

LLANGOLLEN & LLANTYSILIO TOWN & AREA PLAN

“LOOKING FORWARD TOGETHER”

2013 – 2020

Revised 12/11/13

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NB: Text in red is marked for translation purposes when plan is approved

Introduction

Denbighshire County Council has adopted a strategic aim of being “a high performing council closer to the community”.

To help achieve this aim, in 2001/12 the County Council invited the town and community councils and the businesses, community and voluntary sectors in each of its main towns and the smaller outlying communities which relate to them to join together to develop “town plans”. In 2013 the Plans were expanded to to address the needs & priorities of the smaller rural communities associated with the towns. These will be living documents which will be subject to regular reviews and will set out:

- the current situation in the towns & associated areas
- the key challenges and opportunities which they will face over the next decade
- a vision for each town and area associated with it which will provide it with a sustainable future, and
- realistic and achievable actions which will deliver that vision.



LLANGOLLEN TOWN PLAN

“LOOKING FORWARD TOGETHER”

2013 – 2020

Revised 17.6.13

LLANGOLLEN

Llangollen is situated along the River Dee between the Berwyn and Ruabon mountains, overlooked by Castell Dinas Bran. The town has been a magnet for travellers and visitors since the early 19th century.

The Clwydian Range Area of Outstanding Natural Beauty and the Pontcysyllte Aqueduct and Canal World Heritage Site both are in Llangollen's environs.

Llangollen is famous for its annual International Musical Eisteddfod, held every July at the Llangollen Pavilion, with competitors coming from more than 50 different countries.

The railway arrived in Llangollen in 1862 and the restored railway is now run by Llangollen Railway PLC. The rail line currently extends to Carrog but will soon run as far as Corwen.

The ruins of 13th century Castell Dinas Bran are on the hillside above Llangollen; the 18th C. home of the Ladies of Llangollen, Plas Newydd, is in the town.

The population of the town of Llangollen is 4079.

The town also serves the surrounding areas of Froncysyllte and Garth, Acrefair and Llantysilio, a further population of **4,260**.



Where we are now (The actual figures are shown in the Statistical Appendix and include Llantysilio.)

People

Compared to the county as a whole, the town of Llangollen has

- **more people aged over 65,**
- **a higher percentage of over 85's,**
- **fewer young people under 15,**
- **fewer households claiming housing or Council Tax benefit**
- **a similar proportion of households which are overcrowded**

Community

Compared to the county as a whole,

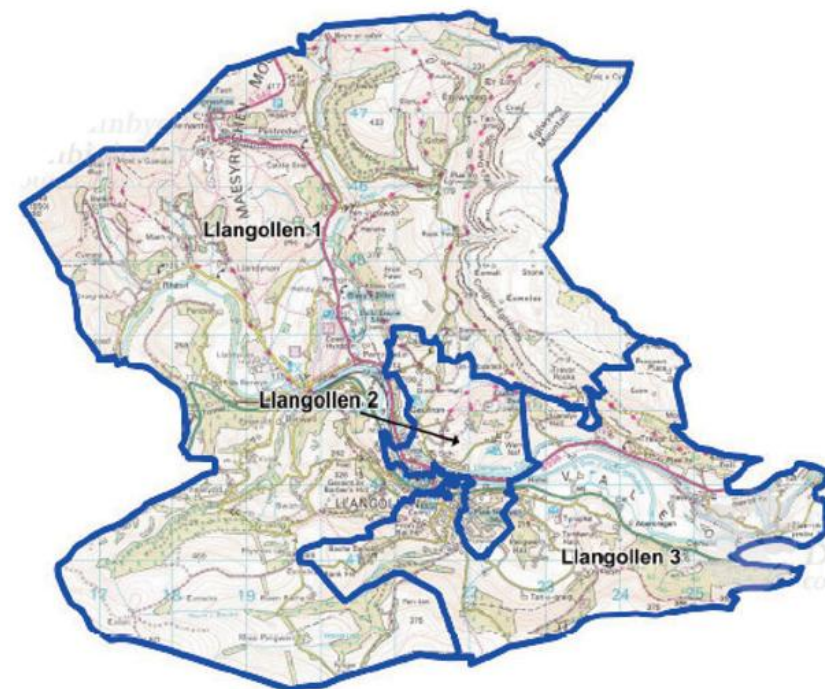
- **more people in the town of Llangollen have been born in Wales, but**
- **less people can speak Welsh.**

The crime rate in Llangollen is higher than the average rate for the County, particularly for incidences of theft and handling. The rates of incidences of violence and criminal damage are lower than the averages for the County.

The Welsh Government uses a formula to measure deprivation. Wales is split into 1896 areas which are smaller than County Council wards. Each area is then ranked with the most deprived given a score of 1 and the least deprived as score of 1896. The scores in different years are not directly comparable because the way in which the index is calculated changes over time, but nevertheless give an indication of the Welsh Government's view about the deprivation in the town at various points in time.

In the 2011 edition of the Index, all wards have a better ranking than in 2005.

Lower layer super output area	Ranking in 2005	Ranking in 2008	Ranking in 2011
Llangollen 1	775	811	842
Llangollen 2	1118	915	1192
Llangollen 3	1482	1494	1607



Map showing the Lower Super Output Areas

Jobs

Compared to the county as a whole,

- fewer people who live in Llangollen work in the public sector
- fewer people work in retail
- a higher percentage of people work in manufacturing
- a higher percentage of people work in hotels and restaurants
- fewer people commute more than 20km to work, and
- a lower percentage of people of working age claim Job Seekers' Allowance.

Annual household incomes in the Llangollen are higher than the average for Denbighshire

The place

There are a number of vacant retail units in Llangollen but this is much lower than average level for the UK.

Vacancy rates for retail premises – Autumn 2012

Llangollen	7.1%	(10 units)
UK	16.3%	(Colliers International)

Llangollen has several popular attractions, including: Plas Newydd which had 5855 visitors in 2012; The Steam Railway which had 77,000 visitors in 2012. Castell Dinas Bran; a noted golf club, the Canal (now part of the Pontcysyllte Aqueduct & Canal World Heritage Site), and its horse drawn boats; Valle Crucis Abbey; Llangollen Museum and Riverside Park. The Pontcysyllte Aqueduct itself and the Horseshoe Pass are just outside [Llangollen & Llantysilio](#).

The number of bed spaces in graded visitor accommodation in the town is 164 and there are a further 302 ungraded bedspaces. Camping and caravans in [the area](#) provide a further 30 graded pitches and up to 200 ungraded pitches.

Future challenges and opportunities

People

There is a higher proportion of people aged over 65 and 85 in Llangollen. This is an age group that is projected to increase as a proportion of the population, creating both more demand for local services and opportunities for local businesses and the local economy.

A transient population are using accommodation that is not suitable for long term occupation.

Community

There is no permanent civic amenity site.

There is potential to improve the sports pitch provision for both rugby and football. There are also sites which require either playing surface improvements or ancillary access and car parking improvements.

Greater use could be made of the Pavilion as a school and community resource particularly during the school day.

There is a lot of community activity for young people including a youth club, young farmers, youth football club, youth cricket team, scouts and beavers, silver youth band, operatic youth group, boys brigade.

The scout hut is in need of refurbishment and in future possible relocation.

The Riverside Park is popular and well used. There is a good working arrangement with the café owner to open and close the public toilets.

Choirs are well established including girls, mixed, and a boys male voice choir at the high school.

There is potential for the Healthcare centre to relocate to the site of the former Woodlands Hotel which would require pedestrian flow / access to be looked at.

Jobs

There are a number of unused buildings offering potential for future new uses.

Planning permission has been given for the redevelopment of the print works site on the edge of town as a food store.

Planning permission has also been given for the development of a Greenfield employment site at Cilmedw on the south western outskirts of the town which could facilitate a relocation by Dobson and Crowther to new purpose built premises.

There is potential to promote and encourage higher value tourism to Llangollen which could result in more people employed in higher paid jobs.

There is potentially a market for outdoor pursuits that hasn't yet been fully exploited including the opportunities the river offers for both canoeists and anglers.

Llangollen Steam Railway as well as being a visitor attraction, provides employment and apprenticeships in its business and engineering workshops.

Place

Llangollen is a popular tourist destination for day visitors. There is an opportunity to turn day visits into longer stays.

The signage in and around the town is of poor quality and confusing.

There is insufficient parking in the town centre although parking provision at the Royal International Pavilion has provided some relief.

The weekly market occupies part of the coach park in Market Street car park reducing the amount of parking space available.

Llangollen is now within the extended Area of Outstanding Natural Beauty and the World Heritage Site buffer zone.

Llangollen is within range of the cruise ships docking at Liverpool offering tours to passengers.

The canal is very busy and up to maximum capacity for canal boats which can give rise to maintenance and litter issues.

There is a need for more restaurants, particularly to support the night time economy.

There is no pedestrian crossing on or near the junction of the A5 and Castle Street.

There are some good bus services for Llangollen but services to Llantysilio and Ruthin are felt to be insufficient.

The Town Council **has secured Cittaslow** designation which may positively affect some actions in this Town Plan.

A project at the Horseshoe Falls, Llantysilio is **improving** the footpath and toilets and provide better interpretation and access to the most significant historical feature of the Llangollen Canal in Denbighshire.

Vision for Llangollen

We want Llangollen

- **to be a place with its own unique identity**
- **to be a place where the younger generation will stay and / or return to live and work**
- **to be a place with employment and affordable housing**
- **to have a good health care for all ages**
- **to be a place which caters for the needs of residents and visitors and fosters mutual respect between these groups**
- **to provide a visitor offer that is of higher quality and value**
- **to continue being the place ‘where Wales welcomes the world’**

Making it happen...
for people

What we want to achieve	We will achieve this by	This will be led by	By when
Appropriate housing for residents.	Looking into providing more affordable housing	County Council Social Services Housing Cymdeithas Tai Clwyd	1 – 5 years
The needs of the older population have been met	Looking into providing more extra care housing for older people	County Council Social Services Housing / Adult & Business Services	1 – 5 years

Making it happen...
for the community

What we want to achieve	We will achieve this by	This will be led by	By when
Improved sports facilities	Looking into the feasibility of a 3G sports pitch and the possibility of providing an additional rugby and football pitch. Exploring opportunities to improve playing surfaces, access and ancillary facilities.	County Council Leisure, Libraries & Community Development. County Council Environmental Services.	1 – 5 years
Improved local facilities	Exploiting the opportunities arising from the transfer of the town hall to the Town Council	Town Council	1 year
	Looking into the feasibility of a new civic amenity site	DCC Highways and Environmental Services	1 year
	Possibly relocating the police station from Parade Street and co-locating with other public facilities	North Wales Police	1 year
	Looking into improving the parking for the Health Centre unless it relocates to the Woodlands Hotel site in which case a review of accessibility from the town centre will be required	DCC Highways and Environmental Services	1 year
	Take advantage of new opportunity for Silver Band to expand by assisting refurbishment of newly acquired adjacent property on Parade Street	County Council Housing & Community Development	1 year
	Consider transfer of the operation of the Market to the Town Council	Town Council	1 year

Making it happen...
for jobs

What we want to achieve	We will achieve this by	This will be led by	By when
Secure local employment	Securing the future of Dobson and Crowther	County Council Planning & Public Protection	1 – 5 years
	Improving local mobile phone reception	Business Transformation and ICT	1 – 5 years
	Encouraging higher value tourism jobs	County Council Housing & Community Development	1 – 5 years
	Supporting the Railway to achieve its business model	Housing & Community Development	1 – 5 years
	Facilitating the provision of new business premises	County Council Housing & Community Development and Planning and Public Protection	1 – 5 years
	Securing a viable future for the Royal International Pavilion Including looking into potential for refurbishment of the toilet block to the rear of JennyJones	County Council Communications, Marketing & Leisure	1 – 5 years
	Improving Broadband Services	BT	1 – 5 years
	Look into potential for Fibreoptic development to Cil Medw site	County Council Housing & Community Development	1 – 5 years
	Explore potential for parents to return to work by investigating possibilities for pre school care	County Council Housing & Community Development	1 year

Making it happen...
for the place

What we want to achieve	We will achieve this by	This will be led by	By when
An improved visitor experience	Carrying out a full signage, parking and traffic movement audit.	DCC Highways and Environmental Services	1 year
	Rejuvenate approaches to Llangollen, in particular the A5 and A539		
	Consider relocation of hawthorn sculpture	County Council Housing & Community Development and Welsh Government	1 – 5 years
	Tackling untidy sites and buildings such as the old car showroom in George Street, the old Berwyn Works, the old egg packing station and the former Woodlands Hotel		
Improving the use of parking at the Pavilion and Ysgol Dinas Bran in peak season	DCC Highways and Environmental Services	1 year	
	Actively pursuing HLF funds for the restoration of the Chain Bridge	Town Council and Llantysilio Community Council	1 – 5 years
A viable town centre	Exploiting any untapped markets such as the outdoor pursuit market	Llangollen Chamber of Trade, County Council Housing & Community Development	1 – 5 years
	Looking into the effect of the opening of the new foodstore on Berwyn Street on pedestrians and traffic flow, and of seasonal parking on the A5	DCC Highways and Environmental Services	1 – 5 years

The Links between the Town & the area of Llantysilio..

Llangollen & Llantysilio are closely linked and Llangollen often attributed with assets that in reality sit in Llantysilio. The area stretches from Llantysilio Mountain to Sun Bank and includes Rhewl, Pentredwr and the Eglwyseg escarpment, a site of Special Scientific Interest. It is home to the picturesque medieval church of St Tysilio visited by Robert Browning in 1888. The start of the World Heritage Site is at the Horseshoe Falls. The Llangollen Canal; Valle Crucis Abbey and the soon to be restored Chain Bridge across the River Dee all sit in Llantysilio as do the walks up along the Panorama and surrounding hills. A mainly agricultural area it is also an Area of Outstanding Natural Beauty.

The inhabitants of Llantysilio use Llangollen as their retail and services centre. Llantysilio has an active Community Council who partner with Llangollen Town Council in the project to restore the Chainbridge.



LLANTYSILIO AREA PLAN

“LOOKING FORWARD TOGETHER”

2013 – 2020

12/11/2013

Making it happen...

For People & Community

ACTIVITY	ECON. AMB. STRAT. REF.	OUTPUT	LED BY	START	FINISH
Looking into the purchase of additional land in order to extend the burial ground.		Land identified	Community Council	1 Dec 2013	30 Dec 2014
		Meeting between DCC & Community Council	DCC Valuation & Estates		
		Valuation	Community Council		
		Planning and/or other consents secured	Community Council		
		Funding identified & secured	Community Council and Economic & Business Development (EBD)		
		Land purchased for burial ground	Community Council		
Investigate alternative transport systems e.g. taxi/dial a ride. Community minibus.	1.1	Meeting with Community Council	DCC Highways & Environmental Services	1 April 2014	31 March 2017
		Report/Business Case	DCC Highways & Environmental Services		
		Alternative transport system in place (subject to Business Case).	DCC Highways & Environmental Services		
The Community Council being able to provide additional equipment for the Youth of the area when need arises e.g. sports & leisure provision.		Meeting between Community Council & DCC Outreach Officer.	DCC Libraries, Arts & Young People	1 April 2014	31 March 2015
		Report/Business Case	DCC Libraries, Arts & Young People		
		Funding identified & secured	DCC Libraries, Arts & Young People		
		Additional provision for Youth (subject to Business Case).	DCC Libraries, Arts & Young People		
Looking into the provision of an additional gritter attachment for tractors to use on rural roads in bad weather.	1.1	Meeting between Highways and Community Council and any other relevant party.	DCC Highways & Environmental Services	1 Dec 2013	31 Nov 2014
		Report/Business case	DCC Highways & Environmental Services		
		Funds identified & secured	DCC Highways & Environmental Services		
		Purchase of gritter attachment and annual maintenance agreements (subject to Business Case).	DCC Highways & Environmental Services		

Working with the local community to assist them in seeking funding opportunities for improvements to the Pentredwr Community Centre (the old school at Pentredwr), which would allow it to be better used and improve the potential for income generation.	5.2 3.3	Necessary improvement works identified.	Pentredwr & District Community Association	1 April 2014	31 March 2017
		Funding identified & secured	Pentredwr & District Community Association		
		Improvements to the Pentredwr Community Centre	Pentredwr & District Community Association		
Looking into providing more affordable housing to help retain the local population		Report/Business Case	DCC Housing & Community Development	1 April 2014	31 March 2020
		Funding identified & secured	DCC Housing & Community Development		
		Provision of affordable housing (subject to Business case).	DCC Housing & Community Development		
Looking into providing more suitable housing for older people		Report/Business Case	DCC Housing & Community Development	1 April 2014	31 April 2020
		Funding identified & secured	DCC Housing & Community Development		
		Provision of suitable housing (subject to Business case).	DCC Housing & Community Development		

Making it happen...
for jobs

ACTIVITY	ECON. AMB. STRAT. REF.	OUTPUT	LED BY	START	FINISH
Seeking support (potentially private sector investment), for the Llangollen LIFT bus (which currently runs at peak times and offers a free service to move visitors from/to key points around the area), to continue if current funding ceases.	6.2 5.2	Report/Business case	DCC Countryside services	1 April 2014	31 March 2016
		Funding identified & secured.	DCC Countryside services		
		Service continuation (subject to Business Case).	DCC Countryside services		
Exploring potential for parents to return to work by investigating possibilities for pre/post school care project at the Ysgol Bryn Collen / Ysgol Gwernant site.	3.3	Business Plan	Llangollen Community Interest Company (CIC)	Started in Town Plan	31 March 2015
		Costed building design	CIC		
		Plans discussed & agreed with DCC Education Service	DCC Education		
		Planning and/or other consents secured	CIC		
		Funding identified & secured.	CIC		
		Project proceeds to build & operate.	CIC		
Improved Broad Band access.	1.2	Superfast broadband to all properties	DCC EBD	1 Oct 2014	31 April 2105

**Making it happen...
for the place**

ACTIVITY	ECON. AMB. STRAT. REF.	OUTPUT	LED BY	START	FINISH
Investigate the improvement and/or provision of a footpath on a dangerous section of the A 542 by the turn to Chainbridge at Pentrefelin. Section identified as approx.100yards length leading towards Abbey Dingle.	5.2	Meeting between Community Council and DCC Highways	DCC Highways & Environmental Services	1 Dec 2014	31 March 2017
		Engineers Report	DCC Highways & Environmental Services		
		Costed design	DCC Highways & Environmental Services		
		Report/Business case	DCC Highways & Environmental Services		
		Planning and/or other consents secured	DCC Highways & Environmental Services		
		Land acquisition if required	DCC Property Services		
		Funding identified & secured	DCC Highways & Environmental Services		
		Improvement/provision of path. (Subject to Business Case).	DCC Highways & Environmental Services		
Seeking funding for improved facilities at Llantysilio Church (Toilet & refurbishment). The church is currently open for visitors on a regular basis.	6.2	Works identified & costed	Parish Council	1 Dec 2013	31 Nov 2015
		Funding identified & secured	Parish Council		
		Improved facilities at the Church	Parish Council		
Supporting the restoration of the Chain Bridge	6.2	Funding identified & secured	Llangollen Town & Llantysilio Community Council	Started in Town plan 2012	June 2014
		Bridge Restored	Llangollen Town & Llantysilio Community Council		
Looking into provision of more safety barriers on the Horseshoe pass.		Meeting with Community Council	DCC Highways & Environmental Services	1 April 2014	31 March 2016
		Engineers report	DCC Highways & Environmental Services		
		Costed design	DCC Highways & Environmental Services		
		Report/business case	DCC Highways & Environmental Services		

		Funding identified & secured	DCC Highways & Environmental Services		
		Provision of barriers (subject to Business case).	DCC Highways & Environmental Services		
Looking into flood alleviation measures around Eliseg's pillar.		Meeting with Community Council to ascertain issue	DCC Highways & Environmental Services	1 April 2014	31 March 2015
		Engineers Report	DCC Highways & Environmental Services		
		Costed design	DCC Highways & Environmental Services		
		Report/Business case	DCC Highways & Environmental Services		
		Flood alleviation works, (subject to Business Case).	DCC Highways & Environmental Services		
Contributing to prioritization of Highways maintenance issues.		High ways to request maintenance prioritization from Community Council	DCC Highways & Environmental Services	1 April 2014	31 March 2020
		Agreed schedule of highways improvements	DCC Highways & Environmental Services		
		Community Council to report ongoing maintenance issues via DCC web site : https://www.denbighshire.gov.uk/en/resident/parking-roads-and-travel/report-an-issue/report-an-issue.aspx	Community Council		
Better liaison with the community Council regarding repair and maintenance of existing footpaths and stiles.		Improved use of DCC web to report incidents using DCC website: https://www.denbighshire.gov.uk/en/resident/parking-roads-and-travel/public-rights-of-way.aspx	Community Council	1 April 2014	31 March 2020
		Agreed schedule of repairs/maintenance	DCC Highways & Environmental Services		

Area Plan Priorities

1. Improvements to a dangerous section of path on A 542 by turn to Chainbridge. A section approx.100yards length towards Abbey Dingle. This could be progressed via DCC Traffic & Transportation team. Estimated costs: Engineers Report £5,000. Path costs to be determined .
2. Looking into the purchase of additional land in order to extend the burial ground at Llantysilio. Land identified by Community Council approx one third of an acre. This could be progressed through help by DCC Valuation & Estates team. Estimated Costs: officer time initial Report £500. Purchase price tbc.
3. Looking into the provision of an additional gritter attachment for tractors to use to clear rural road in bad weather. This could be progressed via DCC Fleet. Estimated costs: 13K (Report £500.00; Gritter purchase £10,000 ; 5 yrs. running costs £500).

How will we know if we are on track?

Annual reviews of progress will be undertaken by the County Council together with the Community Council. More regular updates will also be provided to the County Council's Member Area Groups and to the Town Council, and also to the wider community through County Voice and through press releases made by Denbighshire County Council. The Plan will be treated as a living document in which aspirations can be added or removed according to changes in circumstances.

Who was involved in the production of this plan?

This plan was produced by Denbighshire County Council following consultations with County Council Councilors and Services, Ward members, Llantysilio Community Council, businesses, schools and the wider community.

For further information contact:
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Percentage of...	In Llangollen town	In Denbighshire
Young people aged 15 or under	14.1	18.1
All people aged 65 or over	25	21.1
People aged 85 or over	4.2	2.8
People claiming housing or Council Tax benefit	7.8	9.6
Overcrowded households	3.3	3.0
People born in Wales	58.5	58.1
People over 3 years of age who can speak, read or write Welsh	14.4	18.6
Working residents employed in the public sector	31.4	35.7
Working residents employed in manufacturing	11.2	9.1
Working residents employed in hotels and restaurants	10.4	6.9
Working residents employed in retail	12.2	14.4

Source: Office for National Statistics - 2011 Census
Llangollen Town ward includes Llantysilio, Rhewl, Pentredwr and Eglwyseg

