

# GLYN RHONWY



*Development Brief for GLYN RHONWY  
by GWYNEDD COUNCIL  
for  
The Invitation of Statements of Interest from Developers*

### **Gwynedd Council is inviting Statements of Interest for proposals involving quality, exciting and sustainable developments on the Glyn Rhonwy site, Llanberis**

#### **Vision**

**To attract the right form of investment by taking advantage of Glyn Rhonwy's unique characteristics to create quality employment opportunities for the benefit of Gwynedd's communities, by contributing to the area's cultural and linguistic wealth and natural beauty.**

To achieve the Vision it is envisaged that eligible developments would be in accordance with the following objectives:

- ◆ Developments which would create new quality employment opportunities for the Llanberis area and beyond
- ◆ Developments which would create sustainable employment opportunities throughout the year to meet the specific needs of Gwynedd's labour market
- ◆ Developments which would safeguard the culture and Welshness of the area in the interests of the local community
- ◆ Developments in terms of design, scale and nature would safeguard the area's outstanding natural environment and the amenities of local residents

It is proposed to offer an exclusivity period to a team of developers to provide them with an opportunity to develop further details. The details of any legal agreement and / or lease would be subject to further discussions and reaching specific targets set in a timetable agreed in advance. The terms of any lease would be agreed between the Council and the developer.

For further details any interested party is advised to refer to the Glyn Rhonwy Development Brief, Llanberis.



## GLYN RHONWY - SUMMARY SITE DETAILS

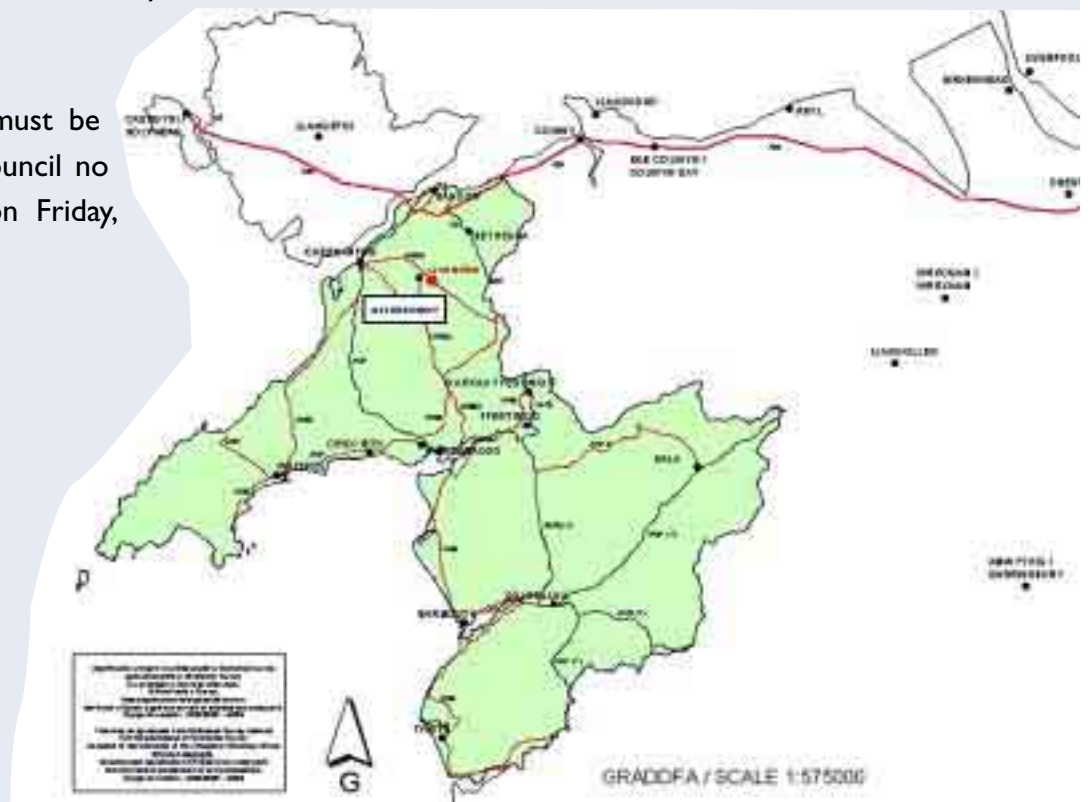
- Location:** Glyn Rhonwy is located on the outskirts of the village of Llanberis, seven miles to the south of the town of Caernarfon. Llanberis lies just outside the boundary of the Snowdonia National Park, at the foot of Snowdon.
- Present Use:** The Glyn Rhonwy Site consist of two parcels of land separated by a Class III road (Clegyr Road):
- Lower Parcel: approx 100 acres including former slate quarries, former second world war bomb stores and a mature woodlands
  - Higher Parcel: approx 125 acres including former slate quarries and rough grazing land
- Surface Area:** Total of 91 hectares
- Ownership:** Glyn Rhonwy Site, Llanberis is owned by Gwynedd Council.
- Access:** Direct access is off the A4086 between Caernarfon and Llanberis, and also along the Class III Road, Ffordd Clegyr. Public footpaths run through the site.
- Services:** The lower part of the site is partly serviced.

### STATEMENTS OF INTERESTS

Gwynedd Council is inviting Statements of Interest for proposals involving quality, exciting and sustainable developments on the Glyn Rhonwy Site, Llanberis

Details of the requirements of any Statement of Interest to be submitted are provided in the Development Brief for the Glyn Rhonwy Site, Llanberis

Statements of Interests must be received by Gwynedd Council no later than 12:00 noon on Friday, 24<sup>th</sup> February 2006.



## 1. INTRODUCTION

Llanberis is a village on the outskirts of the Snowdonia National Park. Although the population of Llanberis is only some 2,000 people, it is a national tourist destination at the foot of Snowdon with a number of important tourist attractions located locally, including the Snowdon Railway, Padarn Railway, Electric Mountain, Dinorwig Power Station and the Welsh National Slate Museum.

The Glyn Rhonwy site has been identified as a strategic development site and Gwynedd Council is eager to invite proposals for the site from developers.

Statements of Interest are invited from developers ready to invest in the area and play a vital role in achieving the Council's vision. Expressions of Interests will be required to be in accordance with the details provided below.

## 2. VISION

**To attract the right form of investment by taking advantage of Glyn Rhonwy's unique characteristics to create quality employment opportunities for the benefit of Gwynedd's communities, by contributing to the area's cultural and linguistic wealth and natural beauty.**

To achieve the Vision it is envisaged that eligible developments would need to be in accordance with the following objectives:

- Developments which would create new quality employment opportunities for the Llanberis area and beyond
- Developments which would create sustainable employment opportunities throughout the year to meet the specific needs of Gwynedd's labour market
- Developments which would safeguard the culture and Welshness of the area in the interests of the local community
- Developments in terms of design, scale and nature would safeguard the area's outstanding natural environment and the amenities of local residents

It is considered that Glyn Rhonwy's unique location and characteristics offer a genuine potential to realise the above-mentioned Vision and Objectives.



### 3. CONTEXT

Llanberis is a village at the foot of Snowdon designated as a Local Centre within the Gwynedd Unitary Development Plan, which signifies its importance to local residents and visitors.

Historically, the area's main employment opportunities were within the slate quarries but with the closure of the last quarry in 1969 the area has seen a significant change within the local economy. The wealth of history from the slate quarries which used to supply national markets continues in Llanberis. In 1998 the Slate Valleys Initiative was developed which was a step towards the regeneration of post-quarry communities who suffered unemployment and severe decline during the middle of the last century.

The tourism industry is, by now, the area's main employer, with a number of Wales' most important visitor attractions situated in the village. It is an important starting point for walking up Snowdon, Wales' and England's highest peak (1085m), and a starting point for the train journey up the mountain. The National Slate Museum, Padarn Country Park and the Dinorwig Power Station, Llyn Padarn and Llyn Peris, along with outdoor activities, are also responsible for attracting visitors to the nearby village or area.

Gwynedd Council is keen to support a regeneration programme to strengthen the economy, community and environment of Llanberis and surrounding area. The Glyn Rhonwy site is considered to have the potential to be a central part of this regeneration programme.

It is envisaged that eligible proposals for the site will be developments which would create sustainable employment opportunities throughout the year to meet the specific needs of Gwynedd's labour market. An information sheet providing statistical information on the local labour market has been appended to the Development Brief.

### 4. GLYN RHONWY SITE, LLANBERIS

#### Site Background

The boundaries of the site upon which this Development Brief is based upon consists of two large parcels of land to the south-west of the A4086 on the outskirts of Llanberis.

Three quarries were located on the Glyn Rhonwy site from the end of the eighteenth century up to 1930. This continues to be evident on the site since the former quarries have by now been filled with water and numerous slate tips are still on the site. During the Second World War the site was used by the Air Force Ministry as a bomb store.

The two parcels of land are separated by a Class III Country Road called Ffordd Clegyr and they include:

**Lower Parcel:**

approx 100 acres of land comprising derelict slate quarries, a former second world war bomb store and a mature woodland on relatively low land between the A4086 and Ffordd Clegyr



**Higher Parcel:**

approx 125 acres of land comprising derelict slate quarries and rough grazing land ascending from the Clegyr Road to open hillsides and moorland above Llanberis.



A land reclamation programme was completed on the site in 2000, incorporating the provision of a road and various development plateau within the Lower Part of the site.

## **Accessibility and Infrastructure**

The site is situated on the outskirts of the village of Llanberis on the A4086 which links the village with the town of Caernarfon approximately seven miles away to the north-west.

The site is approximately 8 miles away from the outskirts of the city of Bangor and the A55 Expressway which runs across the North Wales coast to North West England. The A5 through Betws-y Coed is less than 15 miles away along the A4086 to the south-east.



Good linkages exist between the site and the village of Llanberis since it is located on the main road and bus routes. The main public bus route runs directly past the site to Caernarfon and the city of Bangor to the north and east. To the south, through the Snowdonia National Park, the Snowdonia Sherpa bus transport travels to destinations within the Park and in the direction of the A5. There are also effective links to the centre of the village of Llanberis on foot or by bike, with the Lôn Las Peris cycle path running to the east of the site along Llyn Peris.

The site is approximately ten miles away from Bangor Railway Station with regular services to the North of England and the Midlands and directly to London.

## **Ownership**

The land is owned by Gwynedd Council.

## Existing Land Use

The site is currently vacant and designated as a redevelopment site.

The site's physical characteristics include three quarry pits, slate tips, a former underground bomb store, a mature woodland, rough grazing land and road network leading to development plateau.



## Adjacent Land Use

The Euro/DPC company headquarters adjoins the southern boundary of the site. It is a company that produces, markets and distributes medical supplies and with its workforce of approximately 350 it is one of the county's most important employers. Historically, Euro / DPC's current site was part of the Glyn Rhonwy original site before it was sold in 1985 and a close relationship exists between both sites, including the adopted road serving both sites from the A4086.

The land situated to the south and west of the site has been designated as 'open countryside'. This land is mainly used for agricultural purposes and has been designated a Landscape Conservation Area.

Padarn Lake is located to the east of the site and a recreational area called Y Glyn. Units and employment sites can also be found adjoining this area.

## Facilities

The Glyn Rhonwy site is partly serviced including main road access and a road / track network within the site.



## Environment and Landscape

Despite past activities on the site, the majority of the buildings that once occupied the site have been demolished, apart from the underground bomb store. In some areas the topography is steep, reflecting its location in the mountain and its previous use as quarries.

The south-eastern part of the Lower Parcel of the site has been designated an Ancient and Semi-Natural Woodland, and trees have also been protected under Tree Preservation Orders.

Given its former uses, issues relating to pollution, contamination and possible effects on nearby sites need to be considered and addressed prior to development.



## 5. POLICY BACKGROUND

Any proposal should also give due consideration to the following documents:

- Gwynedd Unitary Development Plan (including a draft development brief for the Glyn Rhonwy Site)
- Gwynedd Economic Development Strategy 2000-06;
- North Wales Economic Forum's Economic Strategy
- Wales Spatial Plan

## 6. STATEMENTS OF INTERESTS

Statements of Interest are invited from developers wishing to invest in the area and play a vital role in achieving the Council's vision. Statements of Interest are expected to be in accordance with the requirements of the Development Brief.

Developers are required to submit Statements of Interest in the form of a Project Proforma appended to the Development Brief comprising:-

Section 1 : Proposal Details

Section 2 : Financial Details

Section 3 : Timetable

#### Section 4 : Proposal Outputs

#### Section 5 : Management and Implementation

Shortlisted developers may be invited by letter to give a presentation of their proposals for the site, at a date and location to be arranged.

It is proposed to offer the successful developer an exclusivity period in respect of the site to provide them with an opportunity to develop further details. The details of any legal agreement and / or lease would be subject to further discussions and reaching specific targets set in a timetable agreed in advance. The terms of any lease would be agreed between the Council and the developers.

Due to the nature of the site, developers may wish to submit Statements of Interests for the whole site, or specific parts of the site. Each submitted Statement of Interest will be expected to clearly define the site boundaries relevant to that Statement.

In addition to the Proforma, developers may submit any additional information in support of their application.

The Council states :

- These are outline details supplied to parties interested in buying or leasing and they do not form a part of any formal offer or contract.
- It is believed that all site details provided within the document are correct. However, interested parties should not take this for granted and should verify the facts by inspecting the site or in any other manner.
- No member of Gwynedd Council's staff has the authority to make any statement or given any warrant in connection with this site.

Statements are required to be received (in the form of the Project Proforma) at the following address no later than 12:00 noon on Friday 24<sup>th</sup> February, 2006 :

**Head of Economic and Regeneration Service  
Development Directorate  
Gwynedd Council  
Shirehall Street  
Caernarfon  
Gwynedd LL55 1SH**

The Council retains the right to refuse to accept any Statement of Interest.

For additional information in relation to the Glyn Rhonwy site, Llanberis contact:

**Llyr B Jones,**  
**Business Support Manager,**  
**Economic and Regeneration Service, Gwynedd Council,**  
**Shirehall Street, Caernarfon, Gwynedd.**  
**Tel : (01286) 679219**  
**e-mail : [LlyrBJones@gwynedd.gov.uk](mailto:LlyrBJones@gwynedd.gov.uk)**



