

Appendix 14 – Employment Sites Summary and Recommendations

The below tables provide a summary of all the sites included in the supply analyses for both Wrexham and Flintshire, indicating whether they are truly available for B1, B2, B8 development and providing recommendations as to whether they should be allocated for B-Class employment purposes in the emerging LDPs of the two local authorities.

It should be noted that these are recommendations only and ultimate decisions to allocate (or not) sites will be made by the relevant Local Planning Authority.

Table A14.1 – Employment Land Supply Summary – Wrexham

Site Ref.	Name	Size, ha	Site Scoring - Total	Site Scoring - Market-led Sub-Total	Availability	Should it be Allocated in LDP	Net Land Supply
Wrexham Industrial Estate – Sites Allocated under UDP Policy E1							
E1.2	Abenbury Way	1.70	53	24	Available Owner currently seeking outline planning permission (App. Ref. P/2014/0195) for a 4,650 sqm B2 industrial unit, service yard, access and car park on 1.20 ha of land. Likely that unit will be used for the expansion of a local business (Cytec)	Yes Unless developed prior to LDP completion	1.7
E1.4	Ash Road South (ii)	7.30	50	28	Partly Available Recently acquired by The Village Bakery Group for further expansion within Wrexham Industrial Estate. Up to half of the site may be required as ecological mitigation, reducing the net developable area to 3.65 ha.	Yes in part. Unless developed prior to LDP completion	3.65
E1.6	Bryn Cottages	3.60	33	15	Not available Suggested by Council ecologists as a possible ecological refuge/mitigation site	No Assume it will be ecological mitigation	0
E1.7	Bryn Road	3.65	62	20	Not available Under development for a biological treatment facility Other land set aside for ecological mitigation	No Under development / ecological mitigation	0
E1.8	Clywedog Road North	1.90	45	21	Not available Owner has aspirations to develop this land for services Ecological issues may also make development difficult.	No Owner has service use aspirations/ ecological issues	0
E1.9	Clywedog Road East, Wrexham Industrial Estate	2.20	41	21	Not available Owner has aspirations to develop this land for services Ecological issues may also make development difficult.	No Owner has service use aspirations/ ecological	0

Site Ref.	Name	Size, ha	Site Scoring - Total	Site Scoring - Market-led Sub-Total	Availability	Should it be Allocated in LDP	Net Land Supply
						issues	
E1.10	Clywedog Road South (i)	1.21	61	20	Available Planning permission industrial units on part Land in the west to be retained for ecological mitigation, including provision of a pond.	Yes Unless developed prior to LDP completion	1.21
E1.11	Clywedog Road South (ii)	a) 0.48 b) 0.48 c) 1 1.96 total	51	20	Available b) Outline planning permission for five units	Yes Unless developed prior to LDP completion	1.96
E1.12	Clywedog Road South (iii)	6.50	52	22	Available Owner has aspirations for a development of light industrial units here	Yes Unless developed prior to LDP completion	6.5
E1.13	Coed Aben Road	0.17	46	16	Available Marketed as a design and build opportunity, capable of providing a unit of 929 sqm or more.	Yes Unless developed prior to LDP completion	0.17
E1.14	Dunster Road	0.80	52	19	Not available Land will largely be held for the exclusive use of Lloyds Animal Foods Western.	No Expansion land only	0
E1.15	Former Tetra Pak	2.90	43	23	Not available Contains Greater Crested Newt ponds which are likely to inhibit development. Council Ecologists would wish to see this land retained as an ecological mitigation site	No Not Serviced	0
E1.17	Redwither (ii)	0.90	47	19	Available Isringhausen seeking to dispose of this site	Yes	0.9
E1.19	Redwither (iv)	0.90	47	19	Partly Available Isringhausen seeking to dispose of this site Potentially up to half the land (0.45 ha) could be set aside as a wildlife corridor.	Yes In part	0.45
E1.20	Redwither (v),	a) 2.03 b) 0.82 Total 2.85 ha	60	28	Partly Available b) Under development for 12 B1 office units	Yes	2.85
E1.21	Ridley Wood Road,	3.30	47	22	Available Welsh Government holding the land for the expansion of Cytec and has (or will shortly be)	Yes Unless developed prior to LDP	3.3

Site Ref.	Name	Size, ha	Site Scoring - Total	Site Scoring - Market-led Sub-Total	Availability	Should it be Allocated in LDP	Net Land Supply
					taking it off the market	completion	
Sub Total		41.84					
Net Total							22.69
Wrexham Industrial Estate – UDP Policy E3 Single User Site							
E3	UDP Single User Site	32.20	55	29	Available Northern Section (Site (a)): Has outline permission for a 46,950 sqm B8 storage and distribution unit Southern Section (Site (a)): Has outline permission for a 37,160 sqm B2/B8 development Site is also being considered as a site for the Wrexham Energy Centre	Yes Unless developed prior to LDP completion	32.2
Sub Total		32.20					
Net Total							32.2
Wrexham Industrial Estate – Other Development Land within the Employment Area Boundary							
Site A	Abenbury Way (ii), JCB Expansion Land	6.00	47	24	Not available Expansion land for JCB	No Expansion land only	0
Site B	Cefn Park, Redwither Road	11.50	42	25	Not available A wide range of ecological constraints render the site undevelopable	No Assume it will be ecological mitigation	0
Site C	Coed Aben Road (ii & iii)	1.70	28	19	Partly Available On the market, for sale, as development or storage plots of 0.40 ha or more. Council Ecologist view is that the central area of the site (some 0.55 ha) should be retained, for ecology,	Yes In part	1.15
Site F	Redwither Road(ii)	0.74	39	19	Not available Held for the expansion of Nutrafeed	No Expansion land only	0
Site G	Site G Redwither Road(i)	0.99	66	28	Not available Land could not be developed without the loss of much of the established woodland and the likely interference with the wildlife corridor. The Council Ecologist view is that this site would make an ideal ecological reserve area.	No Assume it will be ecological mitigation	0
Site Hi	Bridge Road (Firestone Site)	26.00	48	28	Not available Has consent for, and is under development for, a prison.	No Under development for prison	0
Site Hii	Bridge	20.10	66	28	Not available	No	0

Site Ref.	Name	Size, ha	Site Scoring - Total	Site Scoring - Market-led Sub-Total	Availability	Should it be Allocated in LDP	Net Land Supply
	Road (Firestone Site)				The bulk of this site will be retained to provide ecological mitigation associated with the adjacent prison	Assume it will be ecological mitigation	
Sub Total		67.03					
Net Total							1.15
Land Elsewhere in Wrexham – Sites Allocated under UDP Policy E1							
E1.22	Wynnstay Industrial Estate, Acrefair	1.40	62	33	Available Remaining development plot at Wynnstay Technology Park	Yes	1.4
E1.23	Gresford Industrial Estate, Pandy	1.10	62	42	Available	Yes	1.1
E1.24	Vauxhall Industrial Estate, Johnstown	0.71	36	18	Not available Three sites, all of which appear to be being held by, or developed for the use of, adjacent occupiers.	No Expansion land only	0
E1.25	Llay Industrial Estate	3.30	51	27	Not available North Wales Police intend to build a new custody suite and offices here – Use Class C2A Secure Residential Institution	No To be developed for Class C2A Secure Residential Institution	0
E1.26	Llay Industrial Estate	2.90	51	27	Not available North Wales Police intend to build a new custody suite and offices here – Use Class C2A Secure Residential Institution	No To be developed for Class C2A Secure Residential Institution	0
E1.28	Llay Industrial Estate	1.40	41	25	Not available Site is bounded by other ownerships and may be inaccessible.	No Constrained	0
E1.29	Llay Industrial Estate	1.20	43	21	Not available Held as a long term asset by a national construction firm	No Expansion land only	0
E1.30	Llay Industrial Estate	0.47	52	20	Not available Site is (effectively) developed to the level required by the owner.	No Developed	0
E1.31	Llay Industrial Estate	6.40	40	24	Not available Access constraints and multiple ownerships would make it difficult to deliver a single coherent development here. But further appraisal needed before a definitive answer can be given as to	No Constrained (subject to further appraisal)	0

Site Ref.	Name	Size, ha	Site Scoring - Total	Site Scoring - Market-led Sub-Total	Availability	Should it be Allocated in LDP	Net Land Supply
					viability/deliverability.		
E1.32	Coppi Industrial Estate, Rhos	0.40	49	19	Not available Remaining land In use for open storage	No In use	0
E1.35	Pandy Industrial Estate, Pandy	0.70	57	27	Available Full Planning Permission for 2 industrial units totalling 855 sqm on 0.085 ha	Yes Unless developed prior to LDP completion	0.7
E1.37	Rhosddu Industrial Estate, Wrexham town	0.90	51	24	Not available Likely to be held as expansion land for Toolpak.	No Expansion land only	0
E1.39	Ruthin Road Development Area (Western Gateway), Wrexham town	8.80	83	50	Available Development expected in the short/medium term	Yes Unless developed prior to LDP completion	8.8
Sub Total		29.68					
Net Total							12
Land Elsewhere in Wrexham – Other Development Land							
Site K	Llay Industrial Estate (H)	0.80	52	20	Not available Site in active use for lorry parking by P. R. Pugh Haulage Contractors	No In use	0
Site L	Former Brymbo Steelworks	8.00	49	28	Available Although the owner has retained a long term commitment to this site, they have also continued to defer the B1/B2/B8 development in favour of residential options.	Yes Subject to further commitments from owner that development will be delivered.	8
Site M	Ruabon Business Park, Adjacent A483	23.00	77	47	Partly Available The latest planning application for Ruabon Business Park would, if approved, see 85 percent of this site developed for non B-class uses	Yes In part	3.42
Site N	Buildings 5&6, Plas Power Colliery, Southsea	0.31	37	20	Available	Yes Not Serviced	0.31
Site O	Westminster Industrial Estate,	0.82	55	24	Not available Likely to held as expansion land for D P Williams	No Expansion land only	0

Site Ref.	Name	Size, ha	Site Scoring - Total	Site Scoring - Market-led Sub-Total	Availability	Should it be Allocated in LDP	Net Land Supply
	Gwersyllt				Holdings.		
Site P	Land at Minera Building Supplies, Five Crosses Industrial Estate, Minera	0.28	57	19	Available Proposed for three buildings containing 11 two-storey Class B1/B2/B8 office and workshop units	Yes Unless developed prior to LDP completion	0.28
Site Q	North of Tomlinson's Dairies, Pen y Palamant Farm, Minera	0.95	60	22	Not available Likely to held as expansion land for Tomlinson's Dairies.	No Expansion land only	0
Sub Total		34.16					
Net Total							12.01
Grand Total		204.91				Grand Net Total	80.05

Source: BE Group, 2014

Table A14.2 – Employment Land Supply Summary – Flintshire

Site Ref.	Name	Size, ha	Site Scoring - Total	Site Scoring - Market-led Sub-Total	Availability	Should it be Allocated in LDP	Net Land Supply
EM1.1	Chester Aerospace Park, Broughton	9.00	70	31	Available Planning consent for up to 42,000 sqm of B1/B2/B8 accommodation. Identified by Airbus as a preferred site for provision of a supplier park. Site divided into six development plots of which three remain available. These range from 1,858 sqm up to 13,935 sqm. Pochin report that they have a number of parties potentially interested in these plots.	Yes Unless developed prior to LDP completion	9.00
EM1.2	Manor Lane/ Hawarden Park Extension, Broughton	18.20	59	36	Available Outline consent for extension to existing business park for employment purposes) providing a 7,800 sqm office park and 22,100 sqm of B2/B8	Yes Unless developed prior to LDP completion	18.20

Site Ref.	Name	Size, ha	Site Scoring - Total	Site Scoring - Market-led Sub-Total	Availability	Should it be Allocated in LDP	Net Land Supply
					development. Identified by Airbus as a preferred site for provision of a supplier park. Marketed as expansion site for Hawarden Business Park.		
EM1.3	Mount Pleasant Road (north), Buckley	2.00	70	25	Not available Site (largely) developed for industrial premises.	No Developed	0
EM1.4	Land North of Buckley Station, Buckley	0.60	62	35	Not available Held as expansion land for Buckley Foods	No Expansion land only	0
EM1.5	Drury New Road, Buckley	1.40	69	34	Available It is possible that Glen Dimplex, adjacent occupier, will wish to develop the additional land for further facilities. Both sites share common access arrangements at present, but could be divided to provide separate development opportunities	Yes Unless developed prior to LDP completion	1.40
EM1.7	Former Power Station, Connah's Quay	12.80	54	36	Not available Land to the rear of the existing power station and could not be developed separately from this facility	No Expansion land only	0
EM1.8	Crumps Yard, Dock Road, Connah's Quay	3.45	38	17	Available Confidential proposal on site	Yes Unless developed prior to LDP completion	3.45
EM1.10	Land to North of Shotton Paper, Deeside	24.00	62	35	Not available Held as expansion land for UPM Shotton	No Expansion land only	0
EM1.11	Land East of Shotton Paper, Deeside	32.00	59	28	Partly Available Northern site identified for a Deeside Energy Recovery Facility (energy from waste) 22.63 ha in the south of this 32 ha site has now been developed for a convertor station.	Yes In part	22.63
EM1.12	Land to North West of Garden City,	98.00	74	39	Partly Available Outline permission for a major mixed use development	Yes In part	98.00

Site Ref.	Name	Size, ha	Site Scoring - Total	Site Scoring - Market-led Sub-Total	Availability	Should it be Allocated in LDP	Net Land Supply
	Deeside						
EM1.13	Greenfield Business Park, Phase I, Greenfield	1.30	42	19	Not available To the rear of Westbridge Furniture, and likely to be expansion land for this business	No Expansion land only	0
EM1.14	Greenfield Business Park, Phase II, Greenfield	1.20	42	15	Partly Available Comprises three sites: <ul style="list-style-type: none"> The north-easterly site comprises contaminated brownfield land which is available. The central site in use for lorry parking and open storage The southern site is developed as 'Energi Centre' (training, education, research and development centre) for Kingspan and associated facilities (and is excluded from the land supply total) 	Yes In part	1.20
EM1.15	Greenfield Business Park, Phase III, Greenfield	4.40	46	27	Available	Yes	4.40
EM1.16	Greenfield Business Park (III) Extension, Greenfield	6.60	38	20	Available	Yes	6.60
EM1.17	Broncoed Industrial Estate, Mold	0.70	68	23	Not available Site has consent for 96 dwellings and is cleared and ready for development.	No Housing development	0
EM1.18	Mold Business Park, Mold	5.30	49	24	Partly Available 1.40 ha in western site developed as premises for Atmos Consulting, reducing site size to 3.90 ha. Eastern site on the market with outline planning permission	Yes In part	3.90
EM1.19	Adjacent Mostyn Docks, Mostyn	3.00	52	28	Available Warwick International is currently seeking full planning permission for a 3,830 sqm combined heat and power plant on 1.32 ha of land in the north	Yes Unless developed prior to LDP completion	3.00

Site Ref.	Name	Size, ha	Site Scoring - Total	Site Scoring - Market-led Sub-Total	Availability	Should it be Allocated in LDP	Net Land Supply
					of the site.		
EM1.21	Chester Road East, Queensferry	3.50	65	30	Available On the market for motor trade, leisure, office and industrial uses	Yes Unless developed prior to LDP completion	3.50
EM1.22	Antelope Industrial Estate, Rhydymwyn	1.10	58	31	Available Held to meet the expansion needs of existing businesses within Antelope Industrial Estate However, owners would also be willing to make the site available to an incoming business as a design and build option	Yes Unless developed prior to LDP completion	1.10
EM1.23	River Lane, Saltney	1.10	52	24	Available Eastern site developed as Riverside Trade Park comprising six units (and excluded from the land supply total) Western site remains undeveloped, partly in use for open storage	Yes	1.10
EM1.24	Land East of Saltney Ferry Road, Saltney	14.60	58	31	Available Has outline planning permission for B1/B2/B8 uses (various consents) For sale as a freehold development site with consent for B Class employment	Yes Unless developed prior to LDP completion	14.60
EM1.25	Prince William Avenue, Sandycroft	1.80	43	18	Available Full application for six industrial/business buildings with a total floor space of 5,460 sqm under consideration by Flintshire County Council	Yes Unless developed prior to LDP completion	1.80
EM1. 26	Rowley's Drive, Shotton	0.70	59	26	Available Remaining land for sale for B1/B2/B8 employment uses	1-3 Not Serviced	0.70
EM2.1	Warren Hall, Broughton	36.50	76	48	Available Outline consent for B1 Business Park Welsh Government not actively marketing this site Was originally identified as second Chester Business Park however, is no longer a priority	Yes But FCC should seek assurances from Welsh Government that the site will ultimately be	36.50

Site Ref.	Name	Size, ha	Site Scoring - Total	Site Scoring - Market-led Sub-Total	Availability	Should it be Allocated in LDP	Net Land Supply
					site Seen as secondary priority to development of EM1.12	developed	
EM2.2	DARA Site, Sealand	18.50	63	42	Not Available Development land in the north and other development plots/unused premises spread throughout the complex	No Further assessment needed to identify the real developable area here. The viability/deliverability of land should also be explored before allocating it to the next LDP	0
EM2.3	St David's Park, Ewloe	0.80	69	35	Available One large plot remains in the east suitable for another large self-contained office property or scheme of multi-let office suites	Yes	0.80
EM2.4	Mold Business Park Extension, Mold	5.00	37	24	Not Available Site is now being progressed for social housing through the SHARP Programme	No Now housing site	0
Planning Application 1	Airbus 1, Chester Road, Broughton	1.03	67	26	Not available Expansion land for Airbus	No Expansion land only	0
Planning Application 2	Airbus 2, Chester Road, Broughton	6.36	71	30	Not available Expansion land for Airbus	No Expansion land only	0
Planning Application 3	Corus Colours, Weighbridge Road, Deeside Industrial Park, Deeside	6.23	50	14	Not available Expansion land for Tata	No Expansion land only	0
Planning Application 4	Site off Aber Road, Flint	0.68	74	33	Available Full planning consent for the construction of new builders merchant building with associated yard	Yes Unless developed prior to LDP completion	0.68
Planning	Pany Y	0.34	63	18	Not available	No	0

Site Ref.	Name	Size, ha	Site Scoring - Total	Site Scoring - Market-led Sub-Total	Availability	Should it be Allocated in LDP	Net Land Supply
Application 5	Buarth Depot, Pant Y Buarth, Gwernaffield, Mold				Expansion land for A E Rowlands Plant Hire	Expansion land only	
Planning Application 6	Babbage Road, Engineer Park, Sandycroft	1.70	46	15	Available Outline planning consent for seven light industrial each of 1,000 sqm	Yes Unless developed prior to LDP completion	1.70
Planning Application 7	Bradford Soap Works, Minerva Avenue, Chester West Employment Park, Sealand	0.34	55	17	Available Full planning consent for the development of three light industrial units with associated parking comprising one workshop unit of 372 sqm and two workshops units of 204 sqm,	Yes Unless developed prior to LDP completion	0.34
Planning Application 8	Deeside Industrial Park – Zone 1, Deeside	1.90	57	25	Available Site is split across four area extending to 1.9 ha of vacant land Three of the four yards with planning consent for open storage are being marketed. The north-eastern site benefits from planning permission only, but is not being marketed	Yes	1.90
Total		326.13					236.50

Source: BE Group, 2014