

GWYNEDD COUNCIL CABINET



Gwynedd Council Cabinet Meeting Report

Meeting Date:	25 April 2023
Cabinet Member:	Councillor Nia Jeffreys Deputy Leader of the Council
Liaison Officer:	Nia Swann Bowden Business Support Program Manager, Economy and Community Department Dylan Griffiths Economy Development Service Manager, Economy and Community Department
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Item Title:	Development of Business Units at Snowdonia Business Park, Minffordd

1 THE DECISION

Authorisation of the development of 10 work units under the control of the Council in Snowdonia Business Park, Minffordd to meet the needs of local businesses.

2 REASON FOR THE NEED OF A DECISION

To develop the work units it will be necessary to commit a budget of £2.925M which has been secured for this purpose.

3 INTRODUCTION

The lack of land and suitable work units to enable local businesses to establish and develop is a long-term challenge in Gwynedd.

In response, the Council set aside £2M within the Council's Assets Plan to start tackling the problem. The Council's commitment was supported by £925,000 from the Welsh Government to stimulate the local economy.

Increasing the availability of land and work units throughout Gwynedd will require effort over an extended period. To that end, the Department of Economy and Community is already working together with the Council's planning policy teams and the National Park Authority to review the demand from businesses now and

in the future, the supply of land, work units and the further steps needed to respond to demand.

In the meantime, following the receipt of Members' input in the summer of 2022, the Department of Economy and Community with the input and advice of the Department of Housing and Property has developed proposals for the use of the Council's current financial commitment.

4 RATIONALE AND JUSTIFICATION FOR THE RECOMMENDATION OF THE DECISION

The need

It was previously reported to Members that the evidence currently available shows that:

- there is a desire among businesses for more small units (70m² / 750ft²)
- that suitable units for workshops / warehouses are mainly needed
- that demand is at its peak in central Gwynedd (Porthmadog, Penrhyndeudraeth, Ardudwy)

Following Members' feedback, the feasibility of short-term investment in that area was investigated.

Location

In the Porthmadog / Penrhyndeudraeth / Ardudwy area there is a plot of land available in the Eryri Business Park, Minffordd. The land is within a designated employment site and is owned by the Welsh Government.

The offer

The Welsh Government has confirmed their willingness to dispose of the site in question and through the Housing and Property Department, work has been commissioned to draw up and price a plan for the site taking into account the budget.

It is proposed that 5 buildings containing a total of 10 work units (six 100m² and four 70m²) is to be erected.

In terms of design, to increase flexibility, it will be possible to unite the individual units within a building offering the option to install them as larger units.

The units will have solar panels and it is intended to include air source pump heating systems. As a result, the units will be net zero in terms of their use, contributing to the Council's response to the climate change crisis and reducing the overheads of the businesses that will be tenants.

An initial design for the site is enclosed together with images of how the units could look in Appendix 1.

Costs

The estimated costs are as follows:

- Purchase of land £ 50,000

• Fees		£	84,775
• Build		£	2,564,623
	Sub total	£	<u>2,699,398</u>
• Contingency provision @10%		£	269,940
	Total	£	<u><u>2,969,338</u></u>

6 NEXT STEPS AND SCHEDULE

Land purchase, statutory rights and appointment of a contractor: Summer 2023

Start Construction: October 2023

Complete Construction: Summer 2024

7 ANY CONSULTATIONS HELD PRIOR TO THE RECOMMENDATION OF THE DECISION

Chief Finance Officer:

“I can confirm that the £2.925 million required for funding this scheme to develop Business Units at Parc Busnes Eryri in Minffordd has already been identified. £925k is a Welsh Government capital grant receipt to stimulate the local economy, and £2 million has been earmarked for the purpose as part of the Council's Asset Management Plan.”

Monitoring Officer:

“I have no observations to add in relation to propriety . The implementation steps in relation to grant requirements, statutory consent and land acquisition need to be co-ordinated appropriately if the proposed time table is to be adhered to.”

Local Member:

I support the principle of Building Business units in Eryri Business Park, as laid out in the report