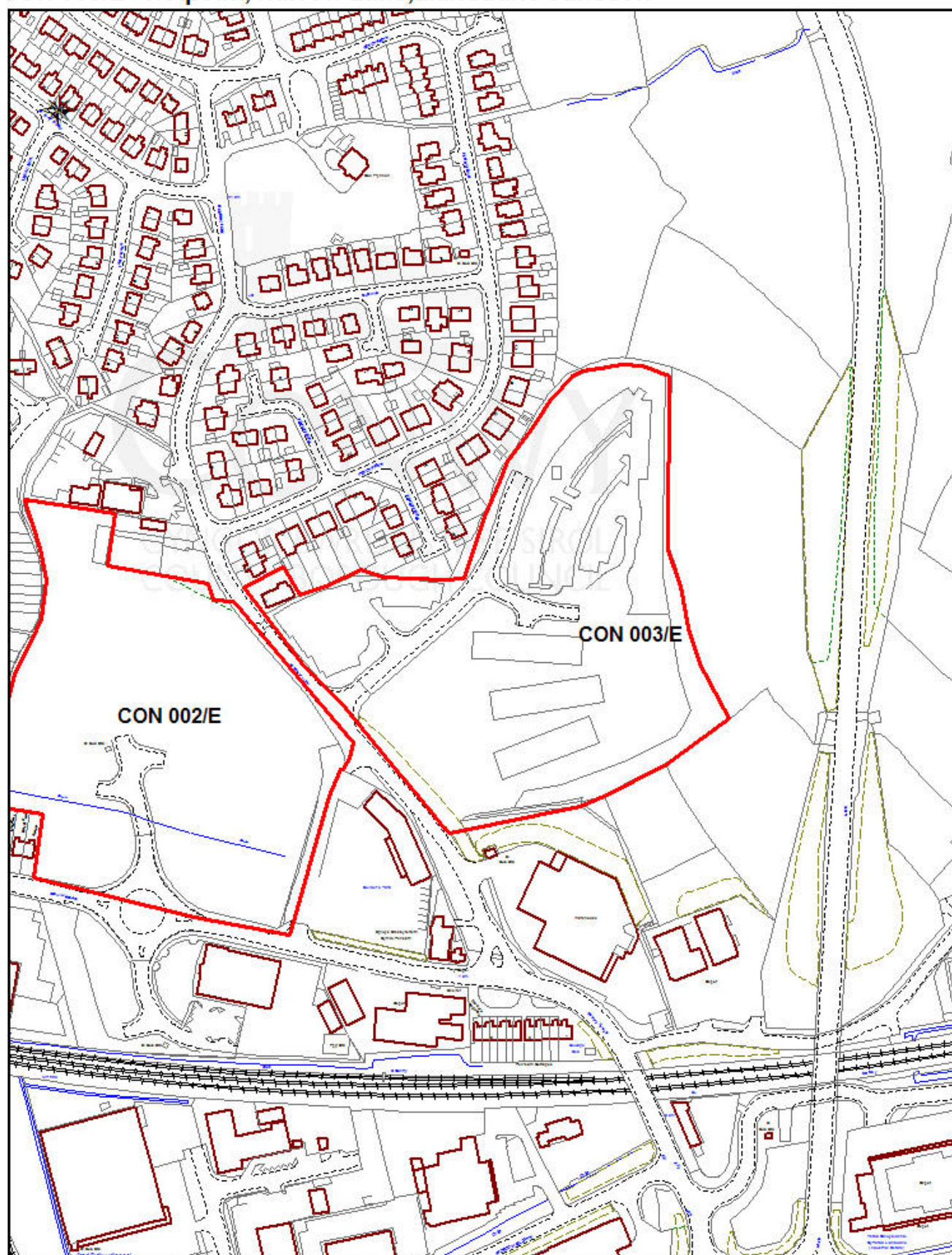
CON 002/E - "On Line", Conway Rd, Llandudno Junction



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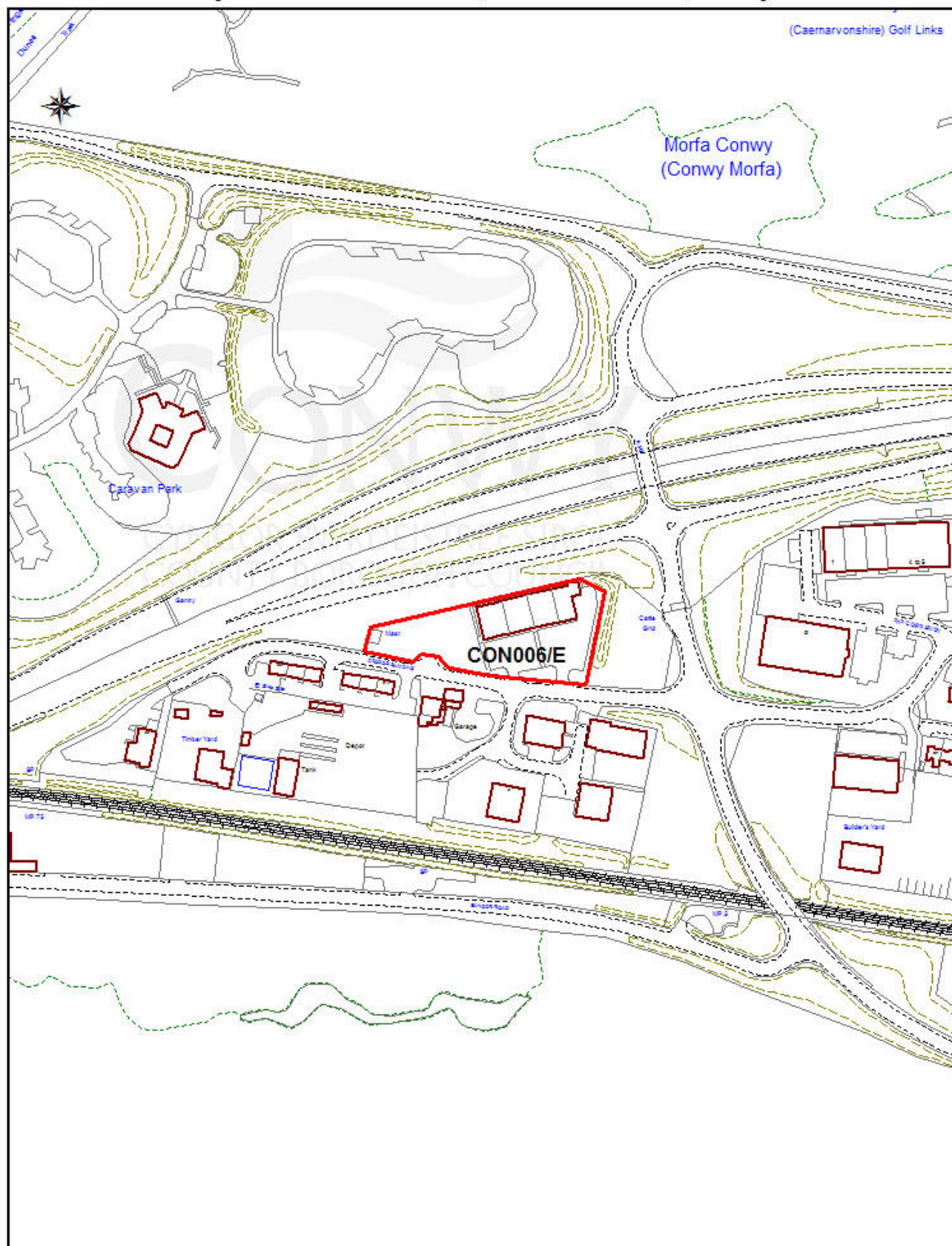
CON 003/E - Hotpoint, Narrow Lane, Llandudno Junction



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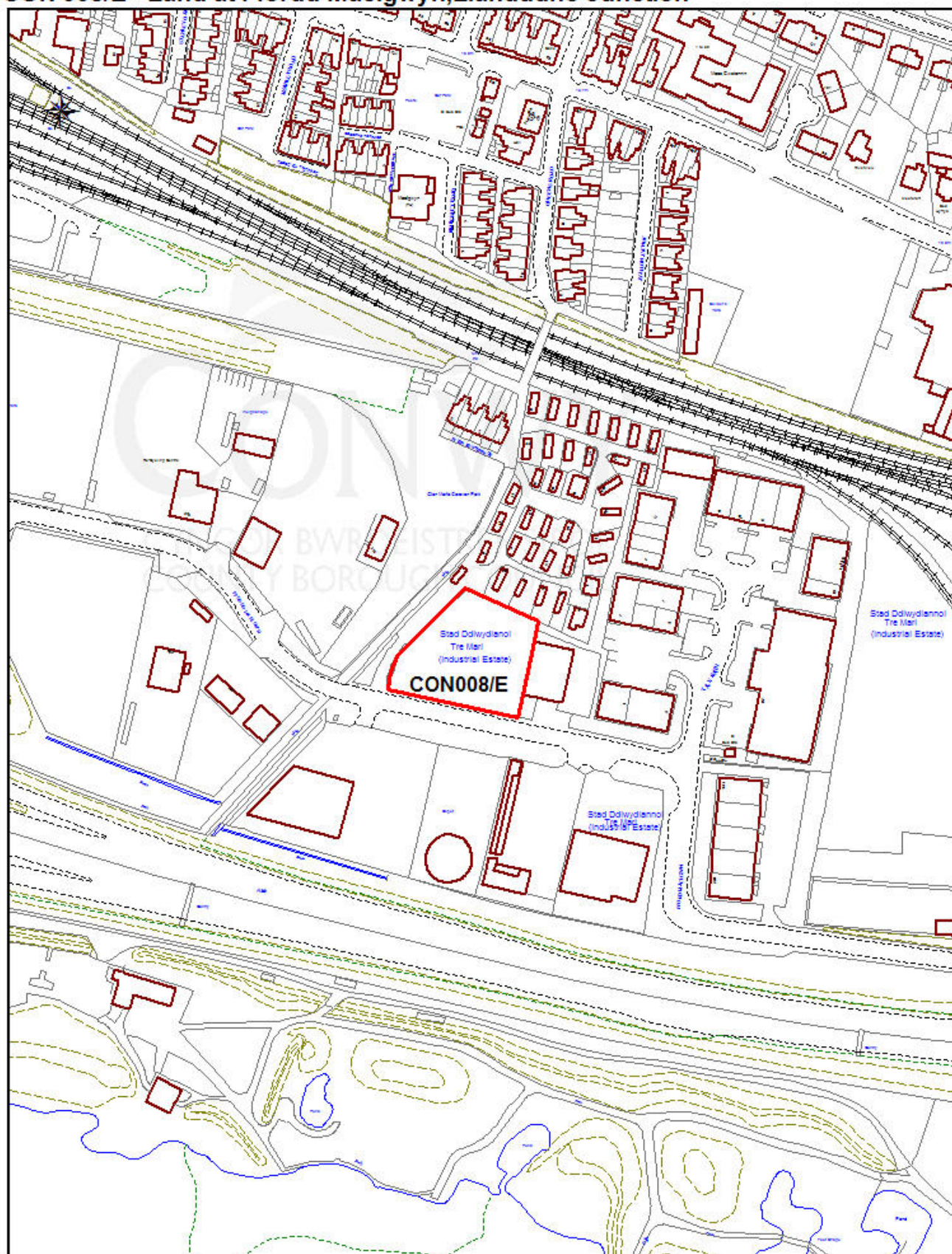
CON 006/E - Conwy Morfa Business Park, Ffordd Sam Pari, Conwy



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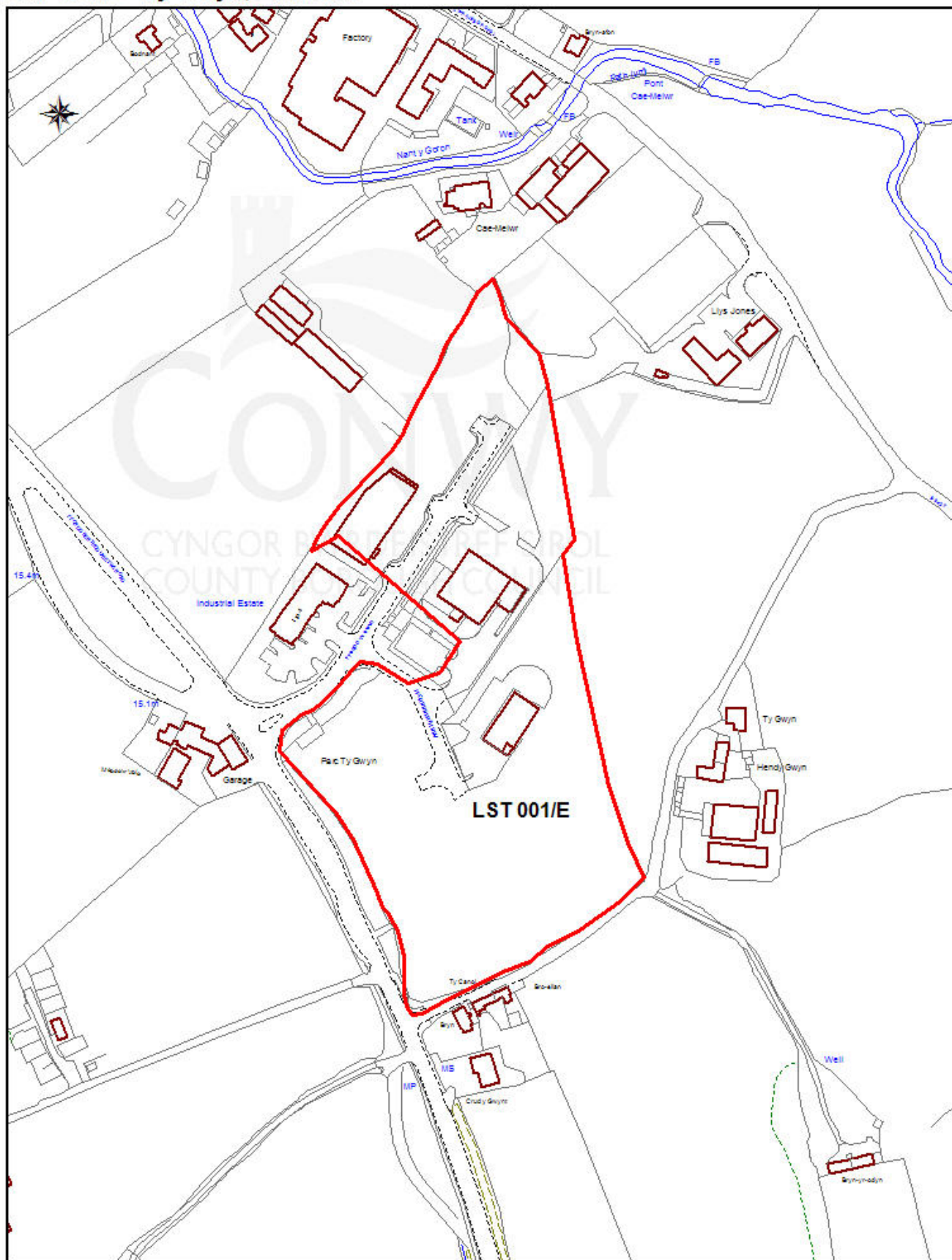
CON 008/E - Land at Ffordd Maelgwyn, Llandudno Junction



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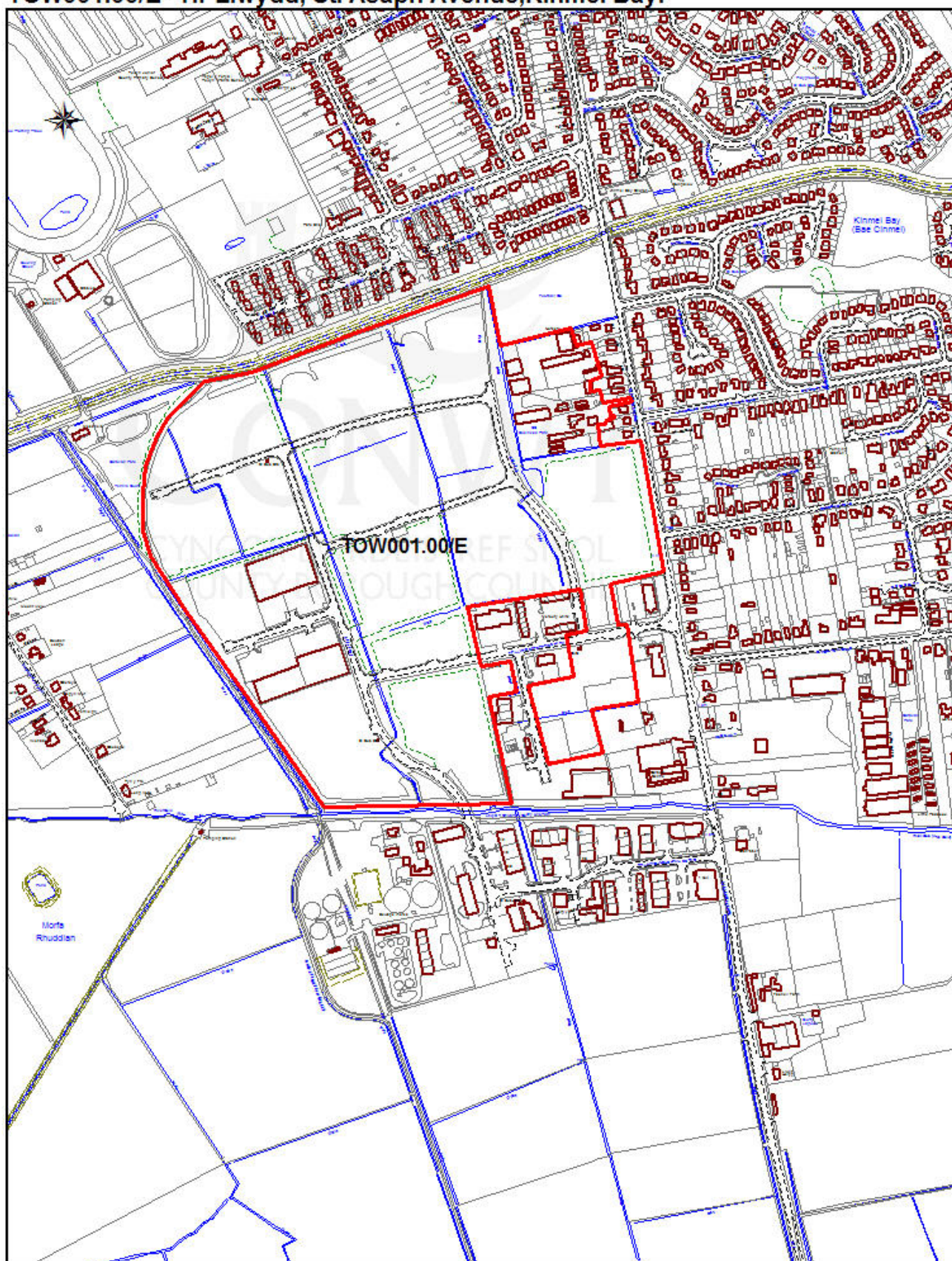
LST 001/E - Ty Gwyn, Llanrwst



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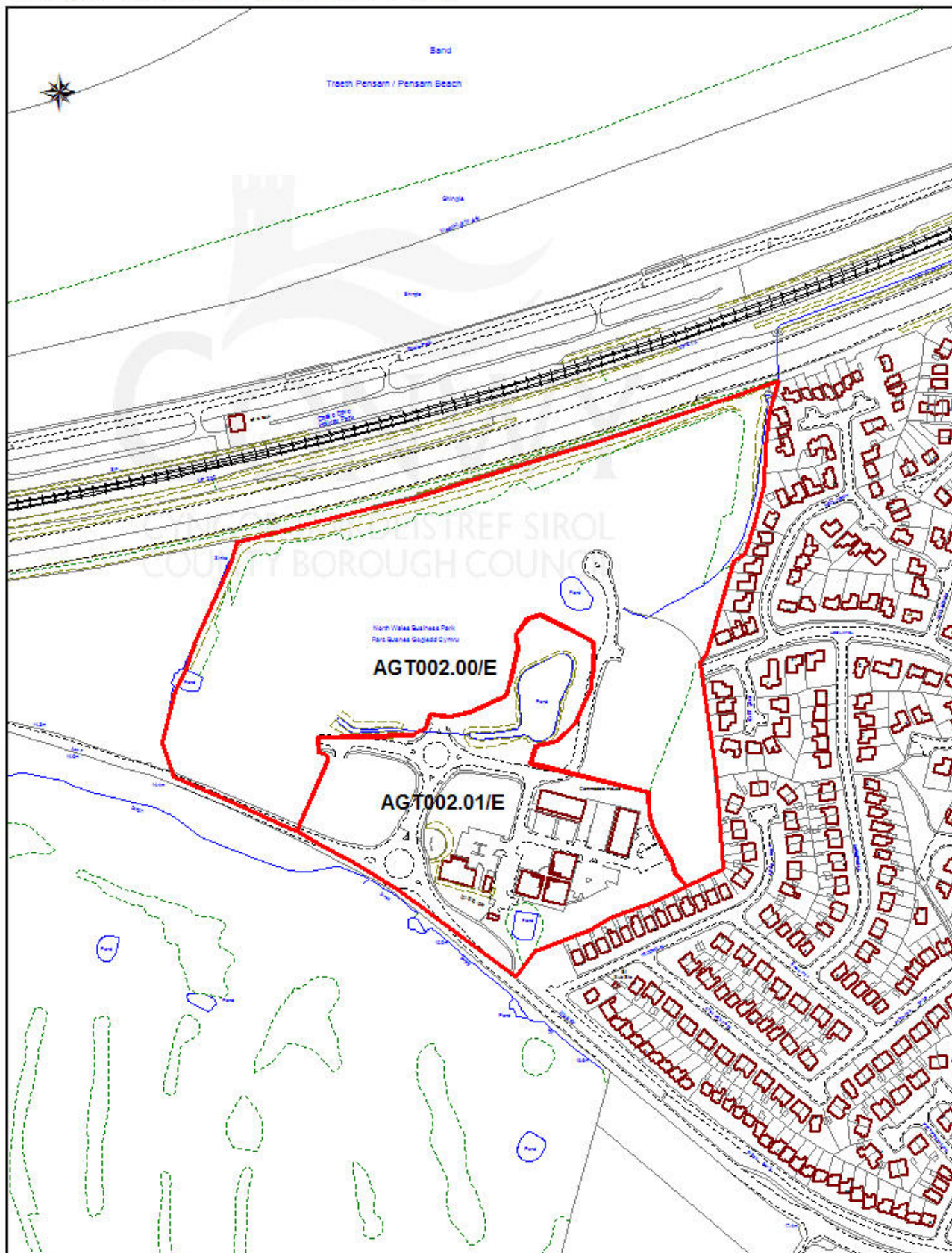
TOW001.00/E- Tir Llwydd, St. Asaph Avenue, Kinmel Bay.



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AGT 002/E- AGT 002.1/E
Abergele Business Park (Phase 1 & 2)



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Appendix 1 - Tir Llwyd Employment Area

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1. Introduction

- 1.1 Background Paper 14 (Employment Land Study) acknowledges that a very high proportion of the County Borough's existing employment land stock (27.9 ha) is associated with the Tir Llwyd site at Kinmel Bay. The existing allocation acknowledges the planning background of the site and the various planning permissions for employment development granted historically on parts of the site. However Background Paper 14 also references issues of deliverability in relation to the land, particularly in the context of flood risk, given the site's location in a defended (C1) flood zone. As a consequence of these issues and their potential impact on delivery, the land at Tir Llwyd is not included as an element of the LDP employment land supply, as detailed in Background Paper 14.
- 1.2 This paper comprises an appendix to Background Paper 13 (Employment Land Monitoring Report) and considers a recent planning permission granted on allocated land at Tir Llwyd Industrial Estate in Kinmel Bay to develop additional employment units, and whether it will impact upon the employment land allocations within the LDP.
- 1.3 As referenced above Planning Permission has recently been granted to construct three blocks of employment units on a site of approx. 0.79 ha at Tir Llwyd Industrial Estate, Kinmel Bay. A total of eight units could be constructed. As currently proposed each unit would contain a workshop area together with ancillary office accommodation over two floors, and storage / servicing compounds at the back. Permission has been granted for the following use classes:
- B1 Offices (other than financial and professional services to the public)
 - Light industry
 - Research and Development
 - B2 General industry
 - B8 Storage or Distribution
- 1.4 The economic strategy policies of the LDP intend to address a number of employment related challenges facing Conwy, by ensuring the delivery of 36 ha of B1, B2 & B8 employment land over the plan period, with a further contingency 3.5

ha of employment land. These figures are inclusive of completed and committed employments sites (excluding the land at Tir Llwyd), and the allocation of 14.6 ha of land for employment purposes in the LDP (up to 18.8 ha including contingency). It is proposed that this land be located as shown in tables 1 and 2.

Table 1. Employment Land Allocations Urban Development Strategy Area.

Urban Settlement	Site Allocation	Employment allocation
Strategic Hub Location - Llandudno Junction	Esgyryn, Llandudno Junction (Mixed use Housing & Employment site)	5.2 hectares of B1 Employment
Strategic Hub Location - Llandudno Junction	North East of former Goods Yard	0.4 hectares of B1 Employment
Conwy	Penmaen Road, Conwy (Mixed use Housing & Employment site)	0.5 hectares of B1 Employment
Llandudno	The former Goods Yard	1.4 hectares of B1 Employment Land
Abergele	Abergele South East (Mixed use Housing & Employment site)	2.0 hectares of B1 Employment
Abergele	Abergele Business Park (Mixed use Housing & Employment site)	2.0 hectares of Employment

Table 2. Employment Land Allocations Rural Development Strategy Area.

Rural Settlement	Site Allocation	Employment allocation
Tier 1 Main Village	Land at Orme View Filling Station, Dwygyfylchi	0.5 hectares of B1/B2/B8 Employment
Tier 2 Main Village	Land at Memorial Hall, Dolgarrog	0.3 hectares of B1/B2 Employment
Tier 2 Main Village	Land at Llansannan	1.0 hectares of B1/B2 Employment
Tier 2 Main Village	Site R44 Llangernyw	0.3 hectares of B1/B2 Employment Land
Tier 2 Main Village	Site R5 off the B1505 Cerrigdrudion (mixed-use housing and employment)	1.0 hectares of B1/B2 Employment

2. Demand for B1 uses

- 2.1 Background Paper 13, Employment Land Monitoring Report suggests that previously strong B2 demand in Conwy may increasingly be replaced by B1/B8 demand which requires sufficient flexibility in supply to meet this potential transformation. Therefore the recent grant of planning permission on 0.79 ha of land for a mix of B1, B2 and B8 uses at Tir Llwyd is not expected to impact significantly upon the demand for B1 uses anticipated through the employment land allocations within the LDP for a number of reasons.
- 2.2 Firstly, the location of Tir Llwyd is unlikely to impact on the demand for employment land allocated within the LDP. Tir Llwyd is located approximately 2.5 Km from the A55. Background Paper 14, Employment Land Study concludes that the future supply of employment land should be located on sites along the A55 corridor as this is a more accessible and attractive location, particularly for B1 businesses. Particular focus is given to the strategic hub of Conwy, Llandudno, Llandudno Junction and Colwyn Bay, reflecting the Wales Spatial Plan priorities and acknowledging the impetus to the area provided by the construction of the Welsh Government Regional Office at Llandudno Junction.
- 2.3 Good transport links are acknowledged as a key attraction to businesses, and it is anticipated that the demand for the allocated LDP sites along the A55 and within the strategic hub is unlikely to be affected by the availability of a site with potential for some B1 development at Tir Llwyd. The Council's existing evidence supports this, indicating a demand for B2 and B8 uses rather than B1, in this location.
- 2.4 If however the site was to be fully developed for B1, B2 or B8 uses (or a combination of these) within the Plan period it would add less than 1.5% (in area) to the LDP employment land supply. Given the site's location very close to the County Borough's border with Denbighshire it is likely that a relatively high proportion of any jobs created could be filled by close commuters from Denbighshire.

3. Deliverability

- 3.1 The Tir Llwyd site in Kinmel Bay lies within the C1 flood zone as defined by the Development Advice Maps accompanying Technical Advice Note (Wales) 15: Development and Flood Risk. As a consequence a number of planning conditions have been placed on the recent permission which may also impact upon the demand for the units from prospective businesses. These conditions include requirements to raise the ground level of the plots and provide finished floor levels some 2.0 metres above existing ground level. These development requirements have both visual and financial implications which may impact upon the deliverability of the units. Prospective businesses may prefer to locate on alternative sites within the County which are not subject to flood constraints and the associated mitigation costs.

4. Conclusions

- 4.1 While the Council acknowledges that the grant of planning permission for B1, B2 and B8 uses on a site of 0.79 ha at Tir Llwyd is a positive step towards its development, the Council does not consider that this impacts on the employment strategy and land supply in the LDP.
- 4.2 As explained the Tir Llwyd site requires flood mitigation which is likely to affect its deliverability and attraction to end users, particularly for B1 use. Further, other allocated employment sites are more attractively located for end users, close to the A55 and strategic hub.
- 4.3 Finally, if the Tir Llwyd site was to be fully developed within the LDP period it would add less than 1.5% (in site area) to the LDP employment land supply which is not considered significant in the context of the overall employment strategy, particularly as, given its location, a number of jobs created on the site could potentially be filled by employees from nearby Denbighshire.

Appendix 2 – List of Safeguarded Employment Sites and Improvement Areas in the LDP (refer to policies EMP/4 and EMP/5)

Employment and Improvement Sites - Conwy		Site	Area	Total Designated
Colwyn Bay	Llys Erias Offices	Employment Site	1.362	1.362
	Bron Y Nant Road	Employment & Improvement Site	1.114	1.114
Mochdre	Glan Y Wern Road	Employment & Improvement Site	3.105	3.105
	Quinton Hazell	Employment Site	4.91	4.91
	Former Dairy Site	Employment Site	0.9971	0.9971
	Mochdre Commerce Park, Conwy Road	Employment Site	21.62	21.62
Llandudno Junction	Sarn Mynach WG Office	Employment Site	3.921	3.921
	Richard Williams	Employment Site	1.041	1.041
	Former Hot Point Factory	Employment Site	8.047	8.047
	Tre Marl (1)	Employment & Improvement Site	4.745	4.745
	Tre Marl (2)	Employment Site	0.4697	0.4697
	Tre Marl (3)	Employment Site	4.161	4.161
	Tre Marl (4)	Employment Site	4.9459	4.9459
	East of Tre Marl (1)	Employment & Improvement Site	1.228	1.228
	East of Tre Marl (2)	Employment Site	1.09	1.09
	Glan Y Mor Road (Arriva/NWWN)	Improvement Site	4.134	
Glan Conwy	Cae Ffwrt Business Park	Employment Site	1.373	1.373
Llandudno	Builders Street	Employment & Improvement Site	11.38	11.38
	Arch Motors	Improvement Site	1.262	
Conwy	Billingtons	Improvement Site	0.2208	
	Former Fisheries Research Site	Employment & Improvement Site	0.7402	0.7402
	Morfa Business Park	Employment Site	15.39	15.39
Kinmel Bay	Tir Llwyd Business Park	Employment Site	34.85	34.85
	Cadar Avenue	Employment & Improvement Site	1.882	1.882
Abergele	Threeways Garage	Employment Site	2.061	2.061
	Peel Street	Employment & Improvement Site	1.116	1.116
	Abergele Business Park	Employment Site	10.26	10.26
Pensarn	Pensarn Trading Estate	Employment & Improvement Site	4.776	4.776
Llanrwst	North Station Yard	Improvement Site	1.299	
	Station Yard	Employment & Improvement Site	0.2401	0.2401
	Ty Gwyn	Employment Site	6.683	6.683
Llanfairfechan	Llanfairfechan Industrial Estate	Employment Site	1.046	1.046
			161.4698	154.554