

Conwy Local Development Plan 2007 – 2022



Employment Land Prospectus

October 2017

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If you would like an extract or summary of this document on cassette, in large type, in Braille or any other format, please call the Strategic Planning Policy Service on (01492) 575461.

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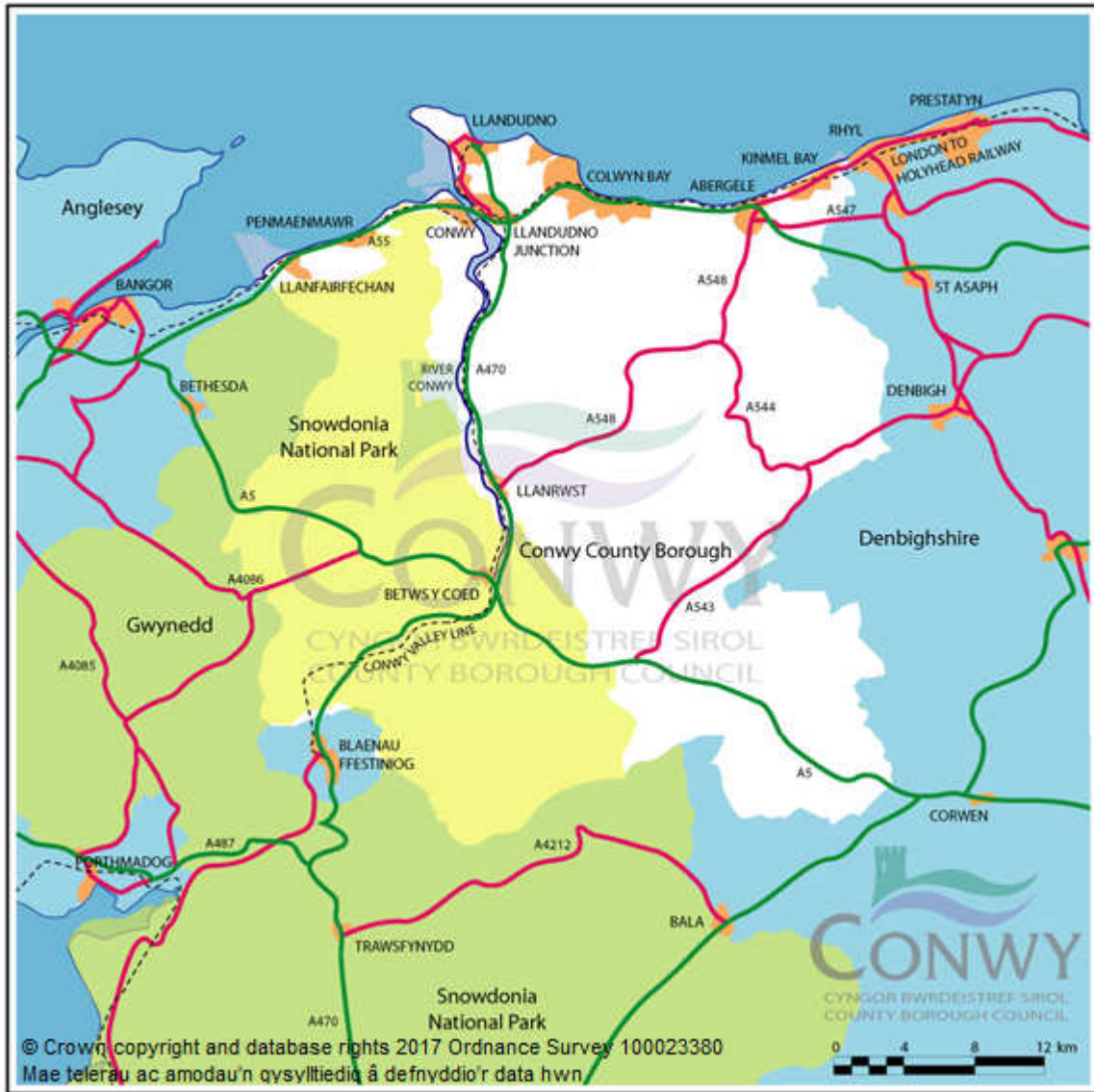
Introduction

Conwy County Borough is centrally located on the North Wales Coast, with excellent rail and road transport links to North Wales and beyond, with the A55, A470 and A5 trunk roads and the London-Holyhead railway line (see Map 1).

Developments in the North Wales region including the proposed Wylfa Newydd power station and the recently opened pioneering Surf Snowdonia development demonstrate renewed investment, with further business opportunities available. The Council are supportive of economic development and provide a process for identifying land for the purpose; for further information see the Employment Land Protocol (a summary flow chart is included at the end of this document).

The Conwy LDP was adopted in October 2013 and includes a number of opportunities for employment development, across the County. This includes existing and newly allocated employment sites, all of which are outlined in this document.

For further information, contact the Strategic Planning Policy Service see Appendix 2 or visit www.conwy.gov.uk/ldp



Map 1 - The spatial relationship between some key settlements in Conwy and those in the adjoining areas of North Wales. The LDP Plan Area is shown in white, with Snowdonia National Park in yellow.

CCBC Employment Sites Prospectus

Area	Settlement	Site	Designation	Size (ha)
East	Abergele	1.a) Abergele Business Park	Allocated Site	2.0
		1.b) Abergele Business Park	Safeguarded Employment Site	10.3
		2.a) Abergele south east	Allocated Site	2.0
		2.b) Abergele south east	Contingency Site	3.7
		3) Peel Street	Employment & Improvement Site	1.1
		4) Threeways Garage	Safeguarded Employment Site	2.1
	Pensarn	5) Pensarn Trading Estate	Employment & Improvement Site	4.8
	Kinmel Bay	6) Cader Avenue	Employment & Improvement Site	1.9
7) Tir Llwyd Business Park		Safeguarded Employment Site	34.9	
Colwyn	Colwyn Bay	8) Llys Eirias Offices	Safeguarded Employment Site	1.4
	Mochdre	9) Bron Y Nant Road	Employment & Improvement Site	1.1
		10) Glan Y Wern Road	Employment & Improvement Site	3.1
		11) Quinton Hazell	Safeguarded Employment Site	4.9
		12) Former Dairy Site	Safeguarded Employment Site	1.0
		13) Mochdre Commerce Park, Conwy Road	Safeguarded Employment Site	21.6
Creuddyn	Conwy	14) Penmaen Road, Conwy	Allocated Site	0.5
		15) Former Fisheries Research Site	Employment & Improvement Site	0.7
		16) Morfa Business Park	Safeguarded Employment Site	15.4
	Llandudno	17) Former goods yard	Allocated Site	1.4
		18) Builder Street	Employment & Improvement Site	11.4
		19) Arch Motors	Improvement Site	1.3
	Llandudno Junction	20) Esgyryn	Allocated Site	5.2
		21) North East of former goods yard	Allocated Site	0.4
		22) Glan Y Mor Road (Arriva/NWWN)	Improvement Site	4.1
		23) Sarn Mynach WG Office	Safeguarded Employment Site	3.9
		24) Richard Williams	Safeguarded Employment Site	1.0
		25) Former Hot Point Factory	Safeguarded Employment Site	8.0
		26.a) Tre Marl (1)	Employment & Improvement Site	4.7
		26.b) Tre Marl (2)	Safeguarded Employment Site	0.5
		26.c) Tre Marl (3)	Safeguarded Employment Site	4.2
26.d) Tre Marl (4)		Safeguarded Employment Site	4.9	
27.a) East of Tre Marl (1)	Employment & Improvement Site	1.2		

CCBC Employment Sites Prospectus

Area	Settlement	Site	Designation	Size (ha)
		27.b) East of Tre Marl (2)	Safeguarded Employment Site	1.1
West	Llanfairfechan	28) Llanfairfechan Industrial Estate	Safeguarded Employment Site	1.0
	Dwygyfylchi	29.a) Land at Orme View Filling Station	Allocated Site	0.5
		29.b) Land at Orme View Filling Station	Contingency Site	0.5
Llanrwst	Llanrwst	30) Station Yard	Employment & Improvement Site	0.2
		31) North Station Yard	Improvement Site	1.3
		32) Ty Gwyn	Safeguarded Employment Site	6.7
Rural	Cerrigydrudion	33) Site R5 off the B5105	Allocated Site	1.0
	Dolgarrog	34) Land at Memorial Hall	Allocated Site	0.3
	Glan Conwy	35) Cae Ffwf Business Park	Safeguarded Employment Site	1.4
	Llangernyw	36) Site R44 Llangernyw	Allocated Site	0.3
	Llansannan	37) Land at Llansannan	Allocated Site	1.0

Key to colour codes:

Allocated Site
Safeguarded Employment Site
Contingency Site
Employment & Improvement Site
Improvement Site

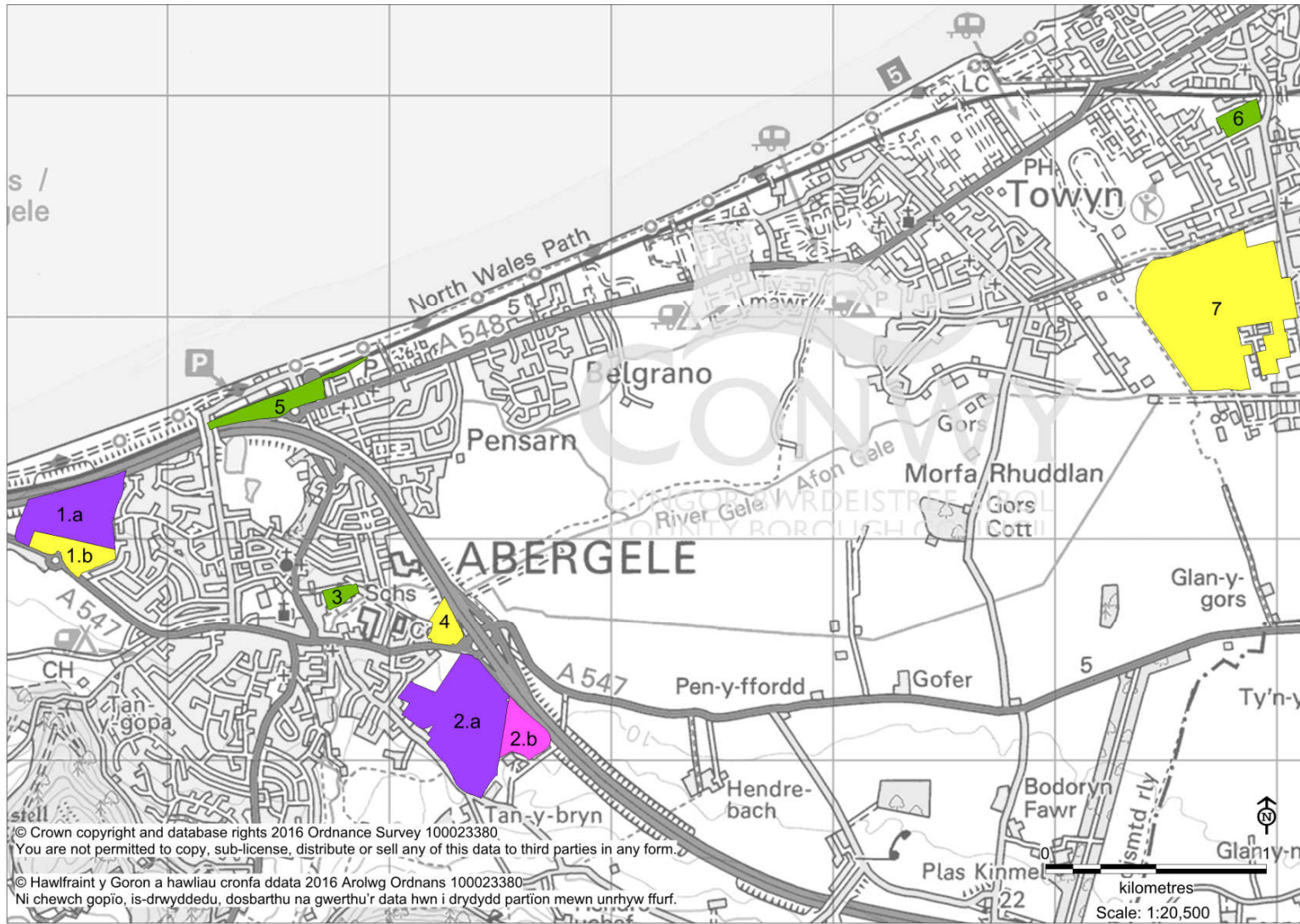
East

The eastern part of the county includes the towns of Abergele/Pensarn, Towyn and Kinmel Bay.

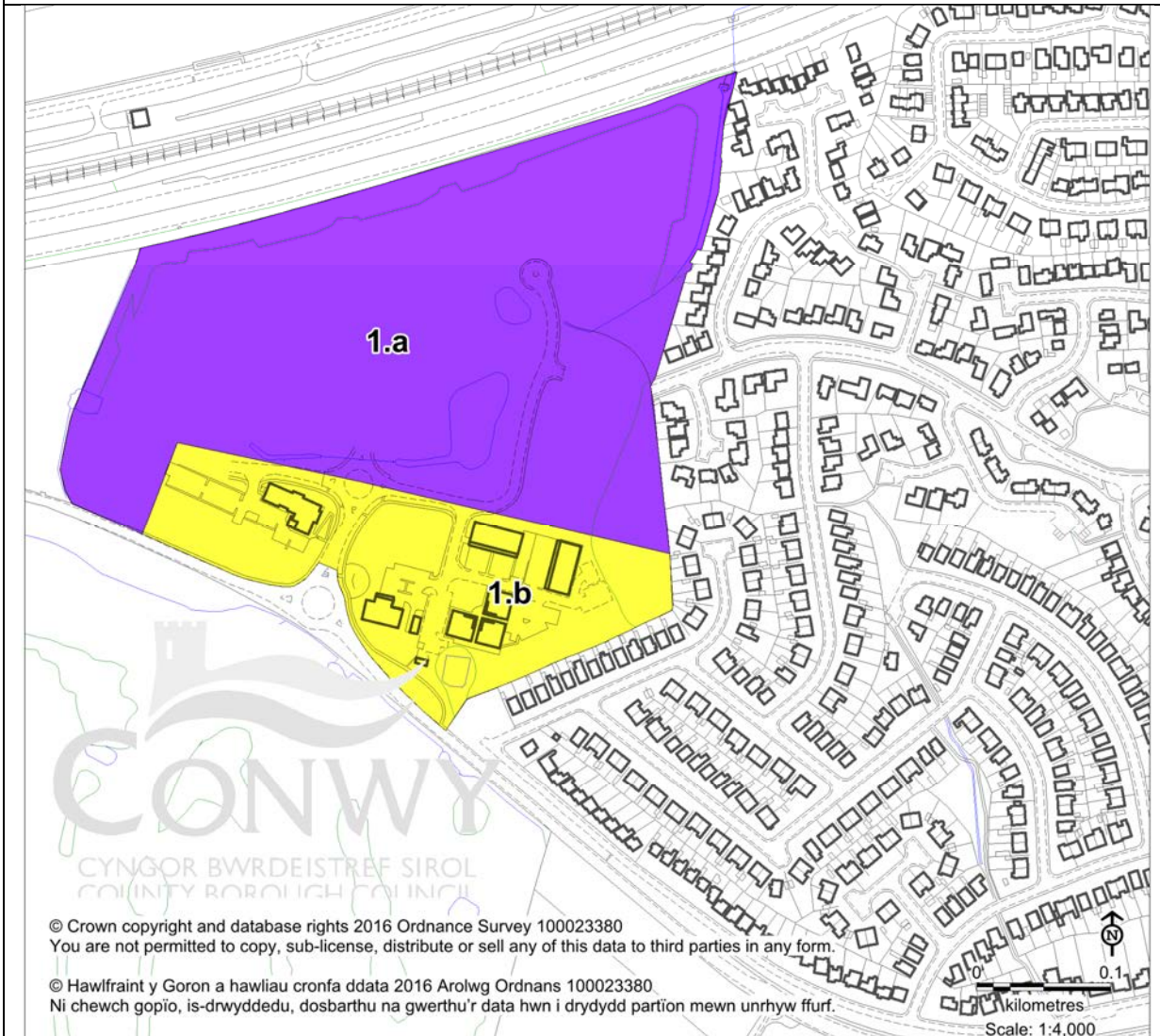
Abergele, Towyn & Kinmel Bay are key areas that serve the essential service needs of the surrounding catchment. Abergele will be the key growth area in the East to meet development needs, predominantly as a result of high flood risk constraints in neighbouring settlements. Being located along a strong strategic road corridor and supported by existing facilities and services Abergele has the land availability and environmental capacity to deliver the majority of the housing and employment development in the area to meet the needs of the community and enhance the role of the area overall. An Abergele Place Plan will form the delivery vehicle to bring all the development opportunities together holistically, providing the means to ensure that the implications of new development impact positively on the wider areas as a whole.

As with most coastal towns in Conwy, this part of the county benefits from excellent links to the transport network with the A55 trunk road and the main Chester-Holyhead railway line being easily accessible, particularly from the Abergele/Pensarn area.

Eastern area map



1) Abergele Business Park



Location: Off Llanddulas Road, Abergele

<http://bit.ly/1lrG0Fs>

Site Area: 2.0 hectares

Designation: Allocated for B1 employment use, Safeguarded Employment Site

Key Features: Prestigious business park location. Partially developed site with main access road constructed. Excellent access from A55 via A547.

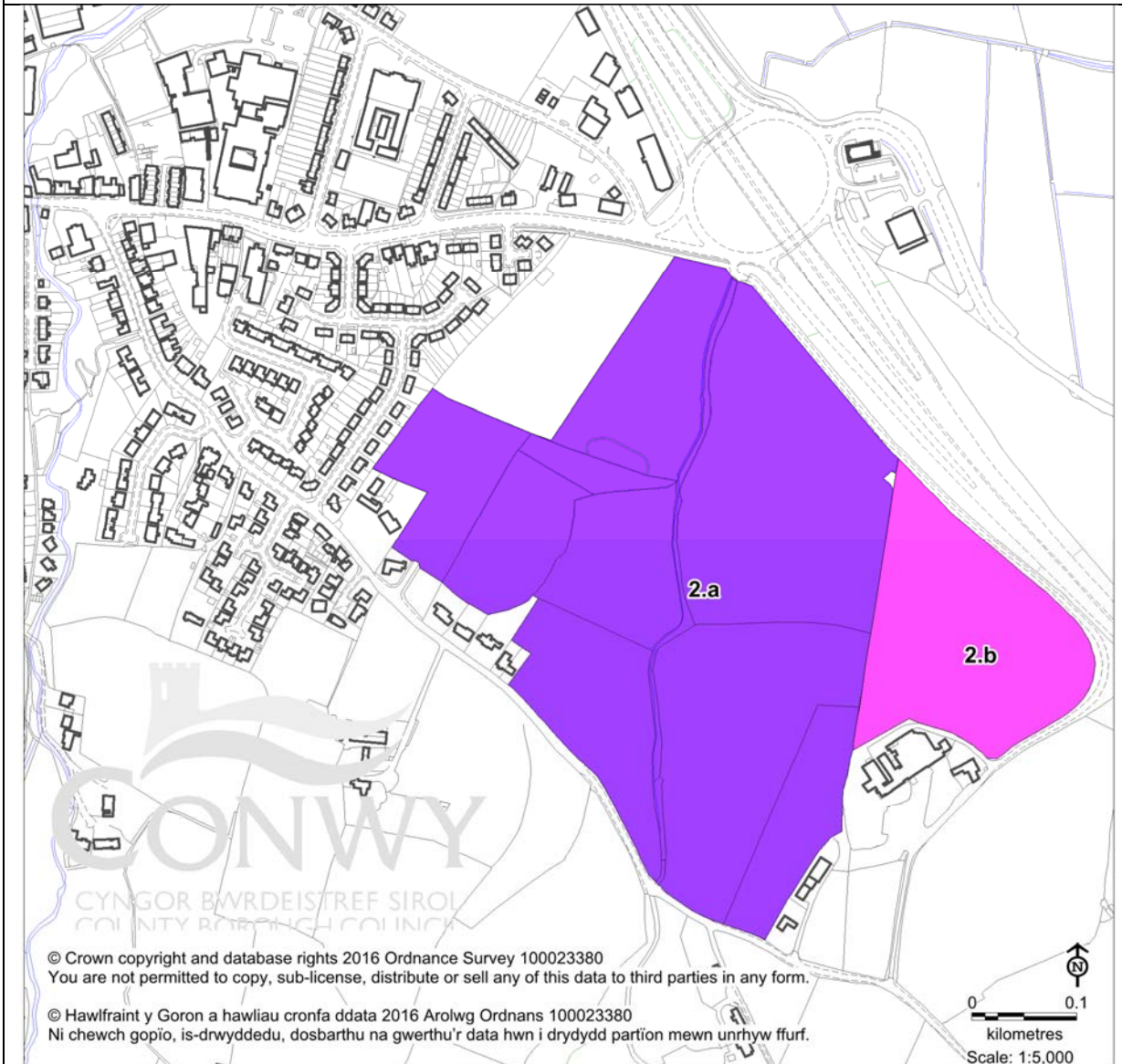
Broadband speed*

Standard broadband: Up to **17Mb** (estimated speed: 6Mb)

Fibre optic broadband: Up to **76Mb**

Site Details: Abergele has been identified as a strategic growth area, with excellent accessibility to the A55 Junction 24 and 23A. North Wales Business Park is a well-established development, built to a high design standard, in a prestigious location in view of the listed Gwrych Castle. A number of plots remain available for commercial development, with the remainder of the site allocated for residential development. On the no 12 bus route (Llandudno to Rhyl service) with designated bus stop at the entrance of the site.

2) Abergele South East



Location: Off Rhuddlan Road, Abergele

<http://bit.ly/1QHvfe6>

Site Area: 2.0 hectares (allocated) with a further 3.7 hectares of contingency land (with a mixed use site comprising housing, open space and employment).

Designation: Allocated for B1 employment use

Key Features: Greenfield (undeveloped) site, potential for excellent access to A55.

Broadband Speed*

Standard broadband: Up to **17Mb** (estimated speed: 8Mb)

Fibre optic broadband: Up to **76Mb**

Site Details: Abergele has been identified as a strategic growth area, with excellent accessibility to the A55 Junction 24 and 23A. The mixed use development to the south east of Abergele will include residential development, employment land and open space, accessed via a new link road from J24. The employment land allocated in the LDP includes an additional 3.7 hectares of contingency development (shown hatched) which can be brought forward subject to demand.

*data obtained via Uswitch broadband postcode checker (www.uswitch.com/broadband/postcode_checker/)

3) Peel Street, Abergele



Location: Off Peel Street, Abergele LL22 7HY

<http://bit.ly/1QHvfe6>

Site Area: 1.1ha

Designation: Safeguarded Employment and Improvement Site

Key Features: Brownfield site that is already developed with large and medium sized industrial type units.

Broadband speed*

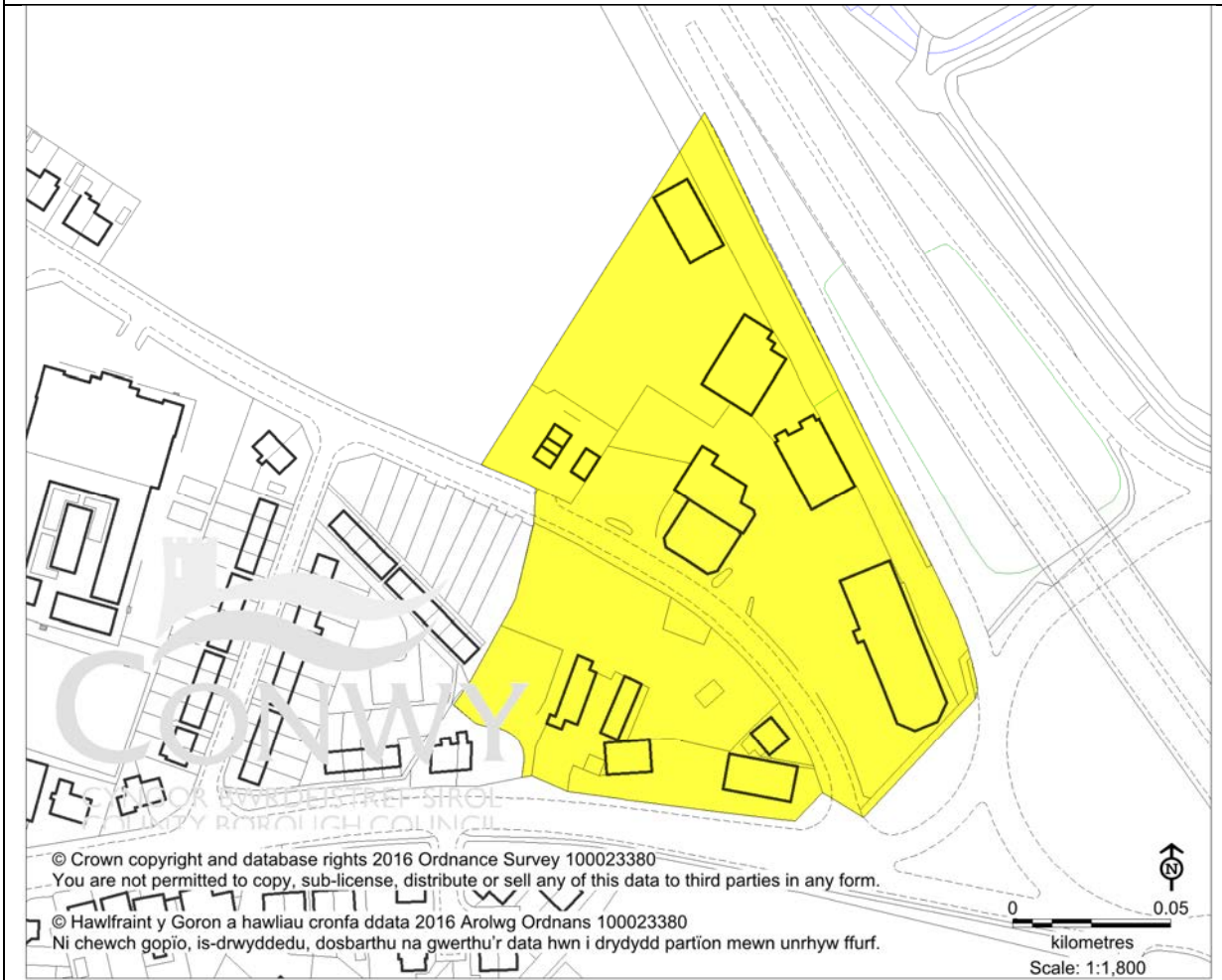
Standard broadband: Up to **17Mb** (estimated speed: 17Mb)

Fibre optic broadband: Up to **76Mb**

Site Details: Site comprises of large B1 /B2 type units in a mixed residential / commercial area.

*data obtained via Uswitch broadband postcode checker (www.uswitch.com/broadband/postcode_checker/)

4) Threeways Garage, Abergele



Location: Off Faenol Avenue, Abergele LL22 7HT

<http://bit.ly/1QHvfe6>

Site Area: 2.1 hectares

Designation: Safeguarded Employment Site

Key Features: Brownfield site that is already developed with large B1/B2 type units.

Broadband speed*

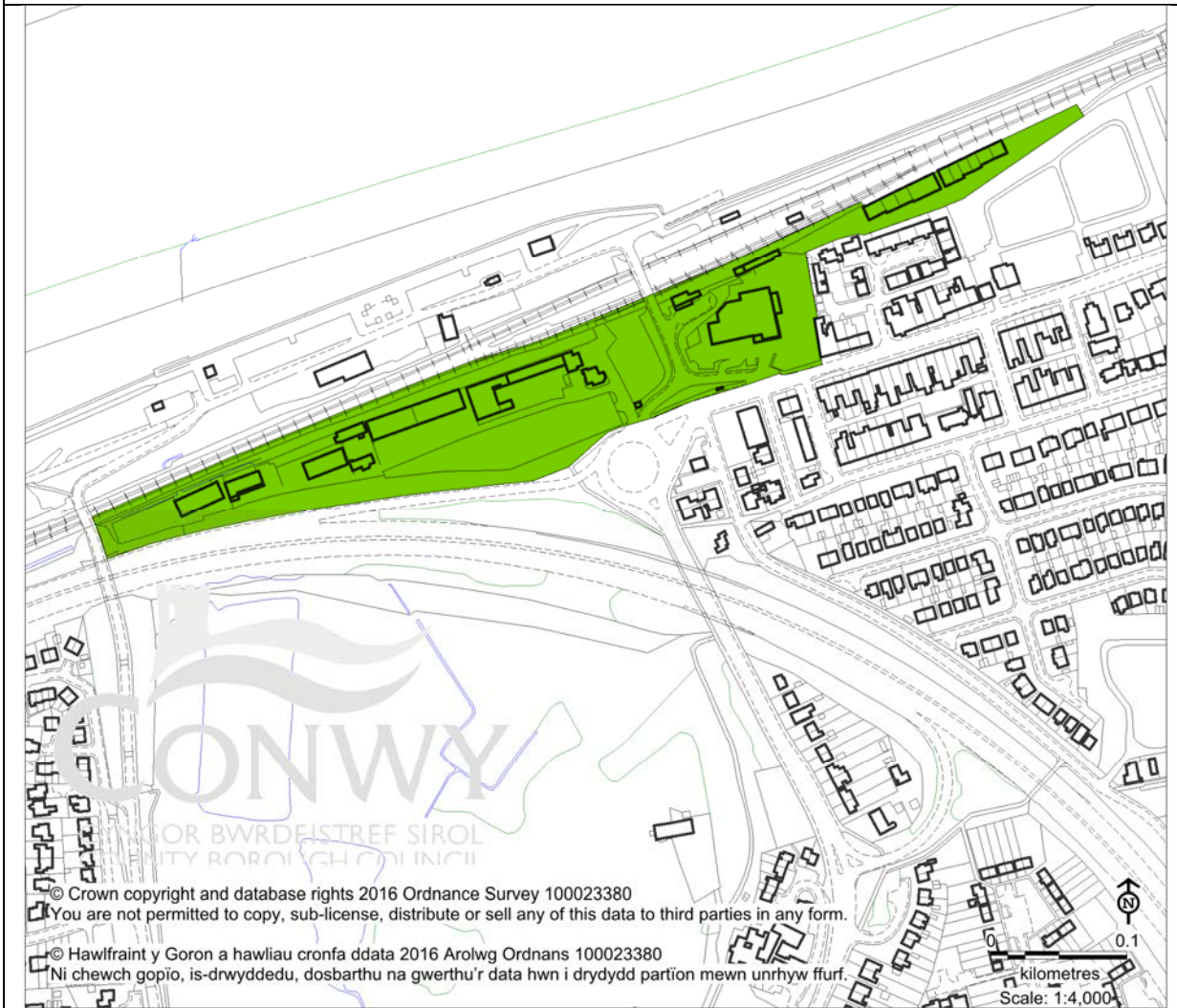
Standard broadband: Up to **17Mb** (estimated speed: 17Mb)

Fibre optic broadband: Up to **76Mb**

Site Details: Site comprises of large B1 /B2 type units in a mixed residential / commercial area, (currently used as car / motorhome showrooms, petrol filling station & car wash.)

*data obtained via Uswitch broadband postcode checker (www.uswitch.com/broadband/postcode_checker/)

5) Pensarn Trading Estate



Location: Off Marine Road, Pensarn LL22 7SF

<http://bit.ly/1QHvfe6>

Site Area: 4.78 hectares

Designation: Safeguarded Employment and Improvement site

Key Features: site comprising of larger units suitable for B2, with some smaller B1/B2 units
Broadband Speed*

Standard broadband: Up to **17Mb** (estimated speed: 8Mb)

Fibre optic broadband: Up to **76Mb**

Site Details: Brownfield site comprising of large B1 /B2 type units and some smaller units towards the east end of the site. Some of the smaller units are currently vacant.

*data obtained via Uswitch broadband postcode checker (www.uswitch.com/broadband/postcode_checker/)

6) Cader Avenue, Kinmel Bay



Location: Off Cader Avenue, Kinmel Bay LL18 5HY

<http://bit.ly/1QHvfe6>

Site Area: 1.88 Hectares

Designation: Safeguarded Employment and Improvement Site

Key Features:

Broadband Speed*

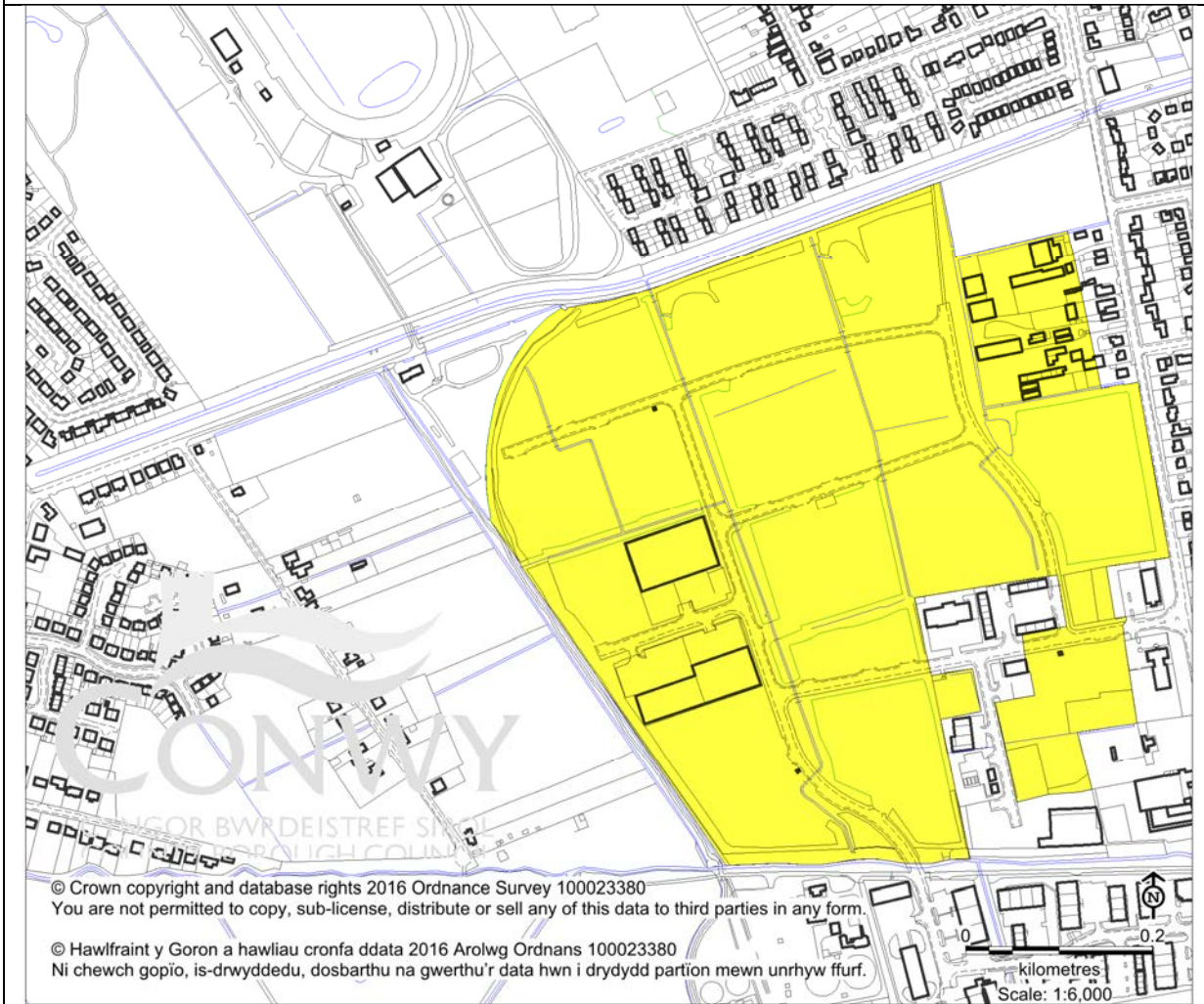
Standard broadband: Up to **17Mb** (estimated speed: 5Mb)

Fibre optic broadband: Up to **76Mb**

Site Details: Large industrial building in a mainly residential area. Access via St Asaph Avenue.

*data obtained via Uswitch broadband postcode checker (www.uswitch.com/broadband/postcode_checker/)

7) Tir Llwyd Business Park, Kinmel Bay



Location: Off St. Asaph Avenue LL18 5JA

<http://bit.ly/1QHvfe6>

Site Area: 34.85 Hectares

Designation: Safeguarded Employment Site

Key Features: Partly developed site. Space available: 11.3 ha currently configured as 14 individual plots ranging from 1 – 4 acres. The infrastructure is complete and ready for immediate development.

Broadband speed*

Standard broadband: Up to **17Mb** (estimated speed: 3Mb)

Fibre optic broadband: Up to **76Mb**

Site Details: The site has benefited from significant investment for infrastructure and represents a strategically important development site for the regeneration of the Kinmel Bay area and substantially supports the provision of B1, B2 and B8 provision in Conwy and the A55 corridor.

*data obtained via Uswitch broadband postcode checker (www.uswitch.com/broadband/postcode_checker/)

Bay of Colwyn

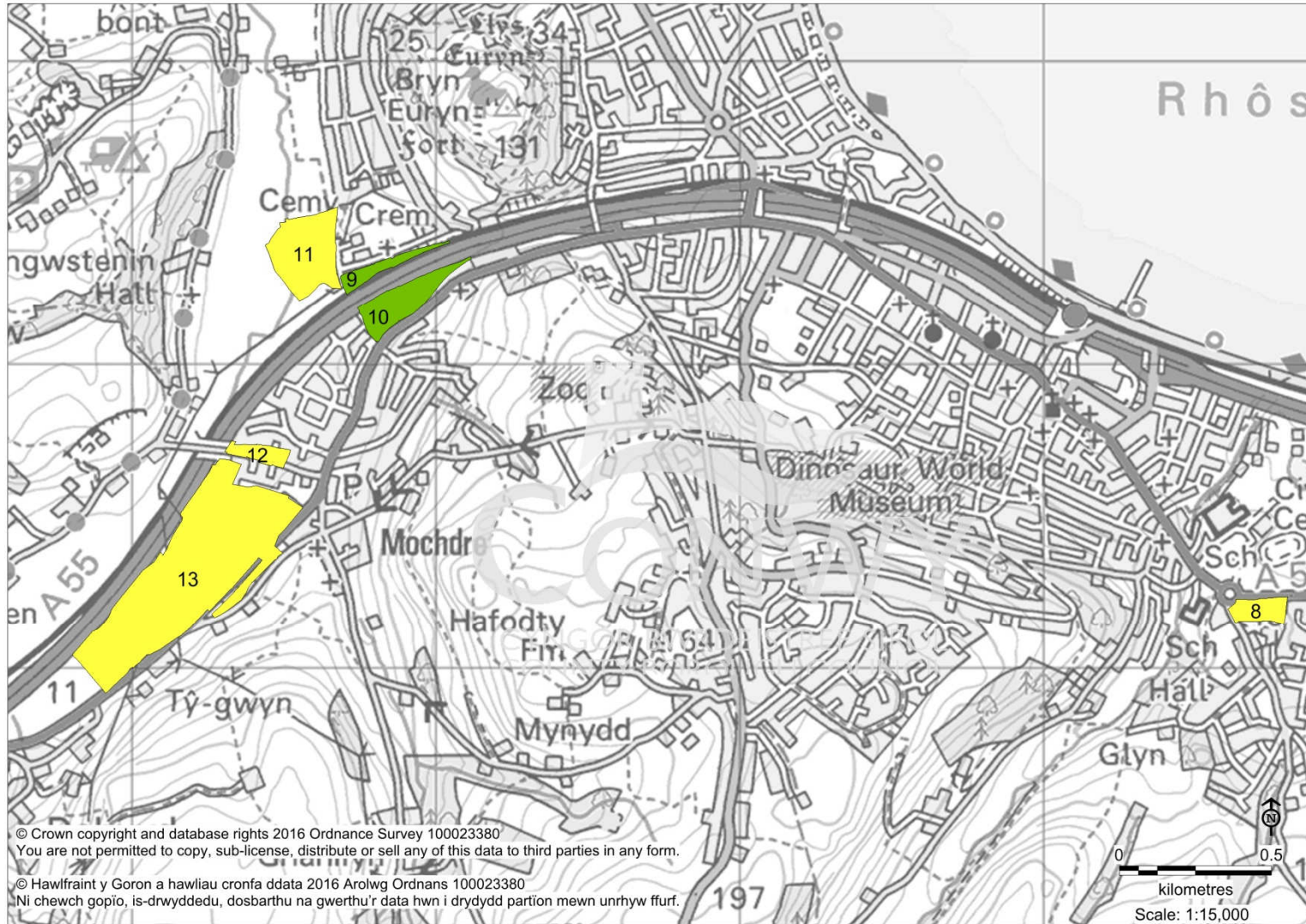
The central part of the county includes the towns of Colwyn Bay and Mochdre.

Colwyn Bay serves the retail, residential and economic needs of the surrounding catchment and is situated along a strong strategic rail and road corridor.

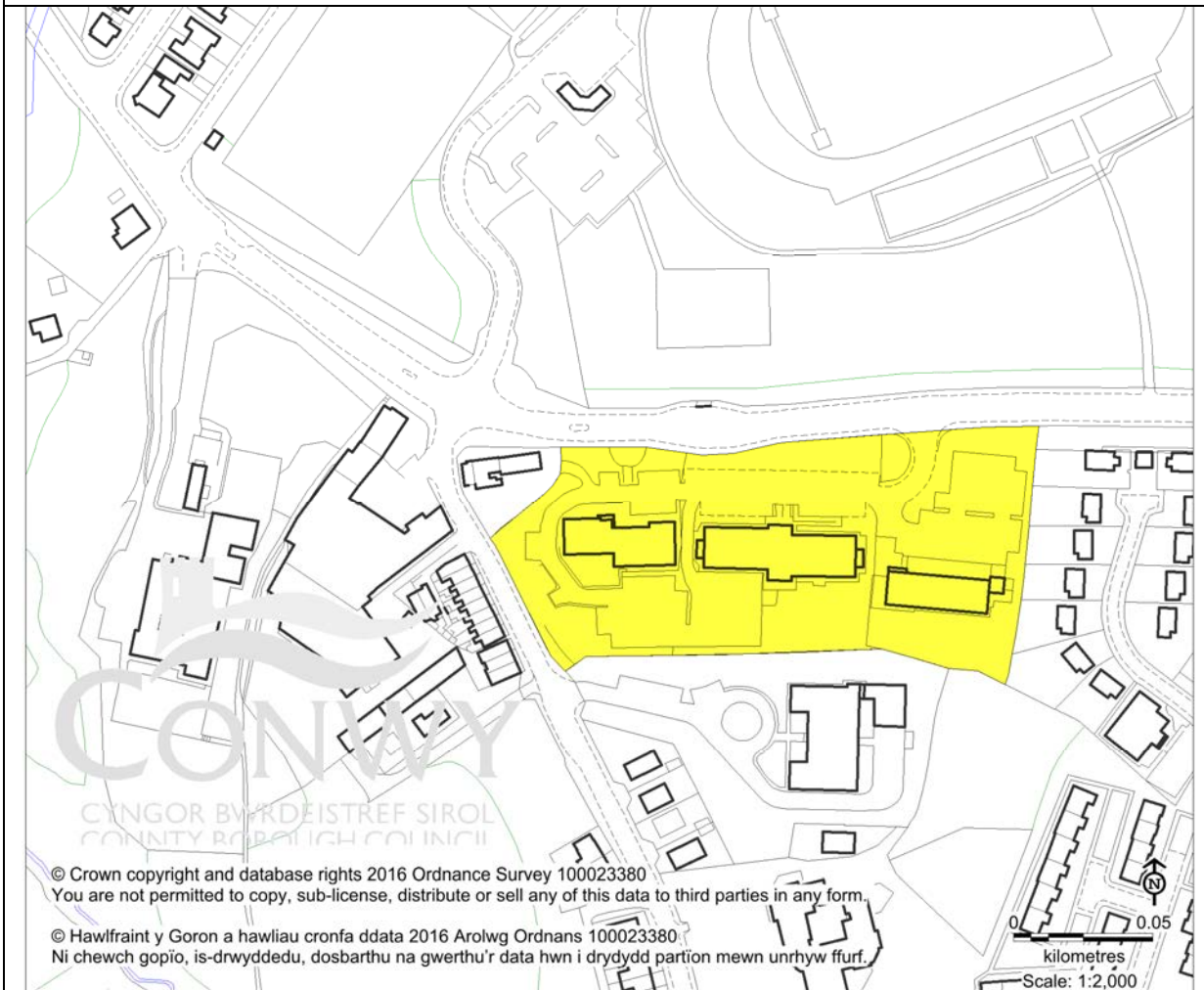
The town of Colwyn Bay will realise its full potential through the implementation of the Colwyn Bay Masterplan. Through this regeneration initiative, the Colwyn Bay Masterplan will contribute to physical regeneration through improved housing stock, the control of Houses in Multiple Occupation (HMO), higher employment offer, accessibility to services and the overall environment. The area will be regenerated, protected and enhanced to ensure a balanced mix of uses that create a thriving town centre and attractive environment that sustains the community.

As with most coastal towns in Conwy, this part of the county benefits from excellent links to the transport network with the A55 trunk road and the main Chester-Holyhead railway line being easily accessible, particularly from the Colwyn Bay area.

Bay of Colwyn map



8) Llys Eirias Offices, Colwyn Bay



Location: Off Abergele Road, Colwyn Bay LL29 8BW

<http://bit.ly/1QHvfe6>

Site Area: 1.36 hectares

Designation: Safeguarded Employment Site

Key Features: Developed site consisting of three large office buildings with some vacant office space.

Broadband Speed*

Standard broadband: Up to **17Mb** (estimated speed: 17Mb)

Fibre optic broadband: Up to **76Mb**

Site Details: The site benefits from good accessibility to the A55 Junction 21 and 22, and is just 2 miles by road and 1 mile on foot from Colwyn Bay railway station, which has regular connections to Holyhead, Chester, Manchester, Birmingham and London.

*data obtained via Uswitch broadband postcode checker (www.uswitch.com/broadband/postcode_checker/)

9) Bron y Nant Road, Mochdre



Location: Off Bron y Nant Road, Mochdre LL28 4YL

<http://bit.ly/1QHvfe6>

Site Area: 1.11 hectares

Designation: Safeguarded Employment and Improvement Site

Key Features:

Broadband speed*

Standard broadband: Up to **17Mb** (estimated speed: 12Mb)

Fibre optic broadband: Up to **76Mb**

Site Details: The site benefits from good accessibility to the A55 Junction 19 which is only 2 miles away.

*data obtained via Uswitch broadband postcode checker (www.uswitch.com/broadband/postcode_checker/)

10) Glan y Wern Road, Mochdre



Location: Off Glan y Wern Road/ Conwy Road, Mochdre LL28 5BW

<http://bit.ly/1QHvfe6>

Site Area: 3.11 hectares

Designation: Safeguarded Employment and Improvement Site

Key Features:

Broadband speed*

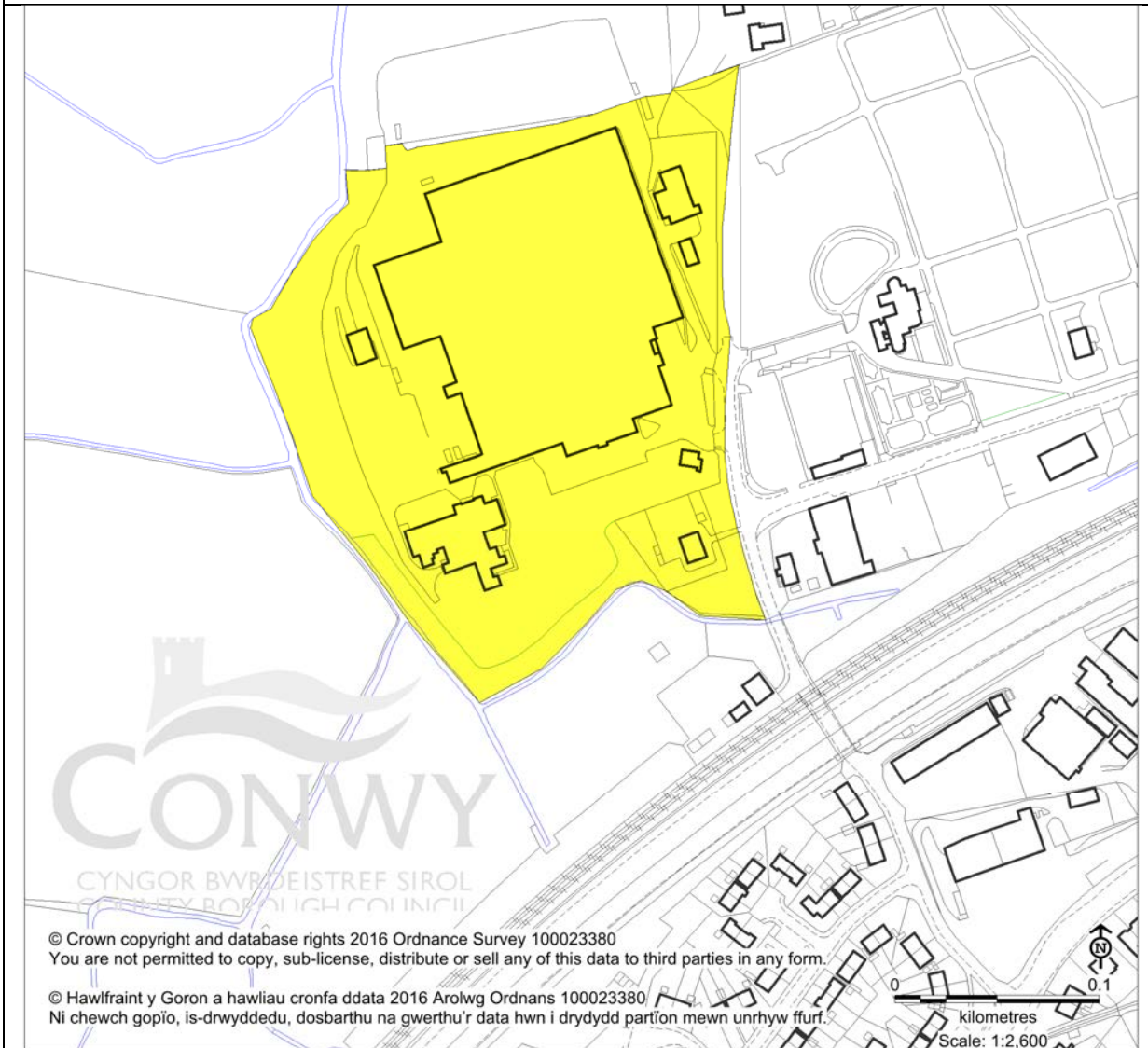
Standard broadband: Up to **17Mb** (estimated speed: 8Mb)

Fibre optic broadband: Up to **76Mb**

Site Details: The site benefits from good accessibility to the A55 Junction 19 which is only 2 miles away.

*data obtained via Uswitch broadband postcode checker (www.uswitch.com/broadband/postcode_checker/)

11) Quinton Hazell, Mochdre



Location: Off Glan Y Wern Road, Mochdre LL28 5BS

<http://bit.ly/1QHvfe6>

Site Area: 4.91 hectare

Designation: Safeguarded Employment Site

Key Features: CCTV security; Wi-Fi access to common areas; telephone & broadband provided; parking; 24 hour access to site for business convenience

Broadband Speed*

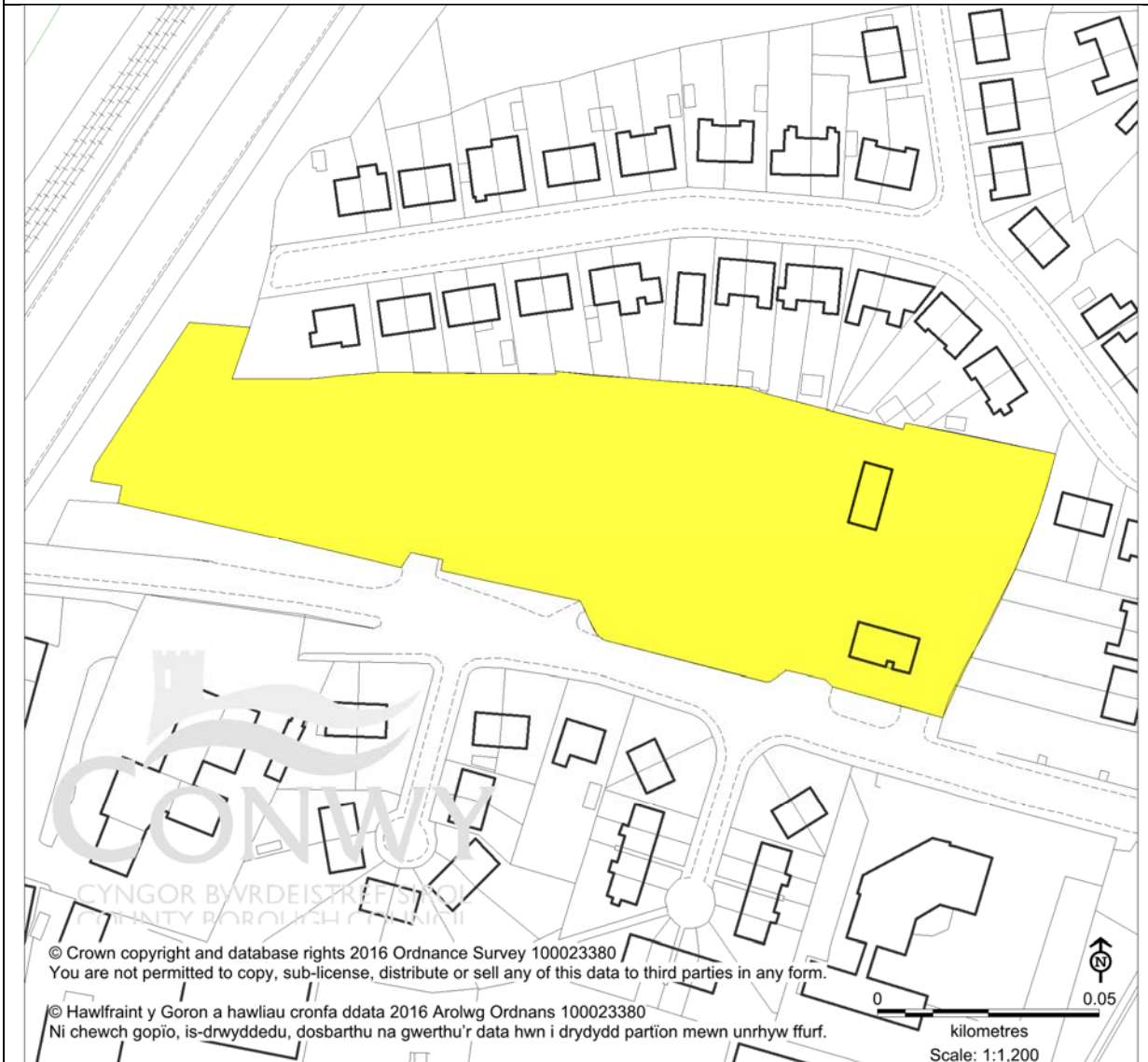
Standard broadband: Up to **17Mb** (estimated speed: 8Mb)

Fibre optic broadband: Up to **76Mb**

Site Details: The site offers high quality office accommodation and ample parking, and benefits from good accessibility to the A55 Junction 19 which is only 2 miles away.

*data obtained via Uswitch broadband postcode checker (www.uswitch.com/broadband/postcode_checker/)

12) Former Dairy Site, Mochdre



Location: Off Station Road, Mochdre LL28 5EH

<http://bit.ly/1QHvfe6>

Site Area: 1 hectare

Designation: Safeguarded Employment Site

Key Features: Roller shutter doors to units for added security; allocated parking
Broadband Speed*

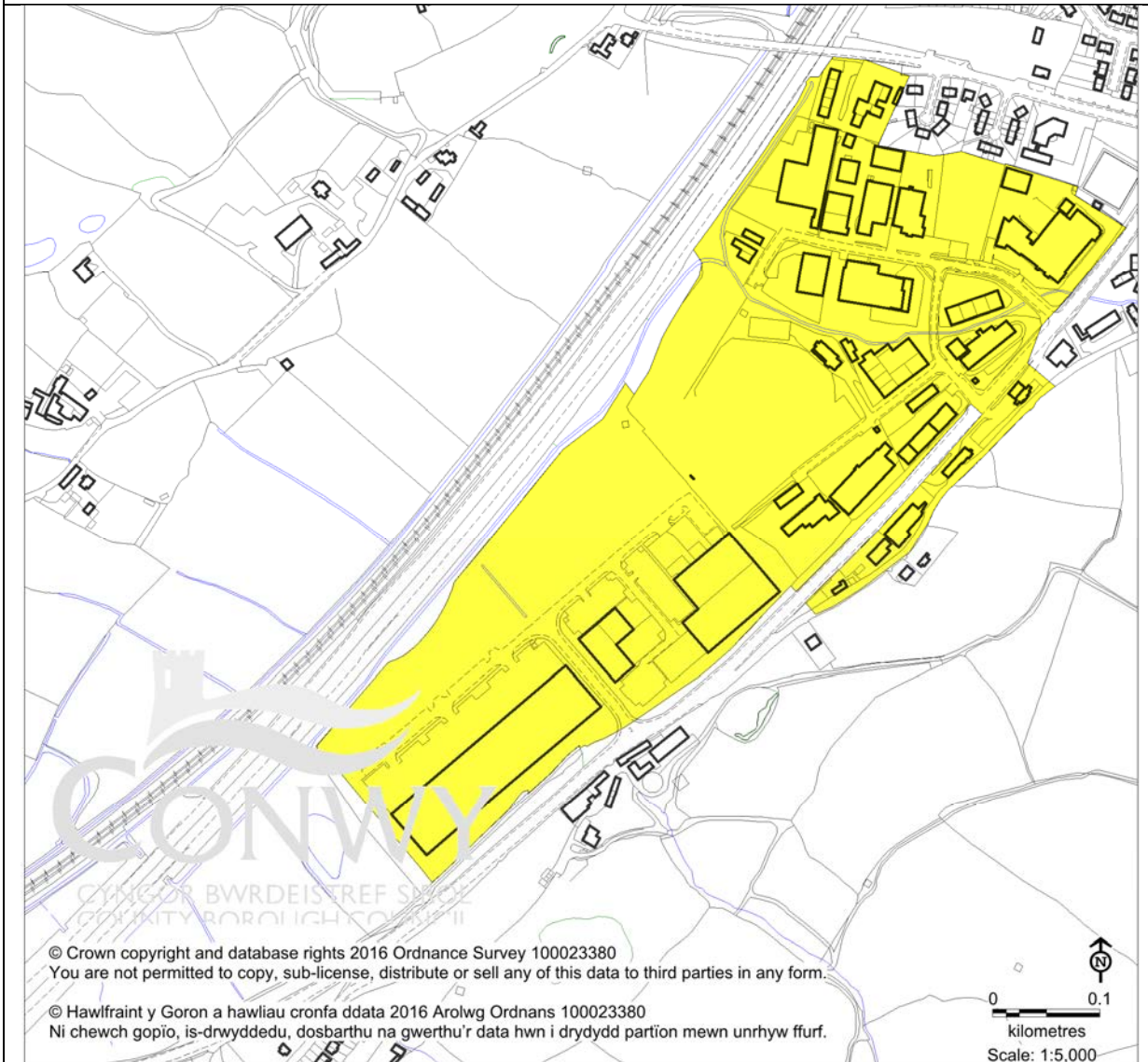
Standard broadband: Up to **17Mb**

Fibre optic broadband: Up to **200Mb**

Site Details: Site benefits from excellent connectivity to the A55, located just 1.5 miles away from Junction 19.

*data obtained via Uswitch broadband postcode checker (www.uswitch.com/broadband/postcode_checker/)

13) Mochdre Commerce Park



Location: Off Conway Road, Mochdre LL28 5HX

<http://bit.ly/1QHvfe6>

Site Area: 21 hectares

Designation: Safeguarded Employment Site

Key Features: Ample marked parking

Broadband Speed*

Standard broadband: Up to **17Mb** (estimated speed: 4Mb)

Fibre optic broadband: Up to **76Mb**

Site Details: Site benefits from excellent connectivity to Llandudno Junction train station and the A55, located just 1.5 miles away from Junction 19 and just less than 2.5 miles from the station, which has links to Holyhead, Chester, Manchester, Birmingham and London.

*data obtained via Uswitch broadband postcode checker (www.uswitch.com/broadband/postcode_checker/)

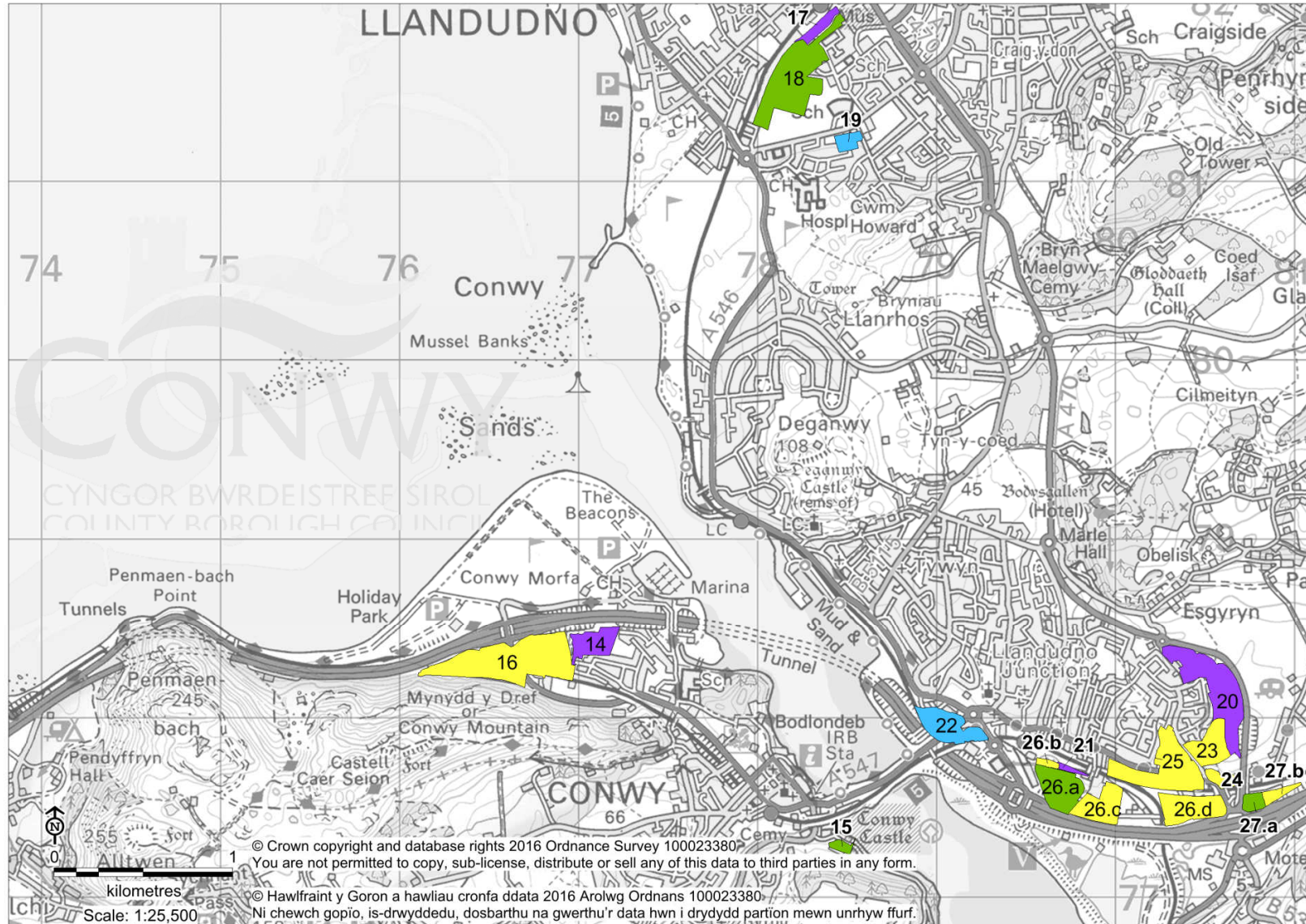
Creuddyn

The central part of the county includes the towns of Llandudno, Llandudno Junction and Conwy.

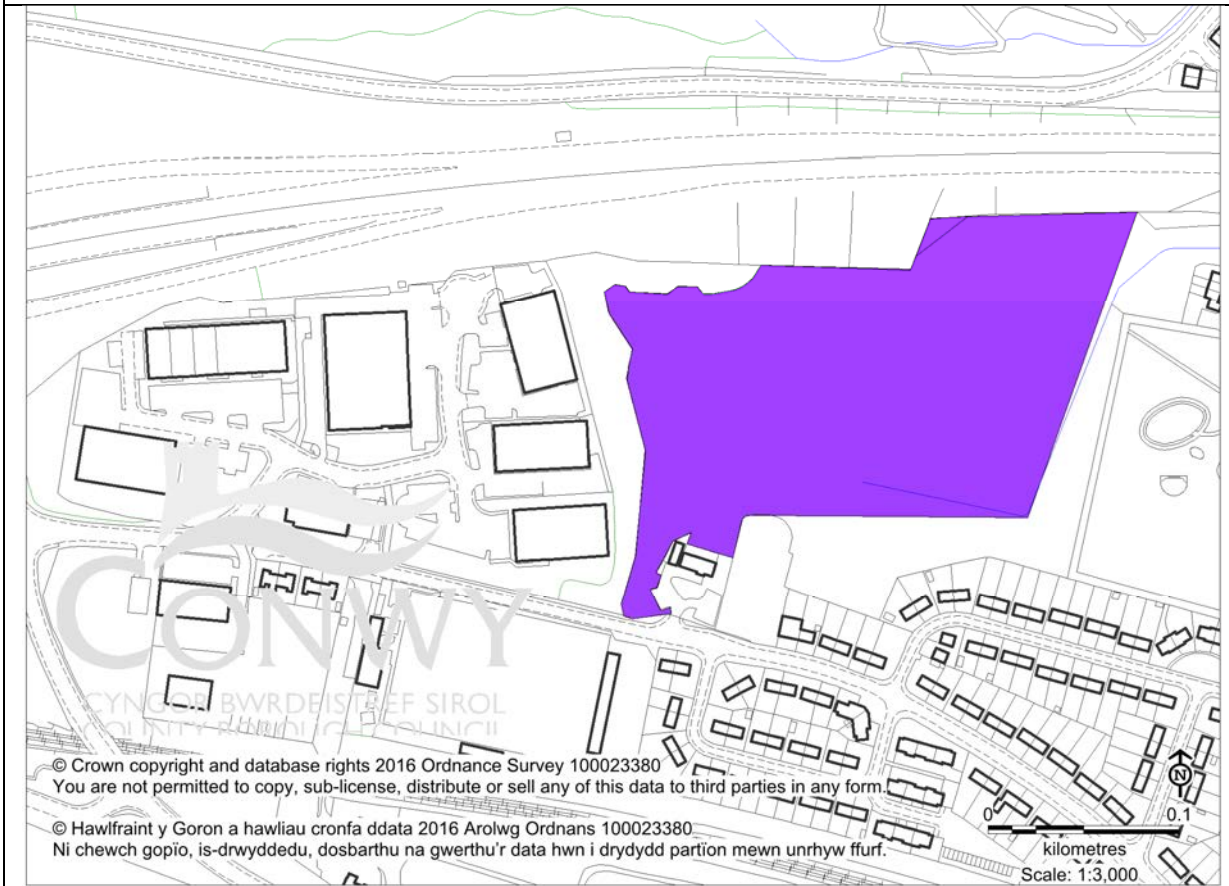
Llandudno, Llandudno Junction and Conwy provide an important cultural, social and economic role to the Plan Area and are situated along a strong strategic rail and road corridor. To partly meet the employment needs (B1, B2 & B8) within the Plan Area, approximately 15 hectares of employment land will be delivered in Llandudno Junction, Llandudno and Conwy over the Local Development Plan period from completions, commitments and new allocations.

As with most coastal towns in Conwy, this part of the county benefits from excellent links to the transport network with the A55 trunk road and the main Chester-Holyhead railway line being easily accessible, particularly from the Llandudno Junction area.

Creuddyn area map



14) Penmaen Road, Conwy



Location: Penmaen Road, Conwy LL32 8FA

<http://bit.ly/1ONrZi7>

Site Area: 0.5 hectares

Designation: Allocated for B1 employment use

Key Features:

Broadband speed*

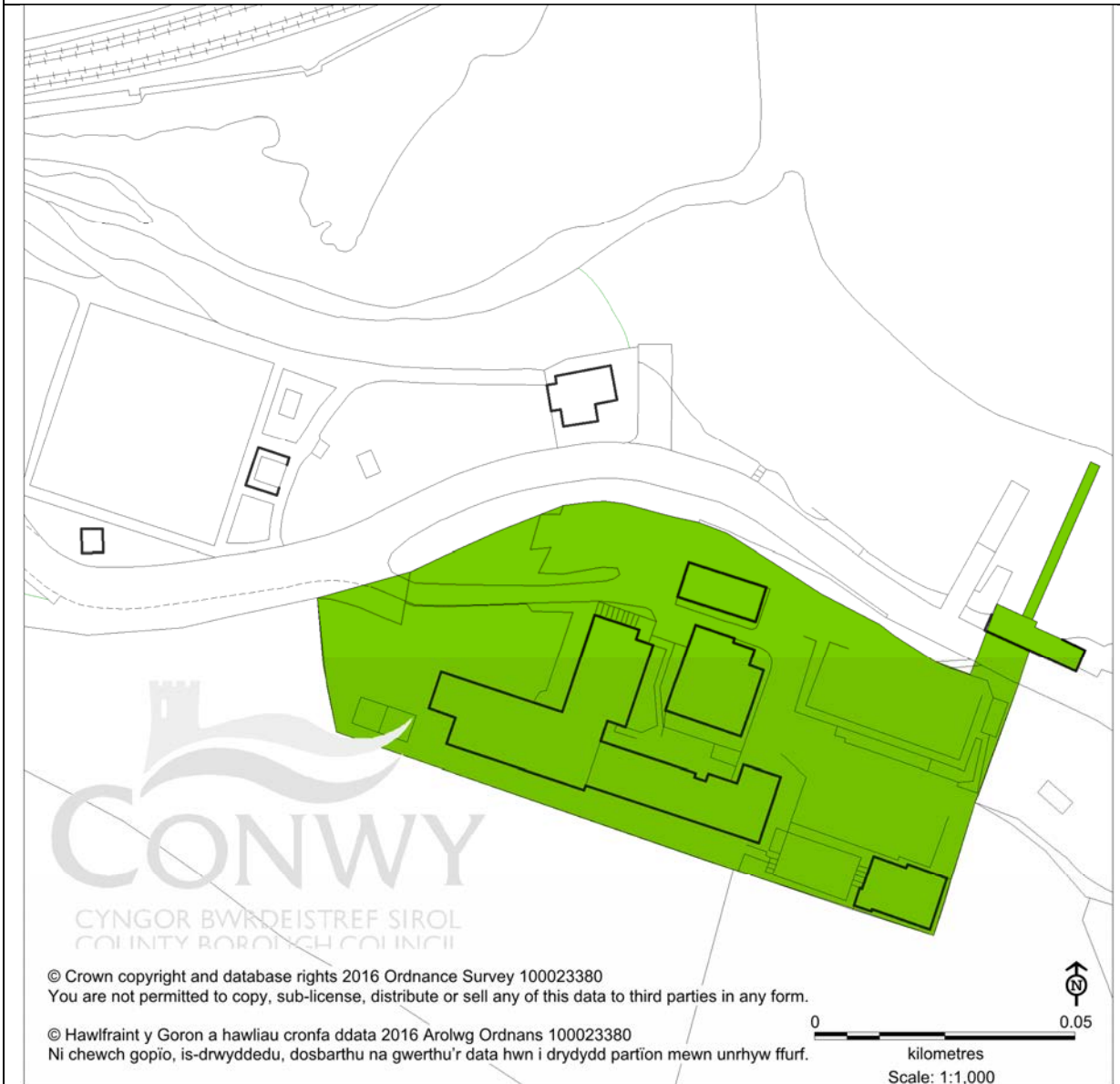
Standard broadband: Up to **17Mb** (estimated speed: 2Mb)

Fibre optic broadband: Up to **76Mb**

Site Details: The Penmaen Road site is adjacent to the popular Conwy Morfa Business Park, close to A55 Junction 17. This site is well suited to low-rise B1 development and outdoor storage/hard standing.

*data obtained via Uswitch broadband postcode checker (www.uswitch.com/broadband/postcode_checker/)

15) Former Fisheries Research Site, Conwy



Location: Benarth Road, Conwy LL32 8UB

<http://bit.ly/1QHvfe6>

Site Area: 0.7 hectares

Designation: Safeguarded Employment and Improvement Site

Key Features:

Broadband speed*

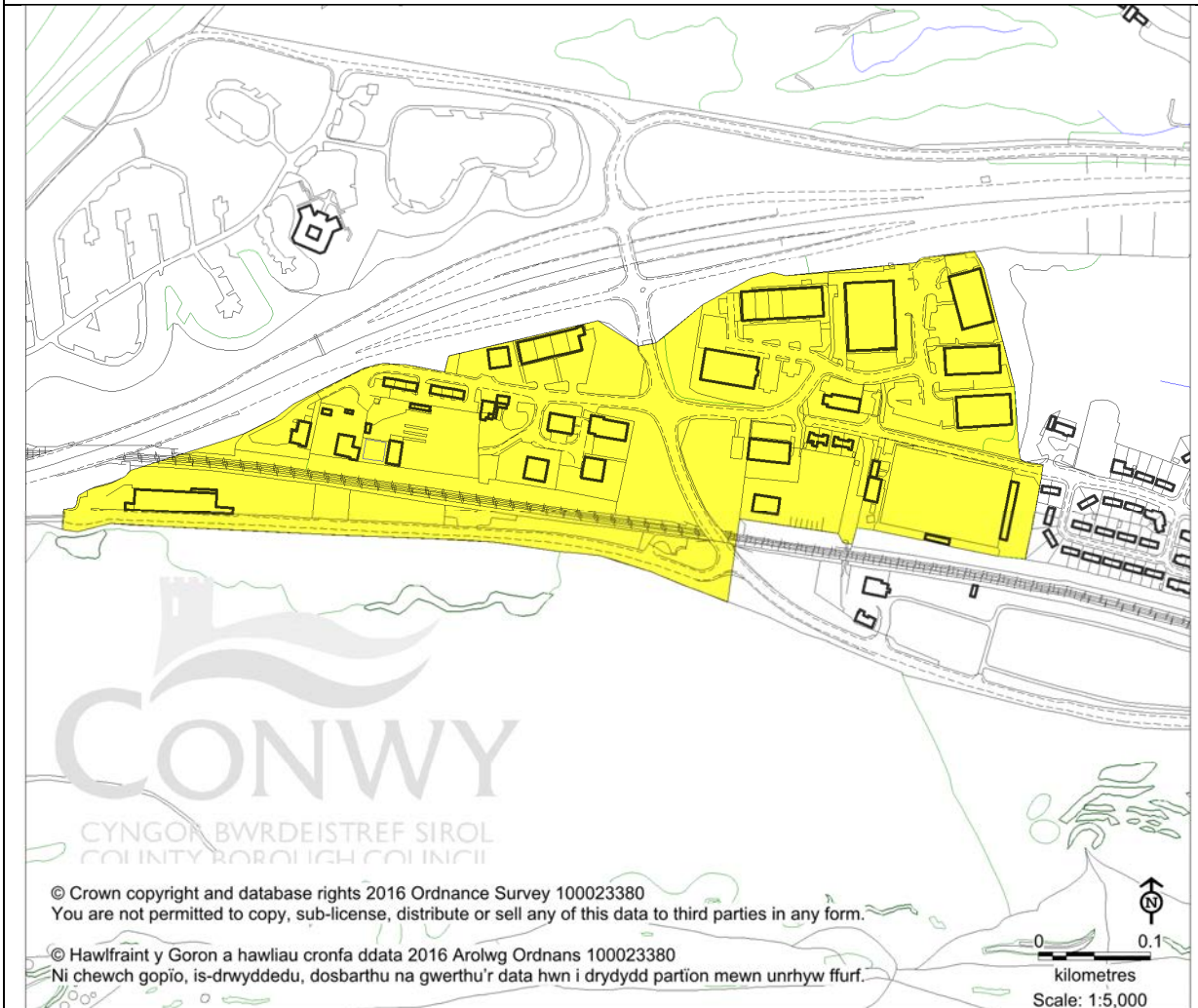
Standard broadband: Up to **17Mb** (estimated speed: 8Mb)

Fibre optic broadband: Up to **76Mb**

Site Details: The site is less than 2 miles away from the A55 junction 18 and Llandudno Junction station which has links to Holyhead, Chester, Manchester, Birmingham and London.

*data obtained via Uswitch broadband postcode checker (www.uswitch.com/broadband/postcode_checker/)

16) Morfa Business Park, Conwy



Location: Sam Parri Road, Conwy LL32 8HH

<http://bit.ly/1QHvfe6>

Site Area: 15.4 hectares

Designation: Safeguarded Employment Site.

Key Features:

Broadband speed*

Standard broadband: Up to **17Mb** (estimated speed: 2Mb)

Fibre optic broadband: Up to **76Mb**

Site Details: The site is less than a minute's drive from Junction 17 of the A55 and less than 3 miles away from Llandudno Junction station which has links to Holyhead, Chester, Manchester, Birmingham and London.

*data obtained via Uswitch broadband postcode checker (www.uswitch.com/broadband/postcode_checker/)

17) Former Goods Yard, Llandudno



Location: Builder Street, Llandudno LL30 1DR

<http://bit.ly/1NXcp1O>

Site Area: 1.4 hectares

Designation: Allocated for B1 employment use

Key Features: Blank canvas for a range of development proposals for employment uses.

Broadband speed*

Standard broadband: Up to **17Mb** (estimated speed: 2Mb)

Fibre optic broadband: Up to **76Mb**

Site Details: Centrally located in a prominent position adjacent to the recently refurbished Llandudno railway station, this site is now ripe for development to provide additional employment in the heart of the popular seaside town.

18) Builder Street, Llandudno



Location: Builder Street, Llandudno

<http://bit.ly/1QHvfe6>

Site Area: 11.4 hectares

Designation: Employment & Improvement Site

Key Features:

Broadband speed*

Standard broadband: Up to **17Mb** (estimated speed: 17Mb)

Fibre optic broadband: Up to **76Mb**

Site Details: The site is just over 3 miles from Junction 18 of the A55 and Llandudno Junction station which has links to Holyhead, Chester, Manchester, Birmingham and London.

*data obtained via Uswitch broadband postcode checker (www.uswitch.com/broadband/postcode_checker/)

19) Arch Motors, Llandudno



Location: Maesdu Road, Llandudno LL30 1LF

<http://bit.ly/1QHvfe6>

Site Area: 1.3 hectares

Designation: Improvement Site

Key Features:

Broadband speed*

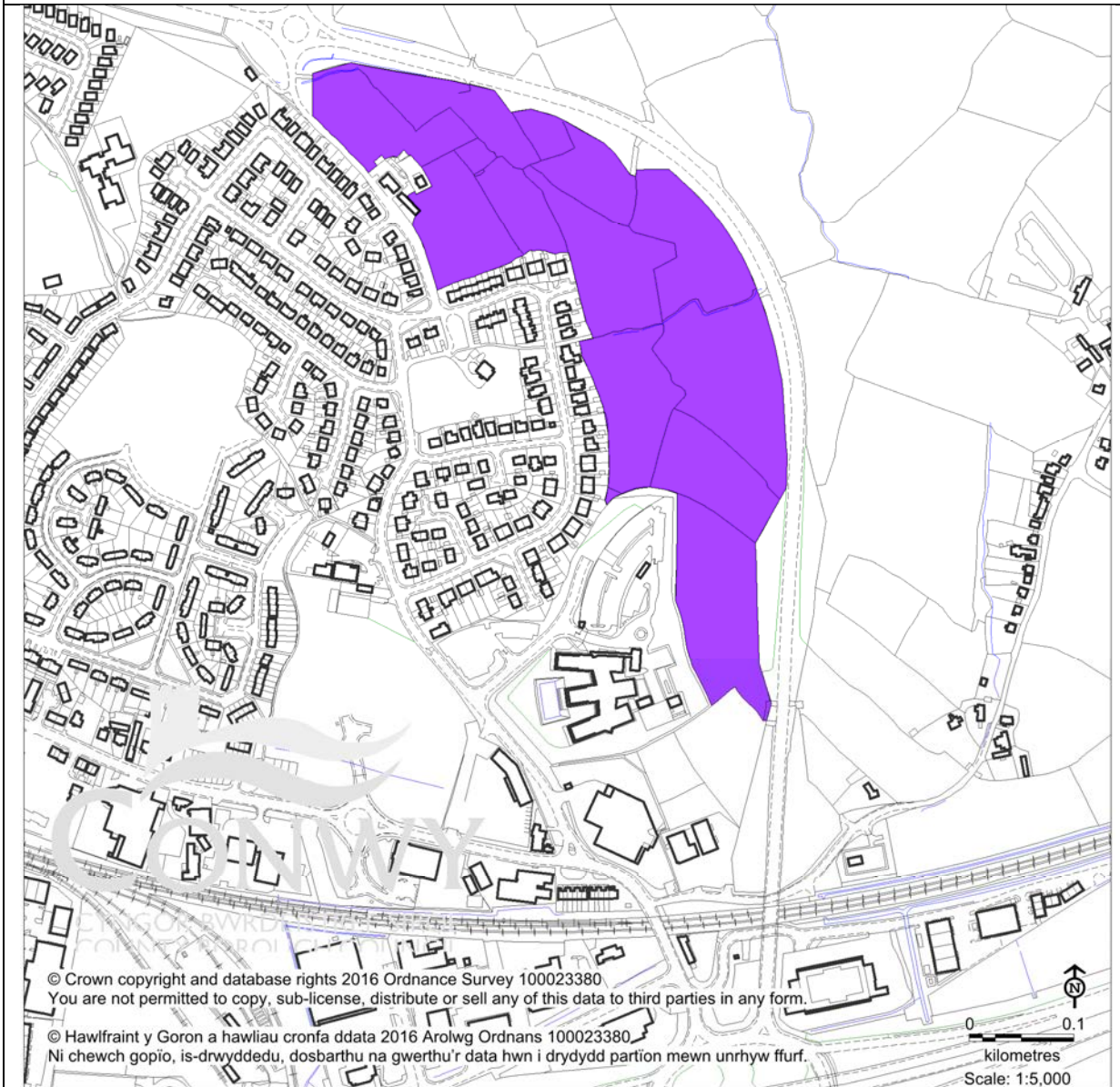
Standard broadband: Up to **17Mb** (estimated speed: 17Mb)

Fibre optic broadband: Up to **76Mb**

Site Details: The site is 3 miles from Junction 18 of the A55 and Llandudno Junction station which has links to Holyhead, Chester, Manchester, Birmingham and London.

*data obtained via Uswitch broadband postcode checker (www.uswitch.com/broadband/postcode_checker/)

20) Esgryn, Llandudno Junction



Location: Narrow Lane, Llandudno Junction

<http://bit.ly/1PKNmz9>

Site Area: 5.2 hectares (1 hectare available for development)

Designation: Allocated for mixed-use housing and B1 employment use

Key Features:

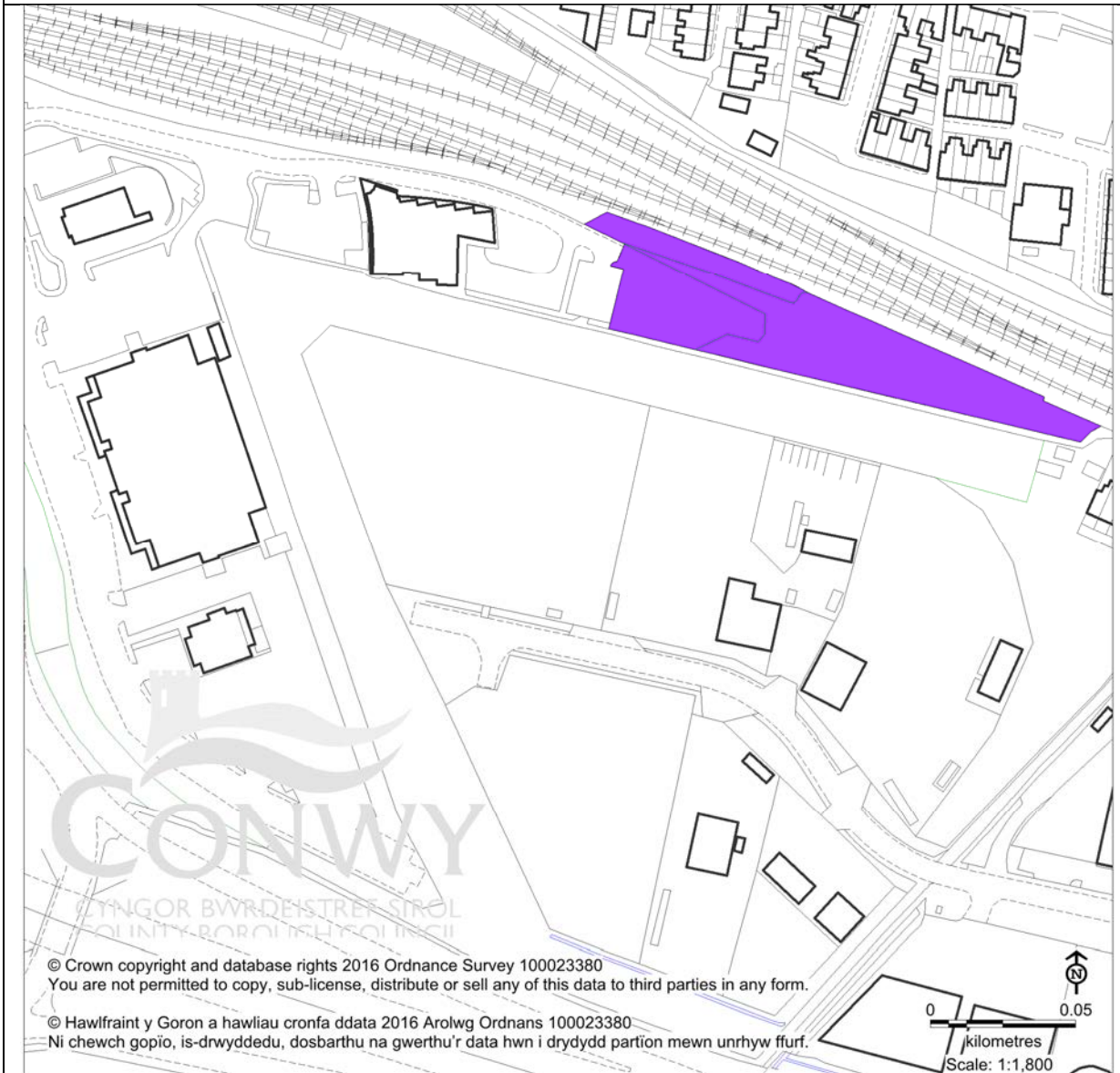
Broadband speed*

Standard broadband: Up to **17Mb** (estimated speed: 17Mb)

Fibre optic broadband: Up to **76Mb**

Site Details: This site forms one of the key strategic allocations in the Conwy LDP and is well located within easy access off the A55 J19. The residential element of the site is well underway, to provide a suitable road access which will benefit the adjacent commercial site.

21) NE of Former Goods Yard, Llandudno Junction



Location: Junction Way, off 6G Road, Llandudno Junction LL31 9XX

<http://bit.ly/1QqPFsA>

Site Area: 0.4 hectares

Designation: Allocated for B1 employment use

Key Features: Blank canvas for a range of development proposals

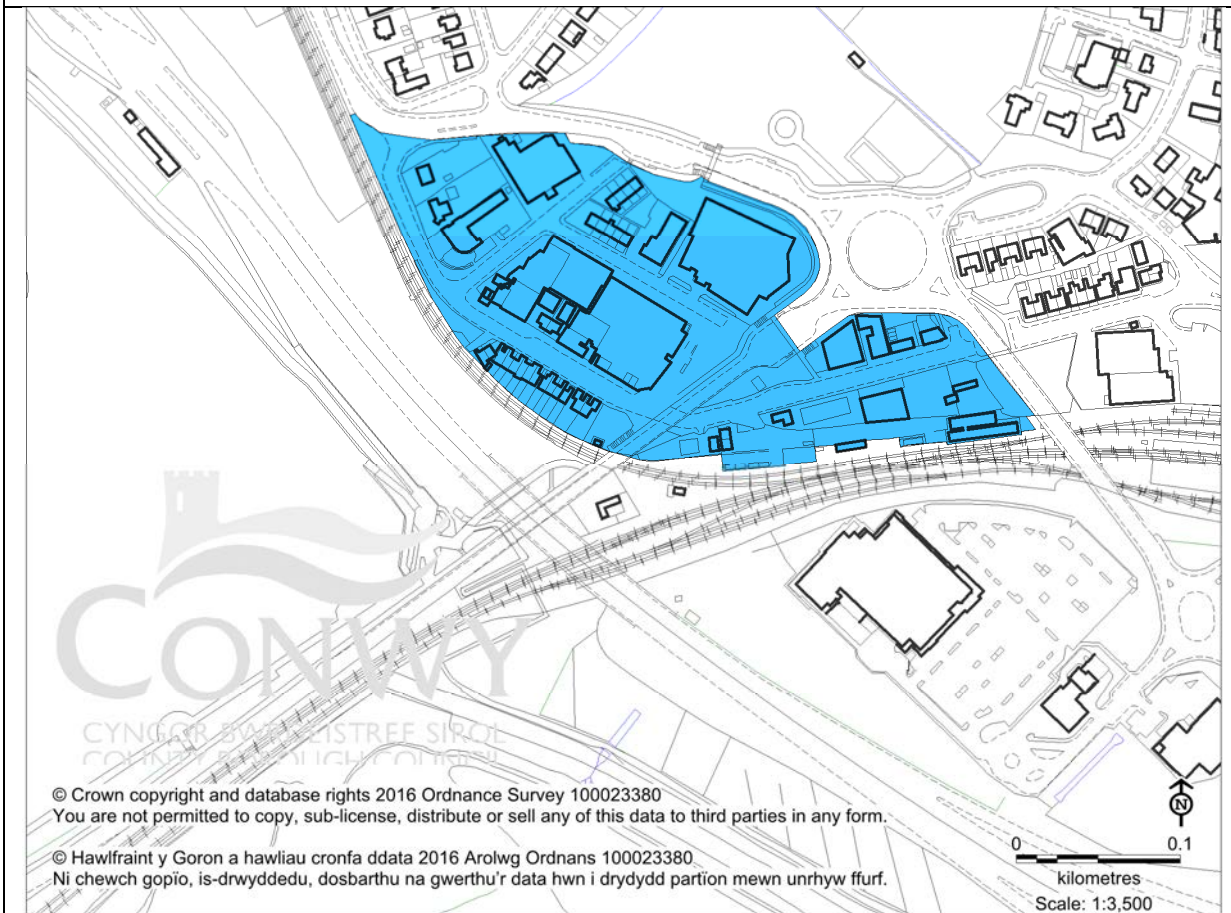
Broadband speed*

Standard broadband: Up to **17Mb** (estimated speed: 13Mb)

Fibre optic broadband: Up to **76Mb**

Site Details: This site is conveniently located next to Conwy Business Centre, with easy access from A55 Junction 18 and Llandudno Junction Railway Station, which has links to Holyhead, Chester, Manchester, Birmingham and London.

22) Glan y Mor Road, Llandudno Junction



Location: Off A546, Llandudno LL31 9SH

<http://bit.ly/1QHvfe6>

Site Area: 4.1 hectares

Designation: Improvement Site

Key Features:

Broadband speed*

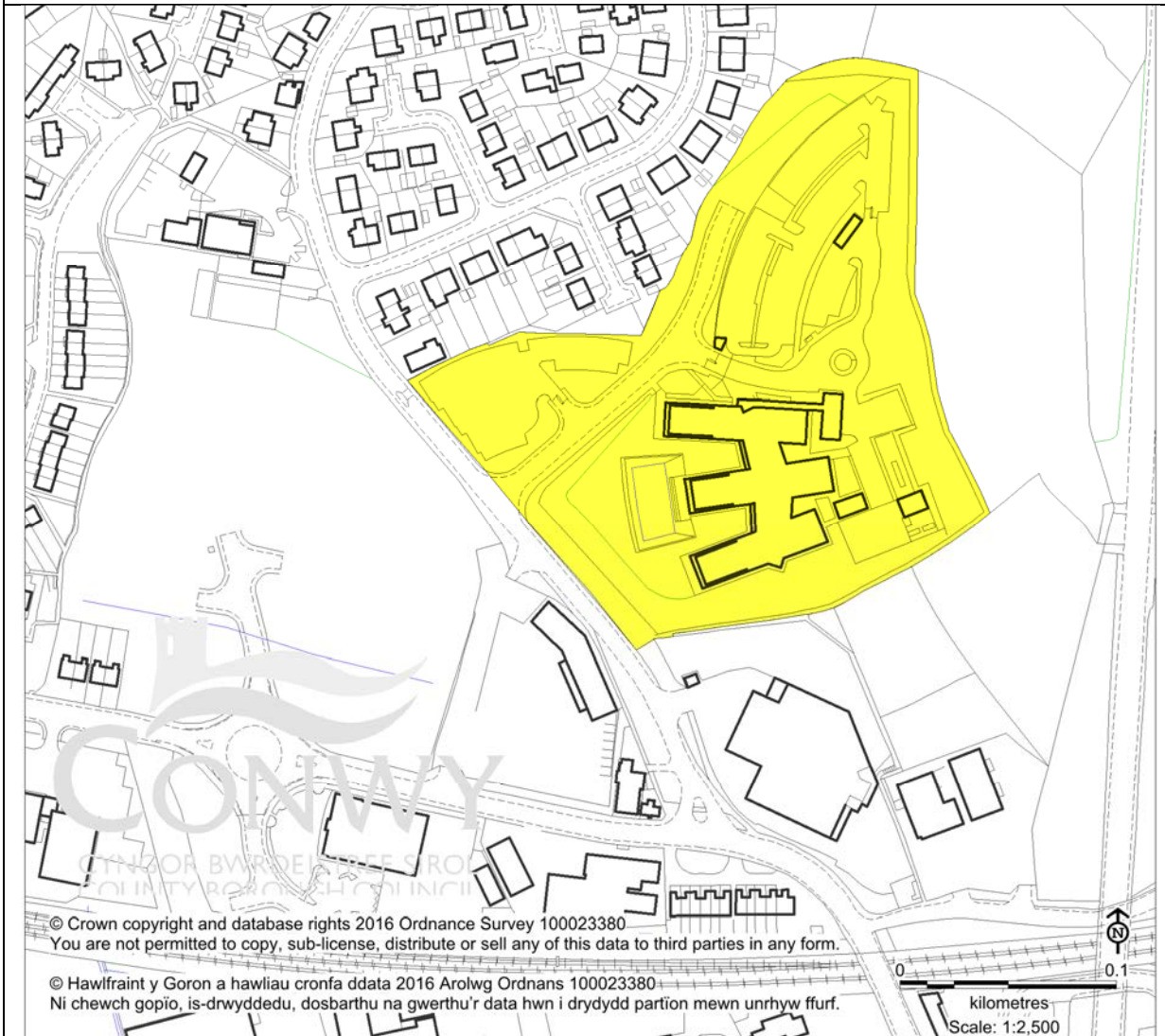
Standard broadband: Up to **17Mb** (estimated speed: 13Mb)

Fibre optic broadband: Up to **76Mb**

Site Details: This site is conveniently located next to Conwy Business Centre, with easy access from A55 Junction 18 and Llandudno Junction Railway Station.

*data obtained via Uswitch broadband postcode checker (www.uswitch.com/broadband/postcode_checker/)

23) Sarn Mynach, Llandudno junction



Location: Off Narrow Lane, Llandudno Junction LL31 9RZ

<http://bit.ly/1QHvfe6>

Site Area:

Designation: Safeguarded Employment Site.

Key Features:

Broadband speed*

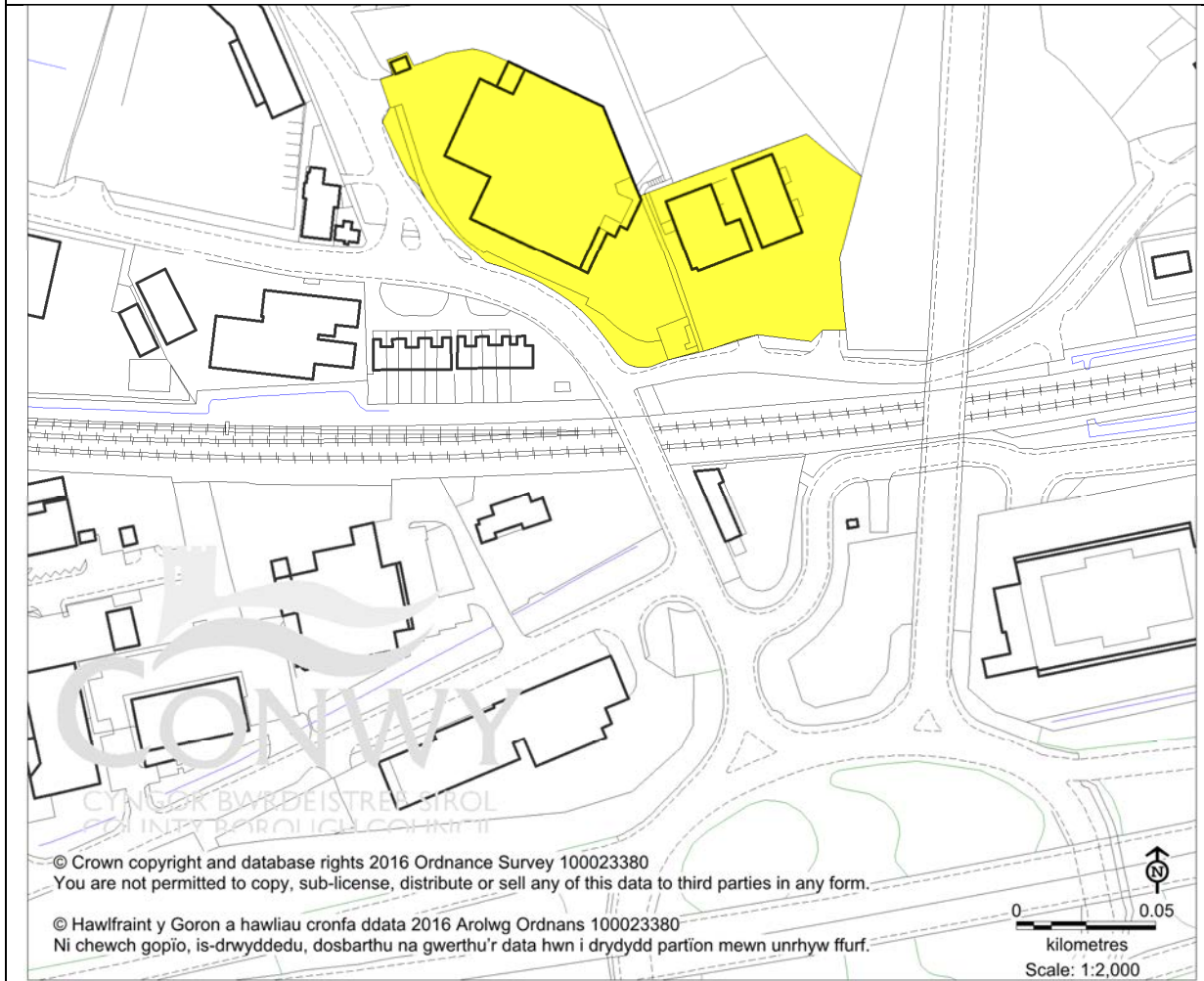
Standard broadband: Up to **17Mb** (estimated speed: 8Mb)

Fibre optic broadband: Up to **76Mb**

Site Details: The site is 3 miles from Junction 18 of the A55 and Llandudno Junction station which has links to Holyhead, Chester, Manchester, Birmingham and London.

*data obtained via Uswitch broadband postcode checker (www.uswitch.com/broadband/postcode_checker/)

24) Richard Williams, Llandudno Junction



Location: Off Conway Road, Llandudno Junction LL31 9DX

<http://bit.ly/1QHvfe6>

Site Area: 1.0 hectares

Designation: Safeguarded Employment Site.

Key Features:

Broadband speed*

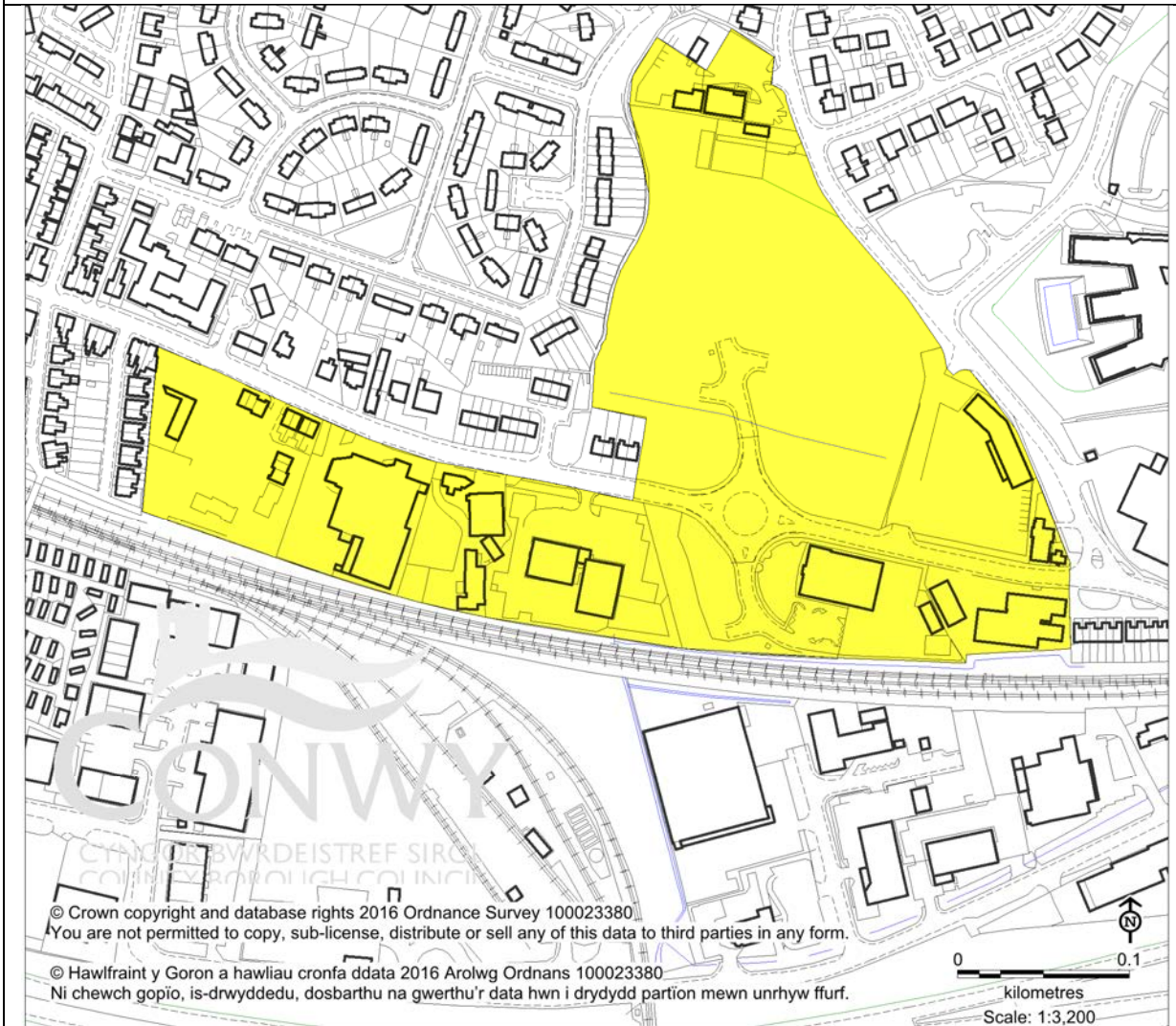
Standard broadband: Up to **17Mb** (estimated speed: 13Mb)

Fibre optic broadband: Up to **76Mb**

Site Details: The site is 3 miles from Junction 18 of the A55 and Llandudno Junction station which has links to Holyhead, Chester, Manchester, Birmingham and London.

*data obtained via Uswitch broadband postcode checker (www.uswitch.com/broadband/postcode_checker/)

25) Former Hot Point factory, Llandudno Junction



Location: Off Conway Road, Llandudno Junction LL31 9AY

<http://bit.ly/1QHvfe6>

Site Area: 8 hectares

Designation: Safeguarded Employment Site.

Key Features:

Broadband speed*

Standard broadband: Up to **17Mb** (estimated speed: 17Mb)

Fibre optic broadband: Up to **76Mb**

Site Details: The site is less than a mile from Junction 19 of the A55 and Llandudno Junction station which has links to Holyhead, Chester, Manchester, Birmingham and London.

*data obtained via Uswitch broadband postcode checker (www.uswitch.com/broadband/postcode_checker/)

26) Tre Marl, Llandudno Junction



Location: Off Ffordd Maelgwyn, Llandudno Junction LL31 9PL

<http://bit.ly/1QHvfe6>

Site Area: 14.3 hectares

Designation: Safeguarded Employment / Improvement Site.

Key Features:

Broadband speed*

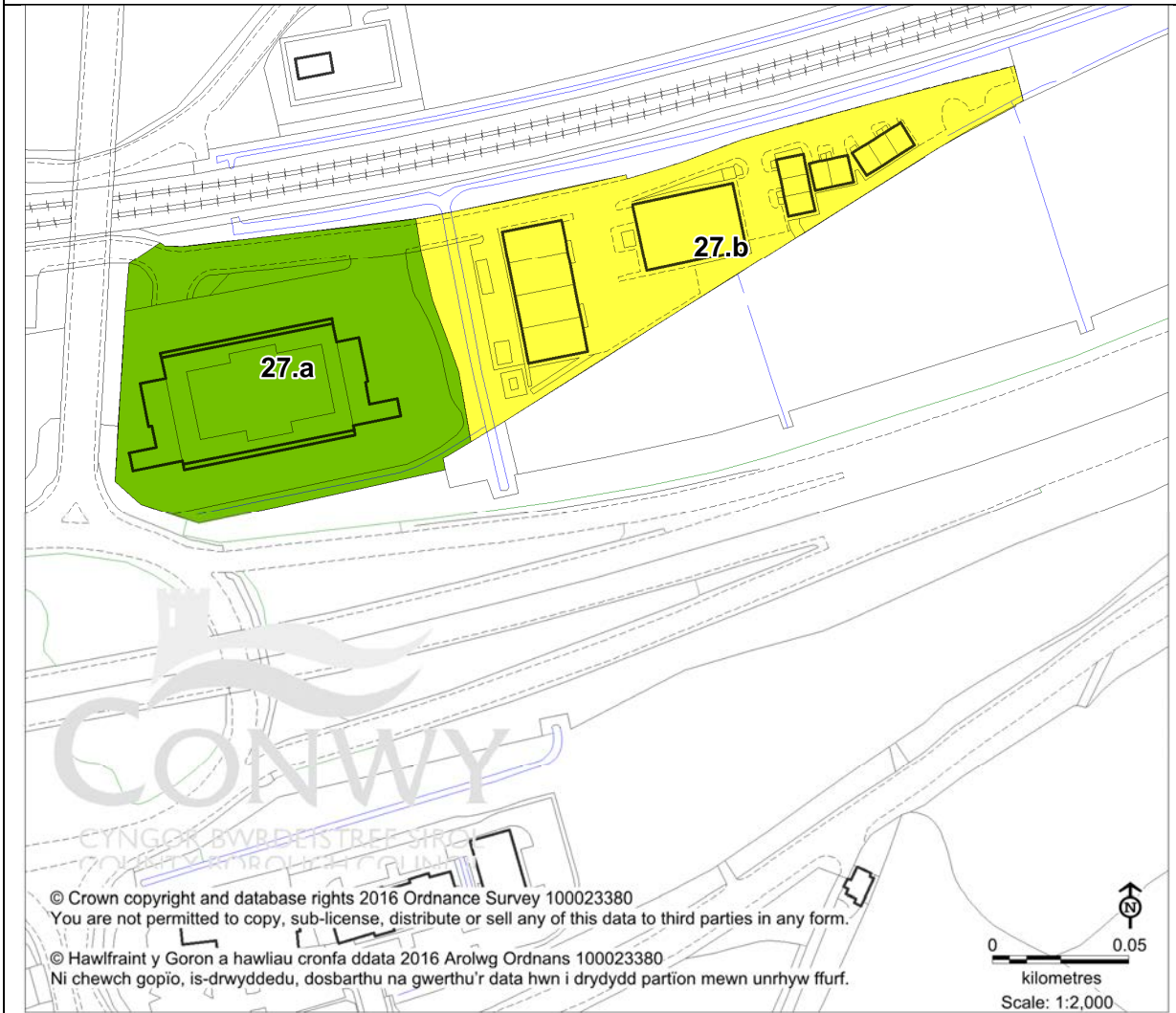
Standard broadband: Up to **17Mb** (estimated speed: 8Mb)

Fibre optic broadband: Up to **76Mb**

Site Details: The site is less than a mile from Junction 19 of the A55 and Llandudno Junction station which has links to Holyhead, Chester, Manchester, Birmingham and London.

*data obtained via Uswitch broadband postcode checker (www.uswitch.com/broadband/postcode_checker/)

27) East of Tre Marl, Llandudno Junction



Location: Off Conway Road, Llandudno Junction LL31 9SX

<http://bit.ly/1QHvfe6>

Site Area: 1.2 hectares

Designation: Safeguarded Employment / Improvement Site.

Key Features:

Broadband speed*

Standard broadband: Up to **76Mb**

Fibre optic broadband: Up to **200Mb**

Site Details: The site is just off Junction 19 of the A55 and less than a mile from Llandudno Junction station which has links to Holyhead, Chester, Manchester, Birmingham and London.

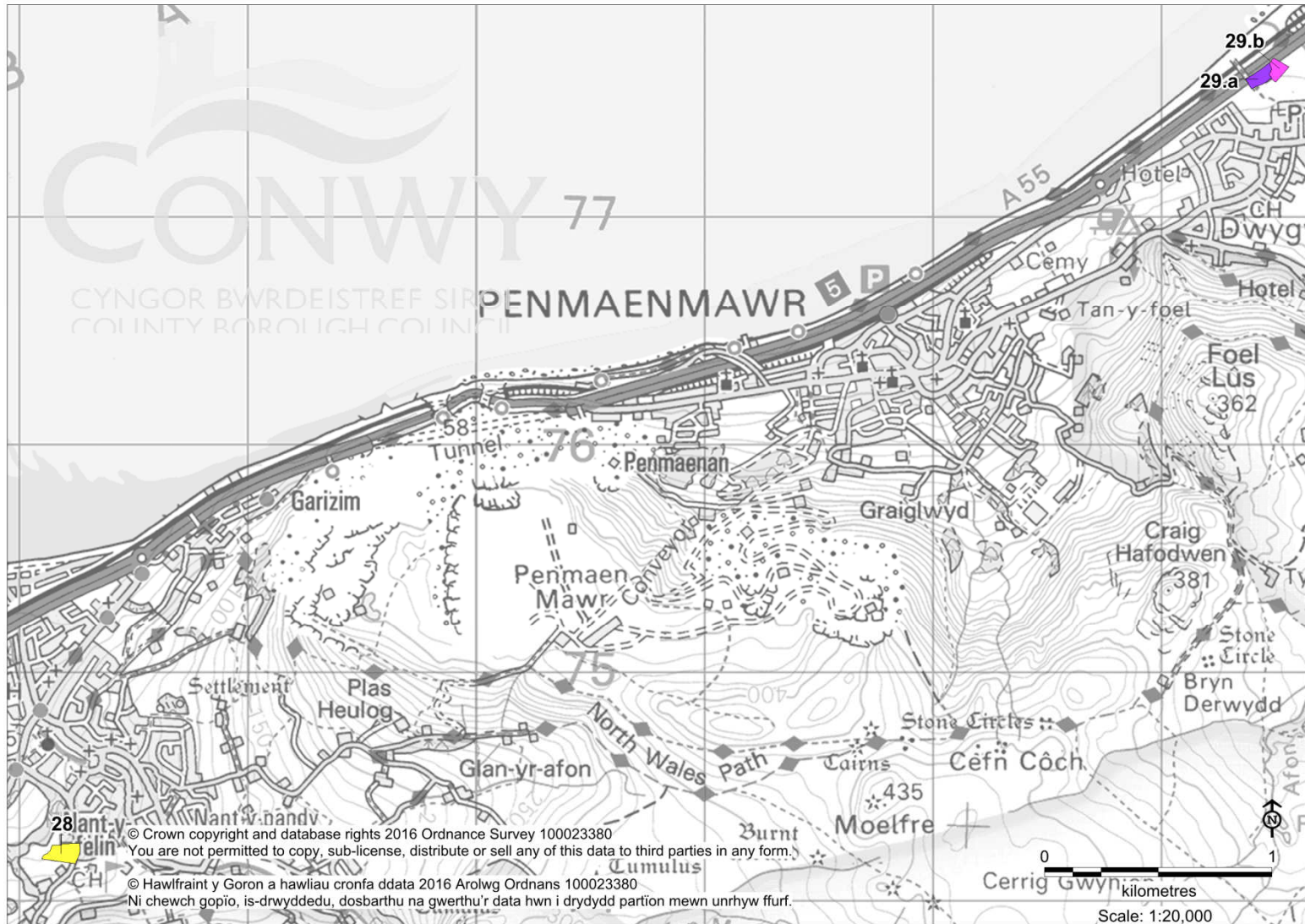
*data obtained via Uswitch broadband postcode checker (www.uswitch.com/broadband/postcode_checker/)

West

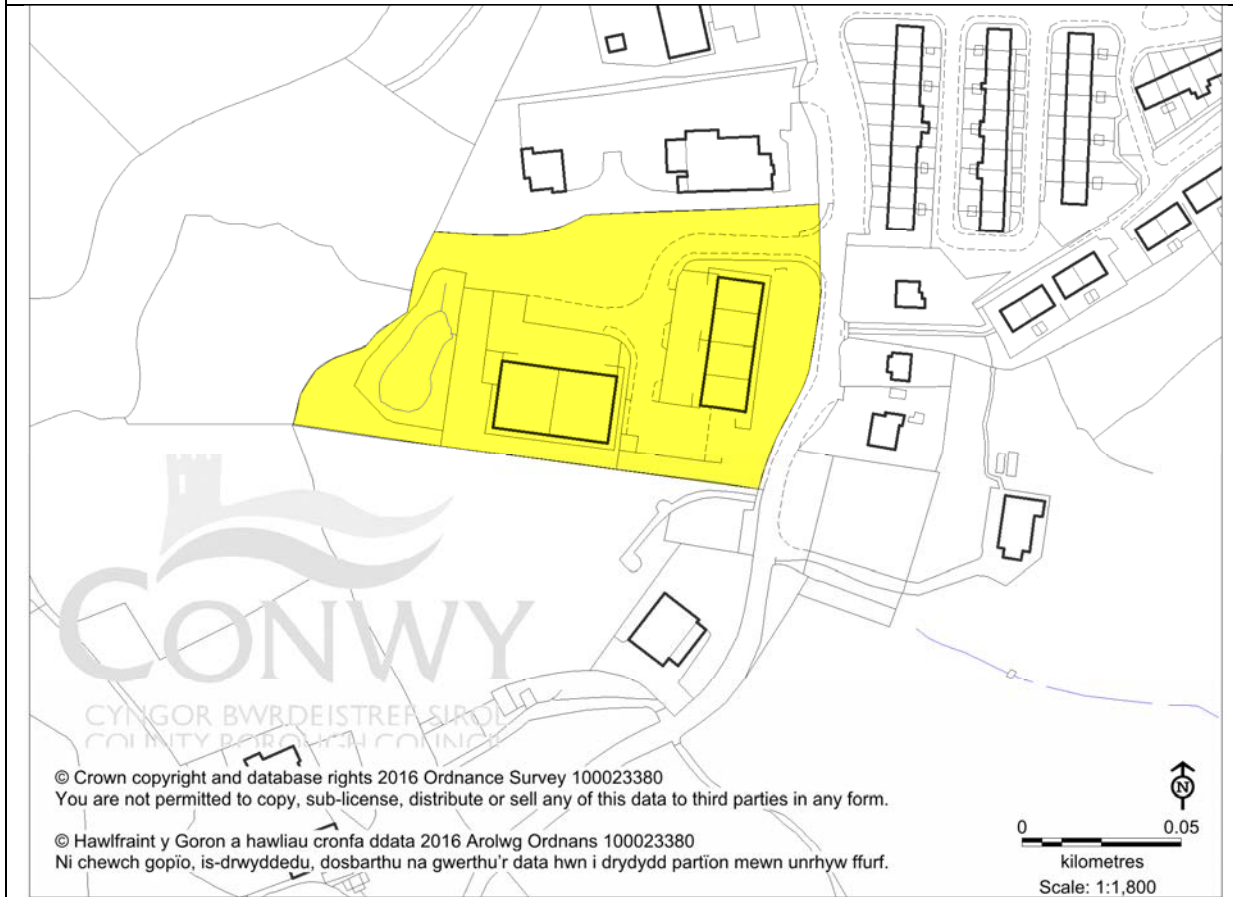
The western part of the county includes the towns of Penmaenmawr and Llanfairfechan.

As with most coastal towns in Conwy, this part of the county benefits from excellent links to the transport network with the A55 trunk road and the main Chester-Holyhead railway line being easily accessible, particularly from the Penmaenmawr and Llanfairfechan areas.

Western area map



28) Llanfairfechan Industrial Estate



Location: Off Llannerch Road, Llanfairfechan LL33 0EB

<http://bit.ly/1QHvfe6>

Site Area: 1 hectare

Designation: Safeguarded Employment Site.

Key Features:

Broadband speed*

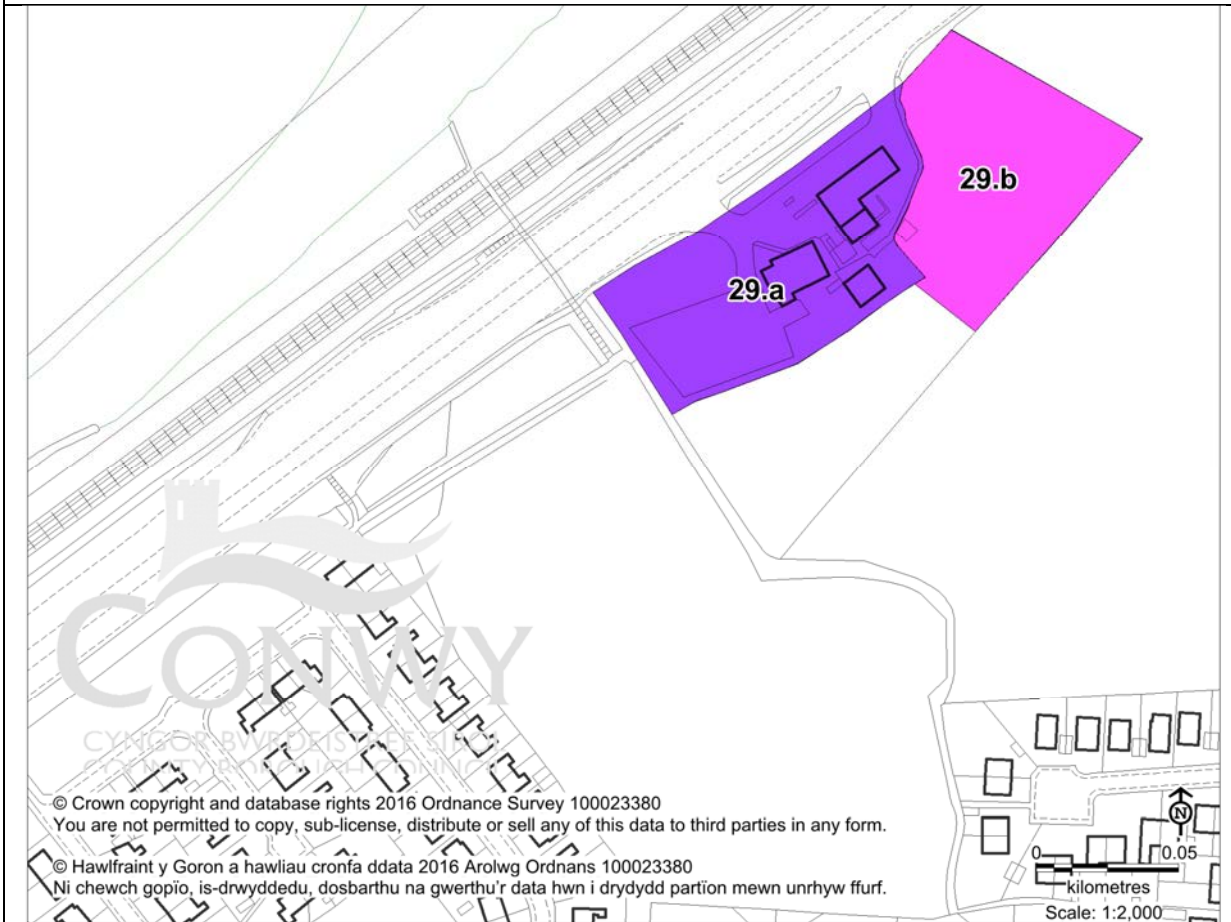
Standard broadband: Up to **17Mb** (estimated speed: 6Mb)

Fibre optic broadband: Up to **76Mb**

Site Details: The site is a mile from Junction 15 of the A55 and a mile from Llanfairfechan station which has links to Holyhead, Chester, Manchester, Birmingham and London.

*data obtained via Uswitch broadband postcode checker (www.uswitch.com/broadband/postcode_checker/)

29) Land at Orme View Filling Station, Dwygyfylchi



Location: Adjacent to Puffin Service Station, Dwygyfylchi (off A55 westbound) LL34 6UN

<http://bit.ly/1H4VXeF>

Site Area: 0.5 hectares (plus a further 0.5 hectares contingency)

Designation: Allocated for B1/B2/B8 employment use

Key Features:

Broadband speed*

Standard broadband: Up to **17Mb** (estimated speed: 5Mb)

Fibre optic broadband: Up to **76Mb**

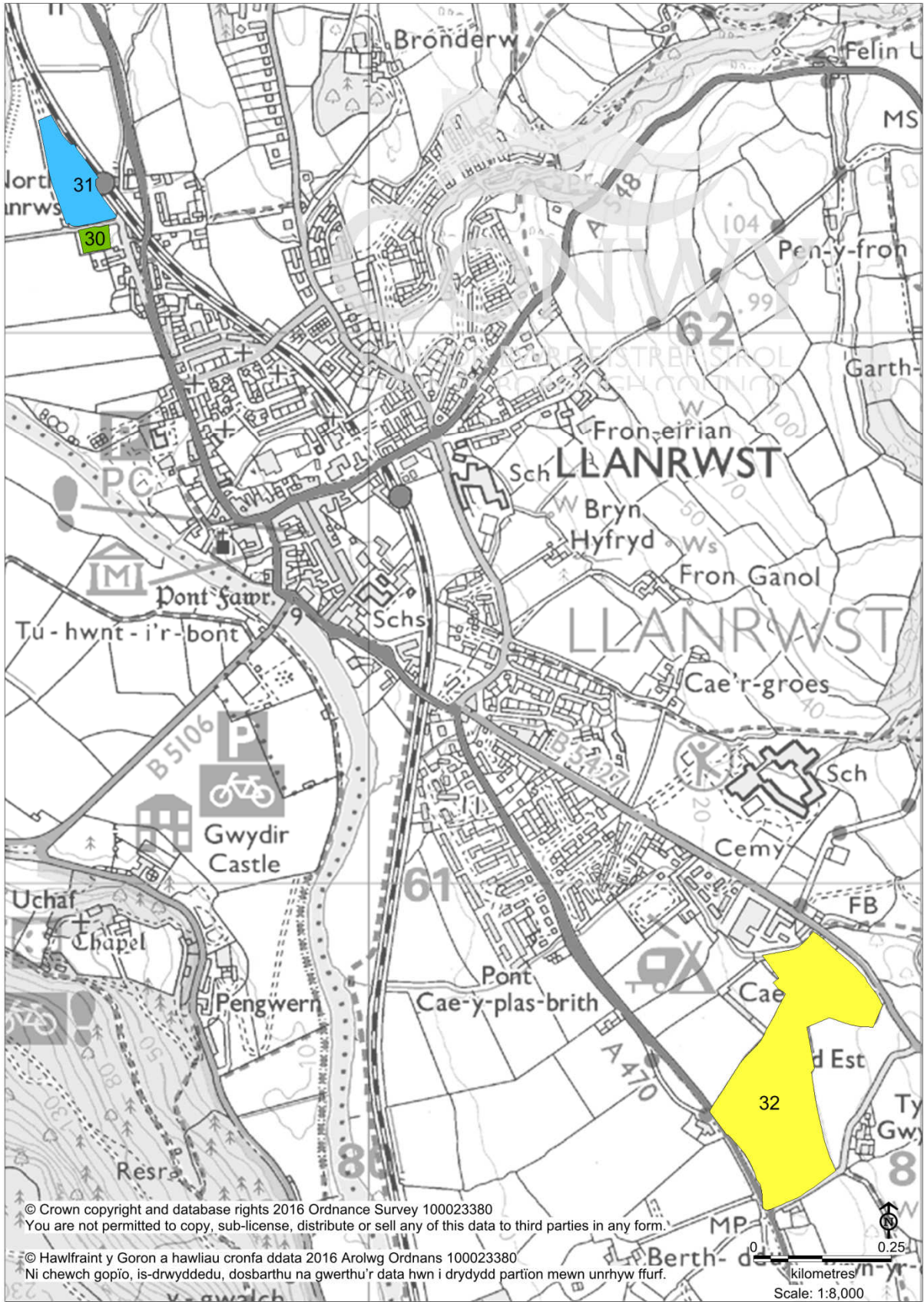
Site Details: Easily accessed directly from the westbound A55, this land is adjacent to the well established service station and the recently refurbished shop/café. The allocated site is within the existing development curtilage, with a further 0.5 hectares of Greenfield land available subject to need.

*data obtained via Uswitch broadband postcode checker (www.uswitch.com/broadband/postcode_checker/)

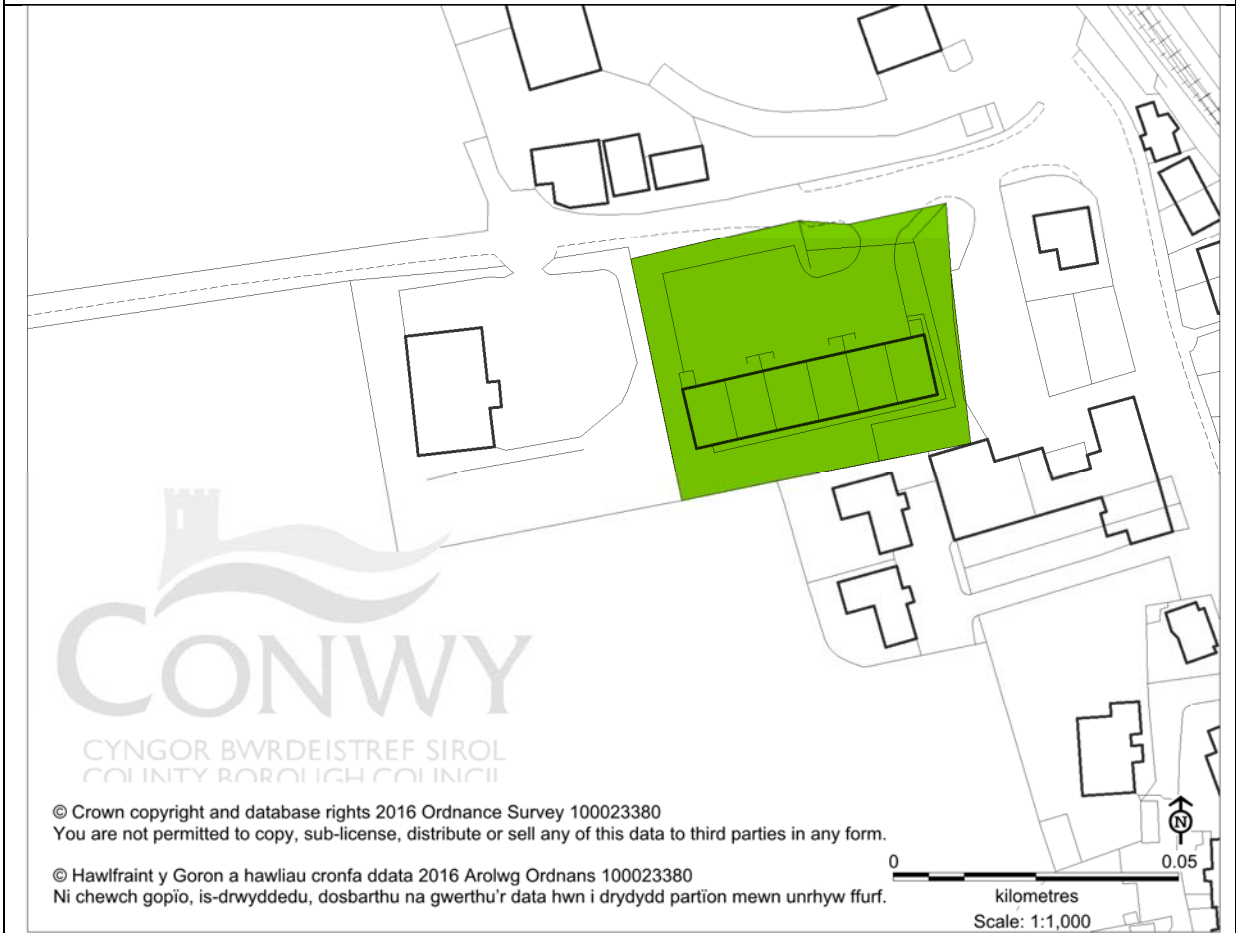
Llanrwst

This town is located within the heart of the rural area of Conwy and serves as a vital service and employment hub for neighbouring villages and further afield. Llanrwst is easily accessed via the A470 and the Conwy Valley railway line from Llandudno Junction.

Llanrwst map



30) Station Yard, Llanrwst



Location: Off A470, Llanrwst LL26 0EH

<http://bit.ly/1QHvfe6>

Site Area: 0.2 hectares

Designation: Employment and Improvement Site

Key Features:

Broadband speed*

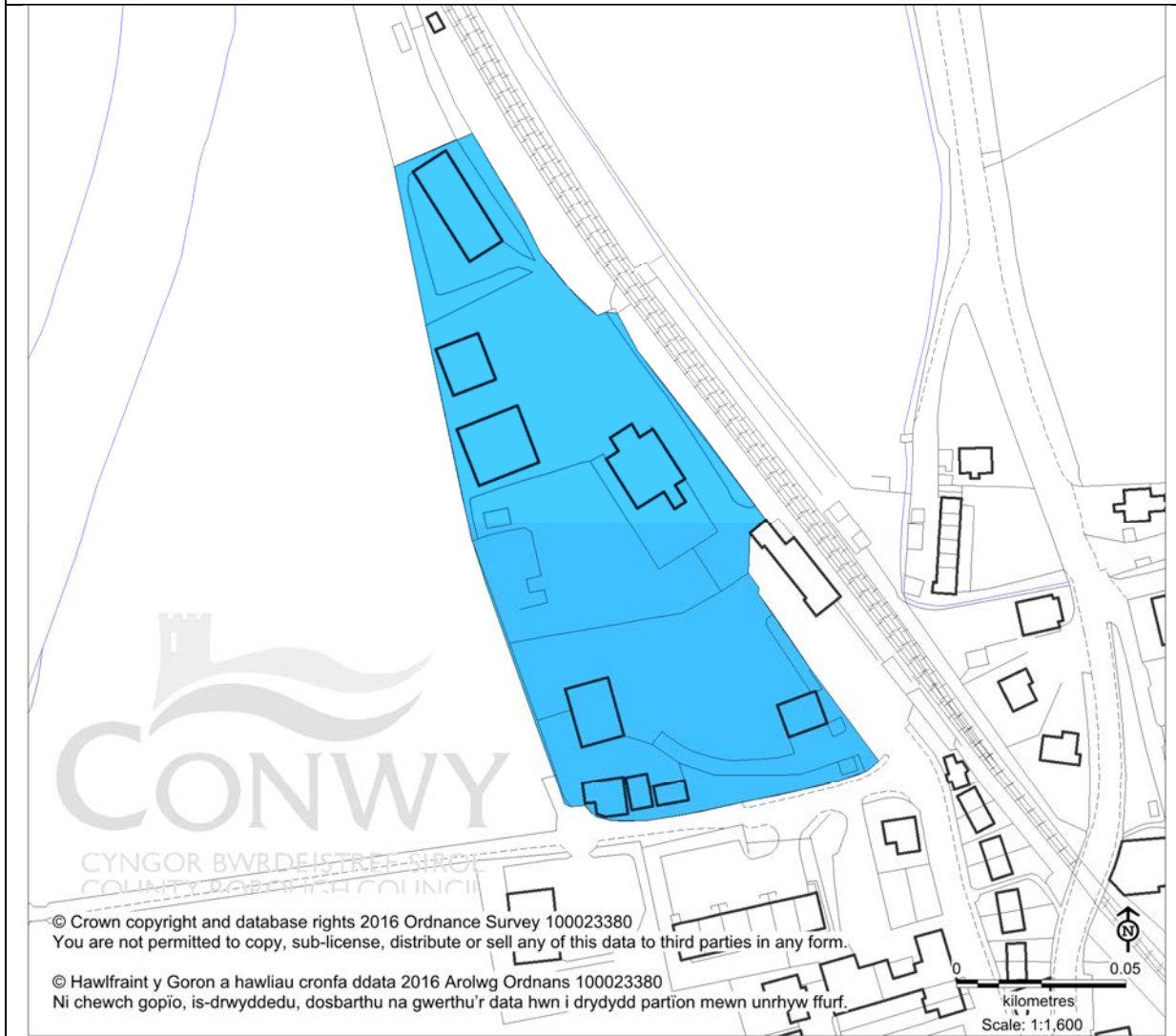
Standard broadband: Up to **17Mb** (estimated speed: 17Mb)

Fibre optic broadband: Up to **76Mb**

Site Details: The site is located 11 miles from Junction 19 of the A55 and 12 miles from Llandudno Junction station which has links to Holyhead, Chester, Manchester, Birmingham and London.

*data obtained via Uswitch broadband postcode checker (www.uswitch.com/broadband/postcode_checker/)

31) North Station Yard, Llanrwst



Location: Off A470, Llanrwst LL26 0EH

<http://bit.ly/1QHvfe6>

Site Area: 1.3 hectare

Designation: Improvement Site

Key Features:

Broadband speed*

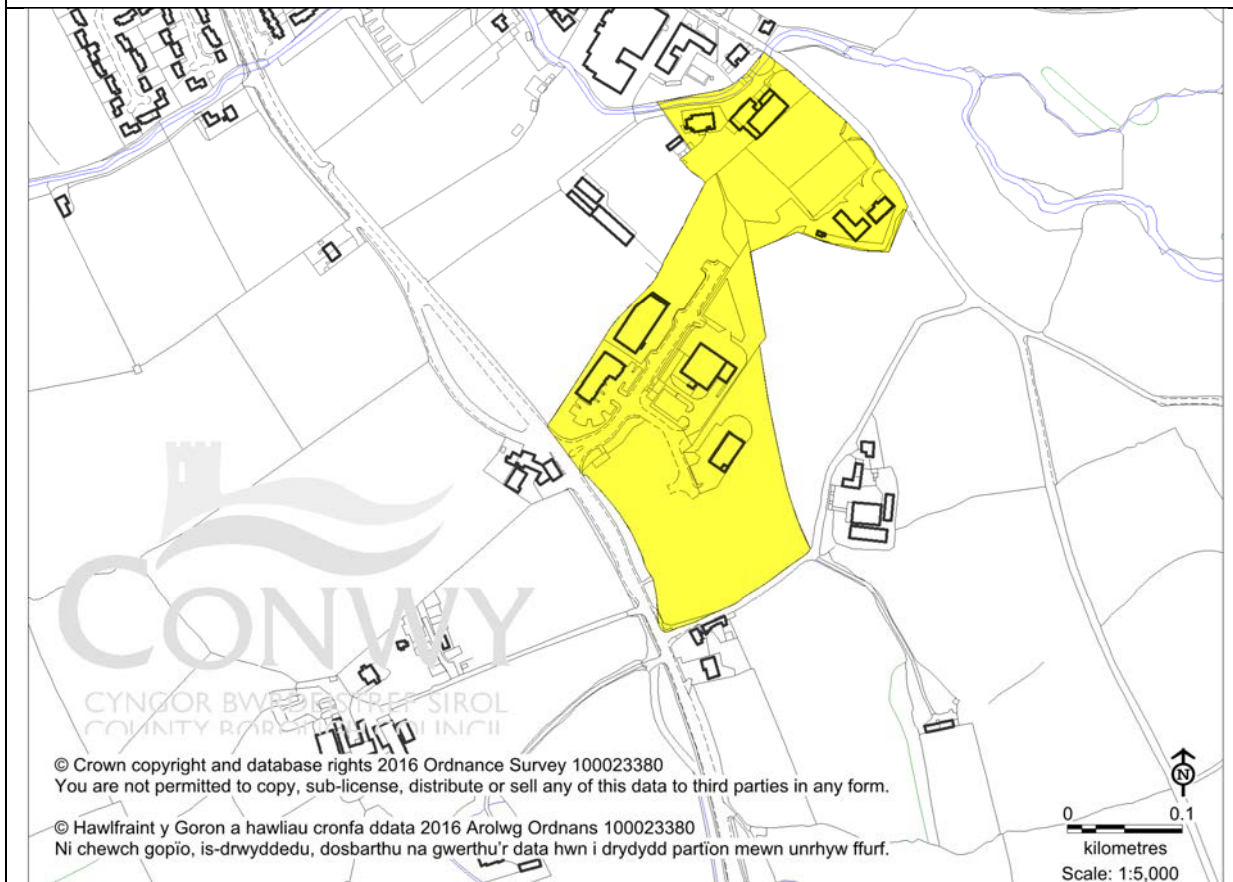
Standard broadband: Up to **17Mb** (estimated speed: 17Mb)

Fibre optic broadband: Up to **76Mb**

Site Details: The site is located 11 miles from Junction 19 of the A55 and 12 miles from Llandudno Junction station which has links to Holyhead, Chester, Manchester, Birmingham and London.

*data obtained via Uswitch broadband postcode checker (www.uswitch.com/broadband/postcode_checker/)

32) Ty Gwyn, Llanrwst



Location: Off Betws Road, Llanrwst LL26 0PQ

<http://bit.ly/1QHvfe6>

Site Area: 6.7

Designation: Safeguarded Employment Site

Key Features:

Broadband speed*

Standard broadband: Up to **17Mb** (estimated speed: 7Mb)

Fibre optic broadband: Up to **76Mb**

Site Details: The site is located 12 miles from Junction 19 of the A55 and 13 miles from Llandudno Junction station which has links to Holyhead, Chester, Manchester, Birmingham and London. The site is being developed at present. This site is ideal for businesses looking to serve either the immediate surroundings, or the wider the rural areas of North Wales.

*data obtained via Uswitch broadband postcode checker (www.uswitch.com/broadband/postcode_checker/)

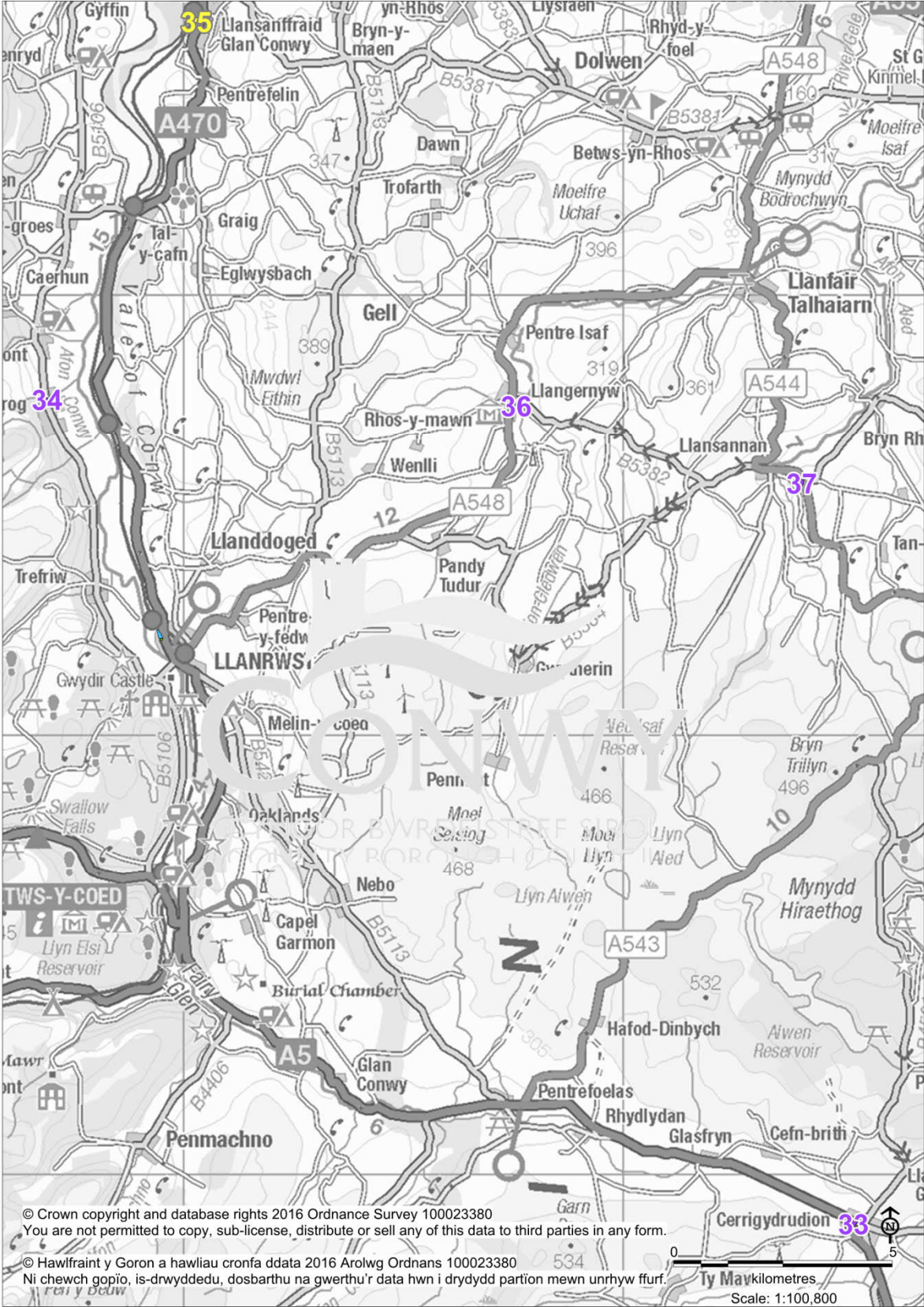
Rural

This area covers the remainder of Conwy County and includes villages such as Glan Conwy, Llangernyw, Llansannan, Dolgarrog and to the south Cerrigydrudion to name but a few. In terms of accessibility. Some of the villages e.g. Dolgarrog and Glan Conwy benefit from good main road links and railway connections.

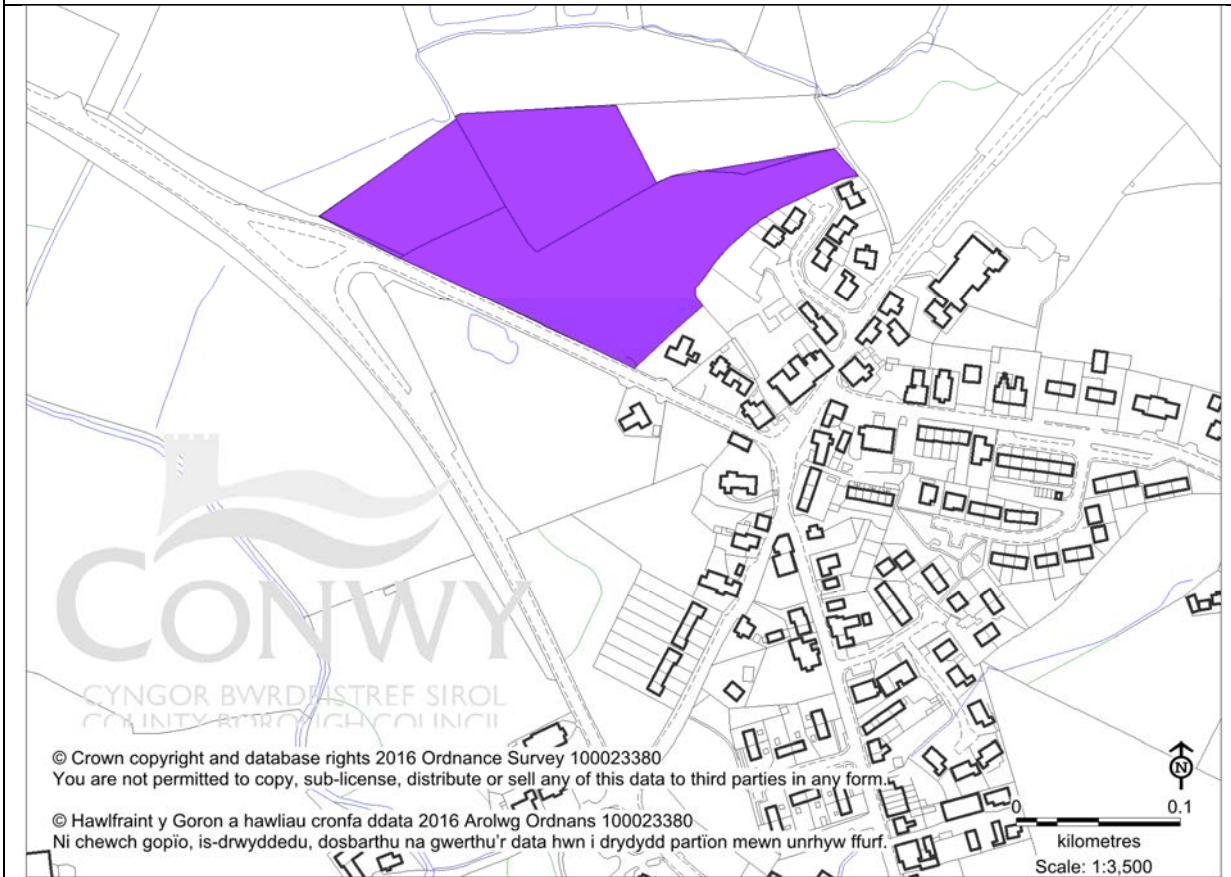
The strategy for the rural area is to promote a sustainable rural economy and contribute to meeting housing needs in the Main Villages, Minor Villages and Hamlets.

Farming remains a vital part of the rural economy and is important in protecting the character and appearance of the landscape. Over the years there has been some diversification from the traditional rural activities primarily by the reuse of farm and other buildings for business purposes. This has not only helped to retain employment within rural areas but has also enabled some farms to remain operational as the diversified activity supports the farming business. By allowing suitable conversions of buildings for business use or live work enterprises, including tourism, the Council aims to support the rural economy.

Rural map



33) Off the B5105, Cerrigydrudion



Location: Off B5105, Cerrigydrudion LL21 9SE

<http://bit.ly/1HU2FPA>

Site Area: 1.0 hectare

Designation: Allocated for B1/B2 employment use

Key features:

Broadband speed*

Standard broadband: Up to **17Mb** (estimated speed: 7Mb)

Fibre optic broadband: Up to **76Mb**

Site Details: This mixed use development site, comprising residential and employment development opportunities is well located right off the A5 trunk road, with excellent road connections towards Bangor, Corwen, Bala and Ruthin. The site is an ideal location for businesses looking to serve either the immediate surroundings, or the wider the rural areas of North Wales. Superfast Broadband has already arrived here, so with residential development opportunities also present, the site could also provide an exciting new development for live-work developments or for businesses operating online.

*data obtained via Uswitch broadband postcode checker (www.uswitch.com/broadband/postcode_checker/)

34) Land at Memorial Hall, Dolgarrog



Location: Conway Road, Dolgarrog LL32 8QE

<http://bit.ly/1MicJps>

Site Area: 0.3 hectares

Designation: Allocated for B1/B2 employment use

Key Features:

Broadband speed*

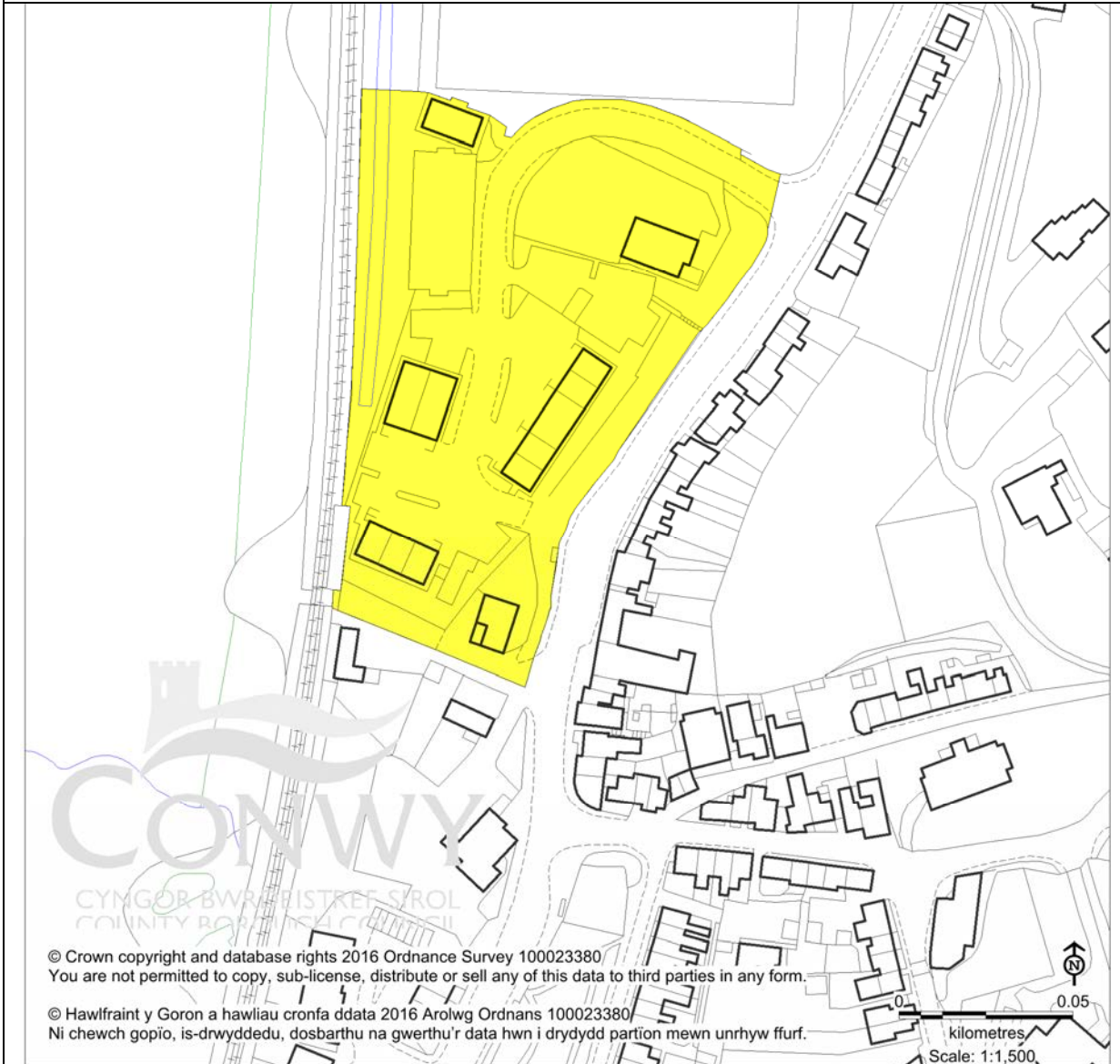
Standard broadband: Up to **17Mb** (estimated speed: 7Mb)

Fibre optic broadband: Up to **76Mb**

Site Details: This small but well-positioned site is opposite the exciting new development of Surf Snowdonia in the rapidly transforming village of Dolgarrog. With strong industrial heritage, having developed around the aluminium industry, Dolgarrog now boasts Britain's newest major tourist attraction. Located in the Conwy Valley, the site is easily accessed from the A55/A470.

*data obtained via Uswitch broadband postcode checker (www.uswitch.com/broadband/postcode_checker/)

35) Cae Ffwyt Business Park, Glan Conwy



Location: Off Conway Road, Glan Conwy LL28 5SP

<http://bit.ly/1QHvfe6>

Site Area: 2.0 hectares (allocated) with a further 3.7 hectares of contingency land

Designation: Allocated for B1 employment use

Key Features:

Broadband speed*

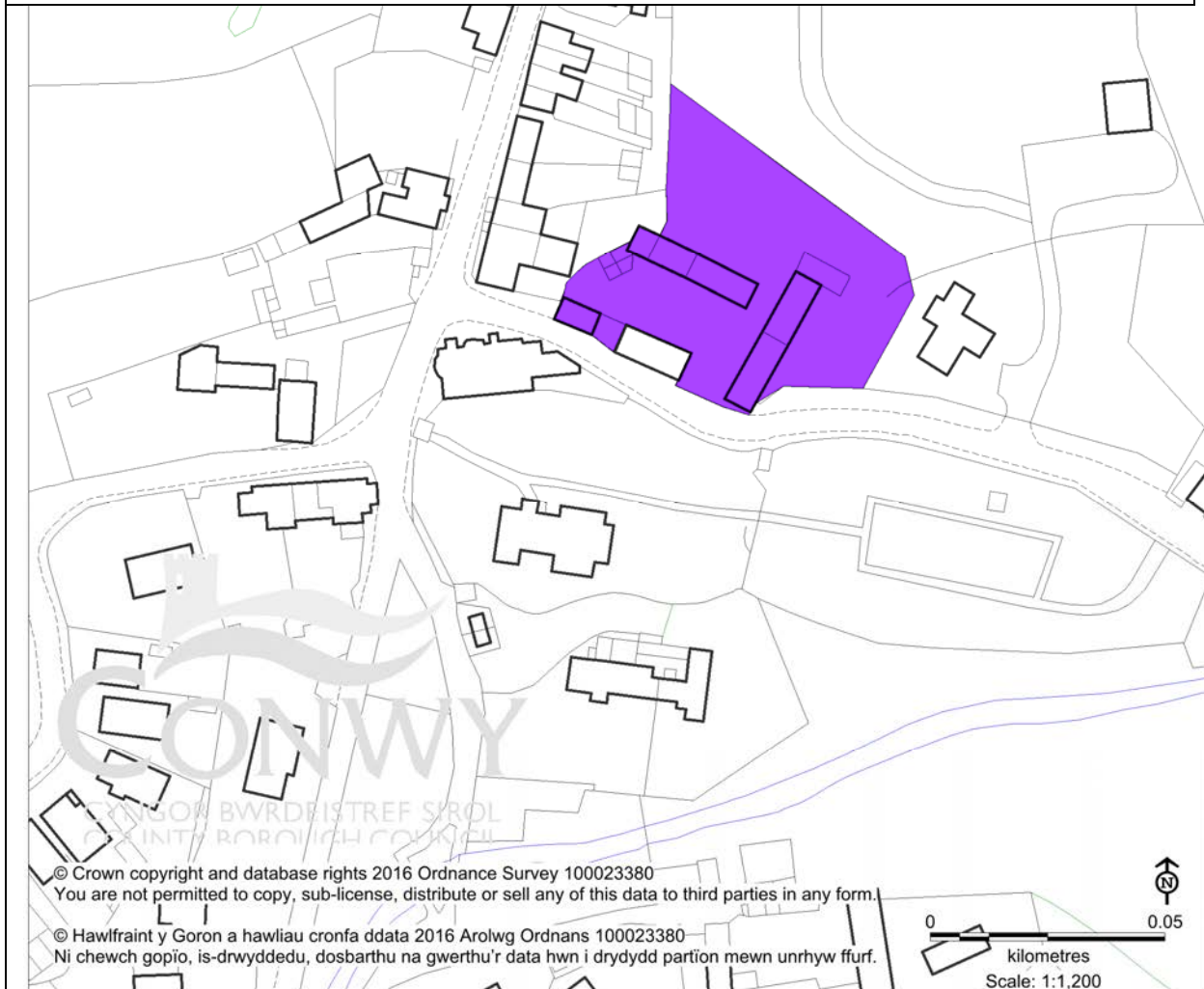
Standard broadband: Up to **17Mb** (estimated speed: 3Mb)

Fibre optic broadband: Up to **76Mb**

Site Details: This small but well-positioned site is easily accessed from the A55/A470 as it is less than a mile from Junction 19 and just more than a mile from Llandudno Junction station which has links to Holyhead, Chester, Manchester, Birmingham and London.

*data obtained via Uswitch broadband postcode checker (www.uswitch.com/broadband/postcode_checker/)

36) Site R44, Llangernyw



Location: Off B5382, Llangernyw LL22 8PP

<http://bit.ly/1109IGx>

Site Area: 0.3 hectares

Designation: Allocated for B1/B2 employment use

Key Features:

Broadband speed*

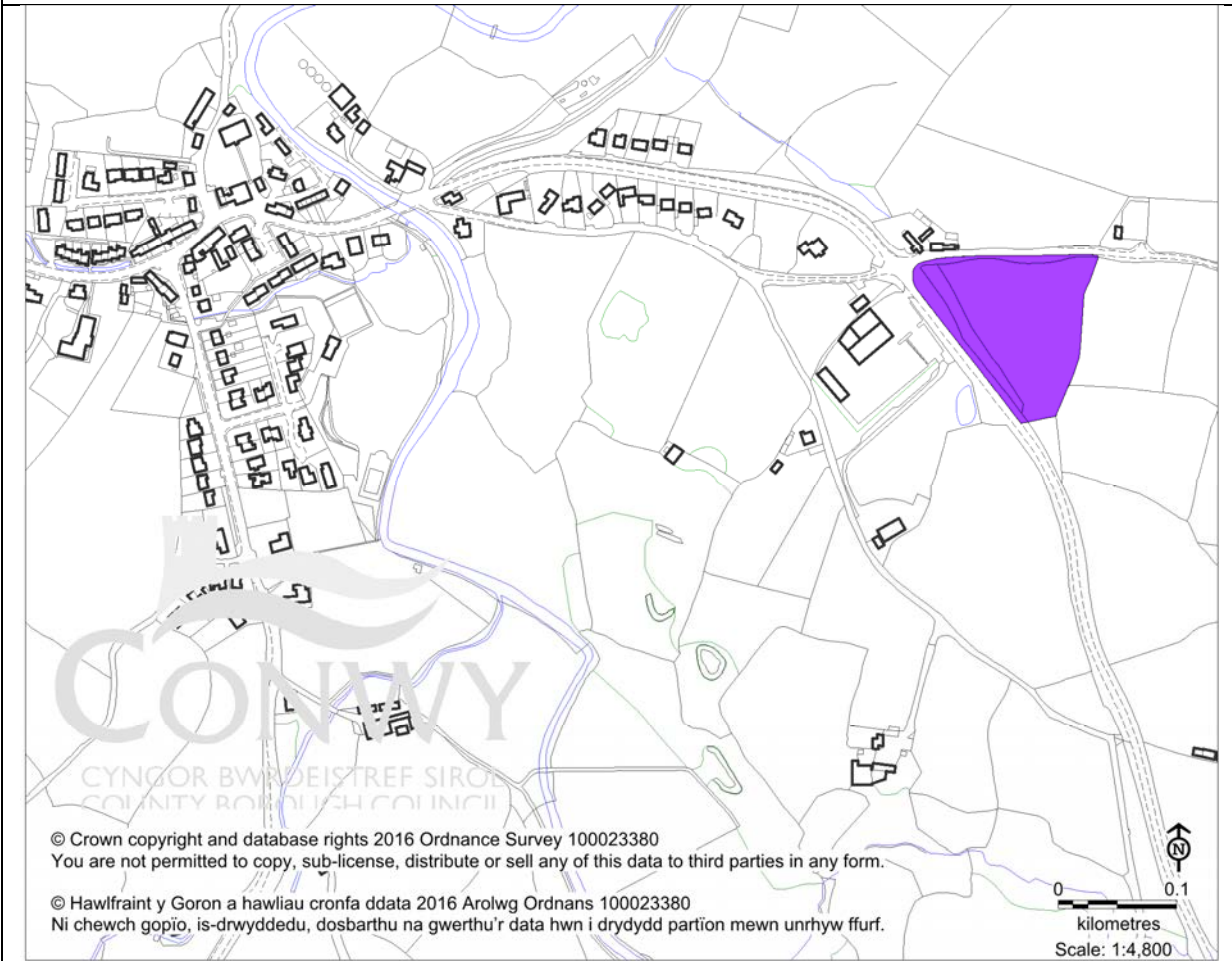
Standard broadband: Up to **17Mb** (estimated speed: 7Mb)

Fibre optic broadband: Up to **76Mb**

Site Details: This site provides an investor with a unique opportunity to transform these historic outbuildings. Well located in the centre of the popular village of Llangernyw, on the main road between the market towns of Abergele and Llanrwst which have onward transport links with the A55/A470 and railway network.

*data obtained via Uswitch broadband postcode checker (www.uswitch.com/broadband/postcode_checker/)

37) Land at Llansannan



Location: Off A544, Llansannan LL16 5NW

<http://bit.ly/1HU2kfJ>

Site Area: 1.0 hectare

Designation: Allocated for B1/B2 employment use

Key Features: Blank canvas for a range of development proposals

Broadband speed*

Standard broadband: Up to **17Mb** (estimated speed: 7Mb)

Fibre optic broadband: Up to **76Mb**

Site Details: Located adjoining existing employment development on the edge of Llansannan, this site can be easily accessed from the coastal and rural areas of both Conwy and Denbighshire.

*data obtained via Uswitch broadband postcode checker (www.uswitch.com/broadband/postcode_checker/)

Appendix 1: Employment Land Protocol summary flowchart

Option 1: Employment Land Database

In the first instance, investors should contact the Business Enterprise Officers (contact details within Appendix 2). Officers in the Business and Enterprise team will be able to share information from the Council's Employment Land Database. This database includes **existing employment/industrial properties and land that is safeguarded** in the Local Development Plan (EMP/4 & EMP/5) – If a suitable site is found – go to section 8 if not, proceed to Option 2. If there are no suitable sites or a new bespoke building is required, then step 2 should be investigated.



Option 2: LDP Allocations

The LDP contains a number of **new land allocations** – see tables in section 6 for details of their whereabouts and the type of employment use that is suitable for each site i.e. B1 (office & light industry) B2 (general industrial) and B8 (storage and distribution). Table 1 covers sites in the Urban Development Strategy Area and Table 2 covers sites in the Rural Development Strategy Area. – If a suitable site is found – go to section 8, if not, proceed to Option 3.



Option 3: Brownfield land in line with EMP/3

If no suitable sites can be found via the above options then **brownfield sites can be considered in line with EMP/3**. A Supplementary Planning Guidance document will be produced to guide development in line with this policy. Please use our online 'submit a site' facility to obtain initial feedback – see section 7. If a suitable site is found – go to section 8, if not, proceed to Option 4.



Option 4: Greenfield land in line with EMP/3 – Re-use and adaptation of redundant rural buildings (EMP/6)

If no suitable sites can be found via the above options then **greenfield sites outside the C1 and C2 flood zones can be considered in line with EMP/3**. A Supplementary Planning Guidance document will be produced to guide development in line with this policy. Please use our online 'submit a site' facility to obtain initial feedback – see section 7. Alternatively, the **re-use or adaptation of redundant rural buildings in line with EMP/6** may be an option depending on the type of business proposed. –See section 8 for next steps.

Appendix 2 - Useful contacts

A list of contact numbers are given below which will be of use throughout the application process:

- In relation to Planning Policy issues – Strategic Planning Policy Service, 2nd Floor Library Building, Mostyn Street, LLANDUDNO, LL30 2RP 01492 575461
cdll.ldp@conwy.gov.uk
- For pre-application discussions – Development Management, Civic Offices, Colwyn Bay, Conwy LL29 8AR; 01492 575247; regulatory.services@conwy.gov.uk
- Business / Enterprise and Investment discussions – Business and Enterprise Service, 28 Wynnstay Road, Colwyn Bay; 01492 574506; rob.dix@conwy.gov.uk
- Access, Highways and Parking – Highways Development Control Officer, Traffic Management & Parking Services, The Heath, Llanfairfechan; 01492 575438
- Conservation and Heritage – Senior Conservation Officer, Civic Offices, Colwyn Bay, Conwy LL29 8AR; 01492 575254
- Landscape issues –Regulatory Services, Civic Offices, Colwyn Bay; 01492 575105
- Biodiversity issues – Senior Countryside Officer, Ecologist, Countryside and Rights of Way, Highways and Infrastructure, The Heath, Llanfairfechan; 01492575310;
barbara.owsianka@conwy.gov.uk
- Trees – Tree Officer, Development / Building Control, Regulatory Services & Housing, Civic Offices, Colwyn Bay; 01492 575186;
matthew.bardsley@conwy.gov.uk
- Crime Prevention Design Advice – Architecture Liaison Officer, Conwy & Denbighshire, Divisional HQ, Oxford Road, Llandudno, Conwy LL30 1DN; 01492 805011; ifan.hughes@north-wales.police.uk
- Water supply and Sewerage – Dŵr Cymru Welsh Water, Developer Services; 0800 917 2652
- Gas supply / apparatus – Wales & West Utilities, Connections enquiries; 0870 165 0597; connections@wwutilities.co.uk