

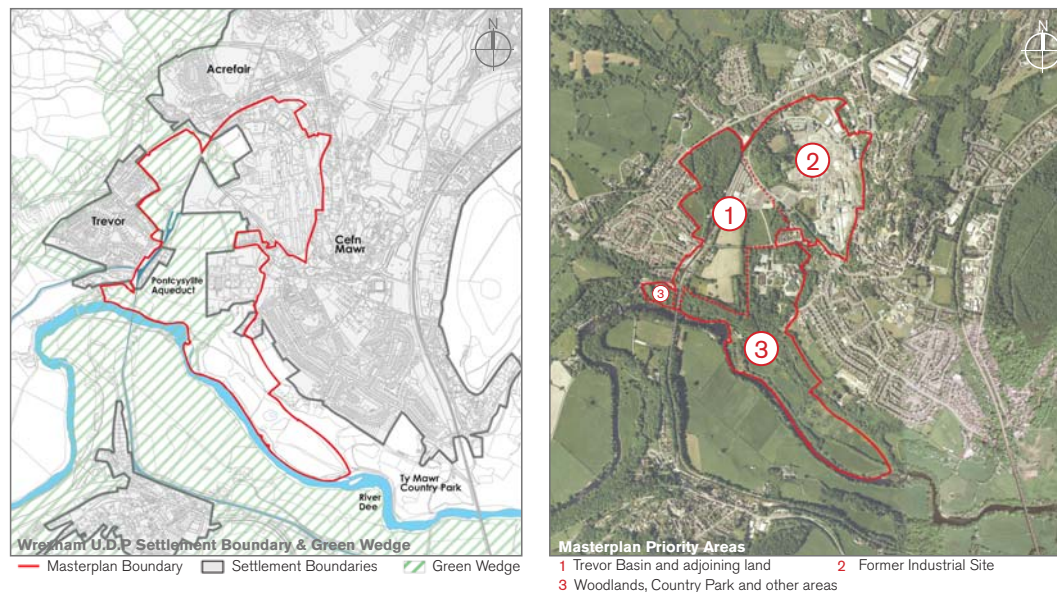
Welcome

Introduction

We invite you to share your thoughts and ideas on the developing Masterplan for Trevor Basin and the surrounding area.

For the first time, this Masterplan brings together three key landowners – Wrexham County Borough Council, Solutia (UK) Ltd and Canal & River Trust – to develop a holistic Masterplan for the area, which will help inform the emerging Local Development Plan.

The Masterplan Area



A Unique Opportunity

This project provides a unique opportunity to facilitate heritage-led economic regeneration in the World Heritage Site corridor. In turn this will:

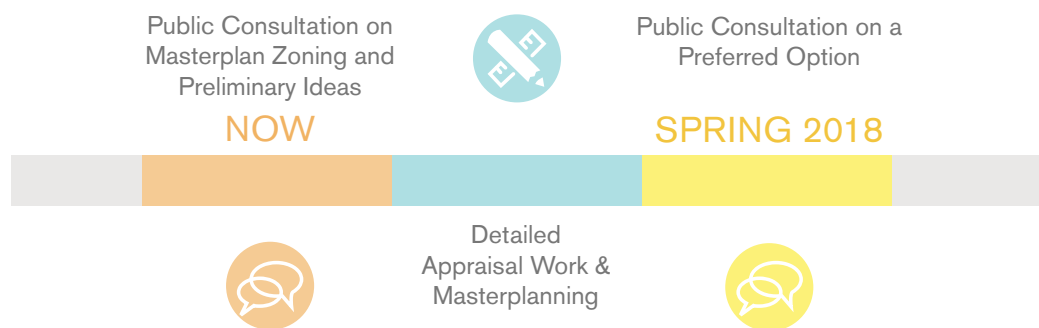
- Offer economic and social benefits to the community through tourism and leisure opportunities; and
- Enhance visitor experience and increase the amount of time spent within Trevor Basin and nearby communities, for example by ensuring the place feels special.

The Masterplan needs to be both viable and deliverable. This means that it must be attractive financially to developers and landowners, as well as able to bring about sustainable economic and environmental benefits to local communities, residents, businesses and the growing number of visitors.

Purpose of this Event - Your Feedback is Important

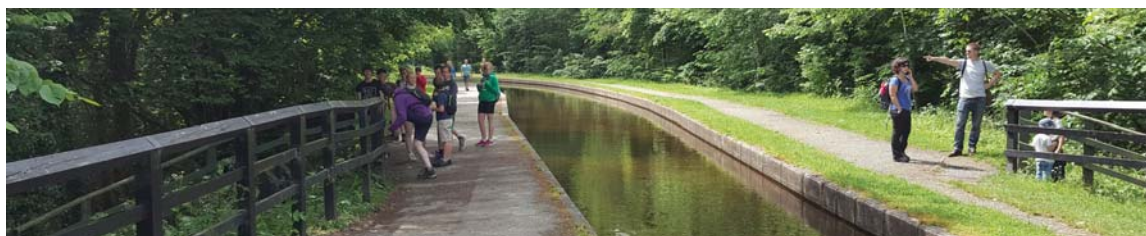
The Masterplan is being developed in three stages. Stage 1 has included analysis of site issues and constraints, the identification of potential opportunities and the development of preliminary ideas. This information is presented here today.

We would like your thoughts and opinions on this information in order to help develop the Masterplan in Stages 2 and 3. Feedback forms are available to complete today.



The information panels displayed here can be accessed online via the World Heritage Site website, where it is also possible to leave comments.

<https://www.pontcysyllte-aqueduct.co.uk>



Trevor Basin Area Masterplan

ARCADIS Design & Consultancy for natural and built assets

LegatOwen

Solutia

wrexham
COUNTY BOROUGH COUNCIL
WREXHAM

Glandŵr Cymru
The Canal & River Trust in Wales

Site Analysis & Constraints

The next two panels show the Masterplan Area in the context of the local environment and key constraints – including heritage and landscape designations, settlement boundaries, walking and cycling routes, the local economy and land-use.

Five key themes have been used to inform the potential Masterplan opportunities.

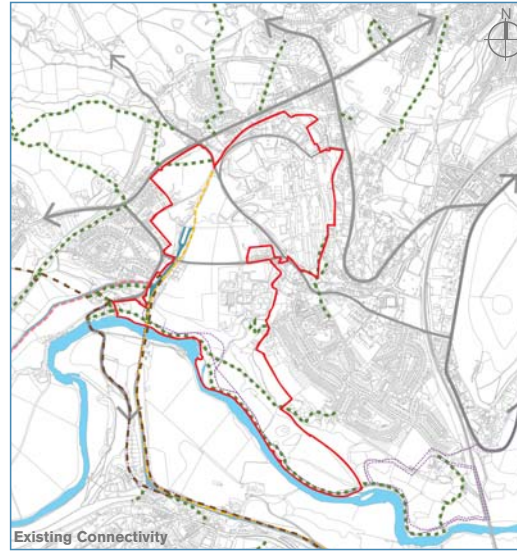
Connectivity

A Connected Site

- A network of footpaths and cycleways, including part of the National Cycle Network and the Offa's Dyke National Trail.
- There is a lack of appropriate car parking at the World Heritage Site and a need to consider access and movement within the Masterplan Area.
- There is a lack of public transport access and opportunities to the World Heritage Site at present.
- There is also a need for improved connectivity to the waterway network.



- Key:
- Primary Road
 - Secondary Road
 - - - National Trail: Offa's Dyke Path
 - National Cycle Route 84
 - National Cycle Route 85
 - Public Rights Of Way
 - Local Links to Ty Mawr Country Park



Natural Environment

A Fantastic Landscape

- An abundance of national and local landscape and ecological designations that knit together this unique landscape.
- The importance of conserving and enhancing these special areas to build on the quality of the natural environment and add to visitor experience.



- Key:
- Ancient Woodland
 - Woodland
 - Afon Dyfrdwy-River Dee SSSI in Wales/ River Dee & Bala Lake SAC
 - Settlement Boundaries
 - Green Wedge
 - Clwydian Range & Dee Valley A.O.N.B



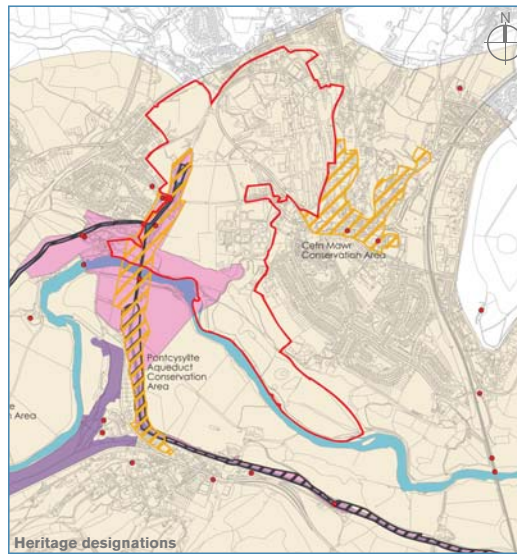
Heritage

Destination: UNESCO World Heritage Site

- One of only THREE World Heritage Sites in Wales, described by UNESCO as a 'place of outstanding universal value to the whole of humanity'.
- Part of an eleven mile stretch of navigable waterway representing a masterpiece of historic transport development.
- World Heritage Site status aims to conserve the value of the heritage assets as well as increase the value of the tourism sector, thereby promoting economic growth.



- Key:
- Pontcysyllte Aqueduct & Canal: World Heritage Site
 - Pontcysyllte Aqueduct & Canal: World Heritage Site Buffer
 - Conservation Area
 - Scheduled Ancient Monument
 - Listed Buildings
 - Registered Parks & Gardens



Trevor Basin Area Masterplan



Site Analysis & Constraints

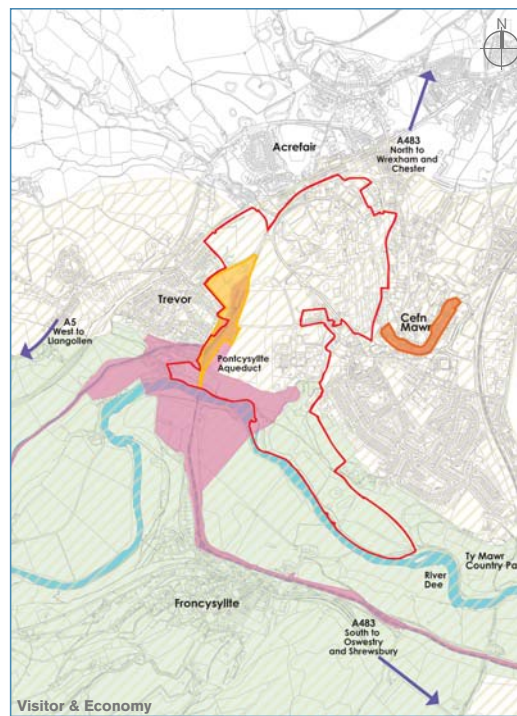
Visitor & Economy

Encourage tourism-related business

- Currently attracts over 300,000 people to Trevor Basin annually.
- No 'sense of arrival' at present.
- Local businesses in Trevor Basin and nearby communities of Cefn Mawr, Trevor, Froncysyllte and Acrefair.
- Value of tourism for Wrexham County Borough reached £11.9 million in 2016.



- Key:
- Pontcysyllte Aqueduct & Canal: World Heritage Site
 - Pontcysyllte Aqueduct & Canal: World Heritage Site Buffer
 - Clwydian Range & Dee Valley A.O.N.B
 - Shops and Businesses
 - Boating and Visitor Related Businesses



Land-Use

A varied site

- The former Flexsys site has a long history of industrial use. The presence of underlying mine shafts, retaining walls, buried structures and hardstanding limits viable redevelopment opportunities.
- Part of the Masterplan Area is within the settlement boundary of the emerging Local Development Plan.
- Land uses within the Masterplan Area also include greenfield areas with uses including temporary overspill car parking and events space for the World Heritage Site, and areas of woodland.



Linking Together

Each theme can translate into potential benefits and opportunities for the local community.



Trevor Basin Area Masterplan



Potential Opportunities

Below is a summary of the main opportunities that have been identified so far in relation to each of the Masterplan themes.

Opportunities by Theme



A World Class Opportunity!

The Pontcysyllte Aqueduct and Canal World Heritage Site is of comparable status to other World Heritage Sites both nationally and internationally. For example...

Stonehenge



Giant's Causeway



Grand Canyon



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WRECSAM

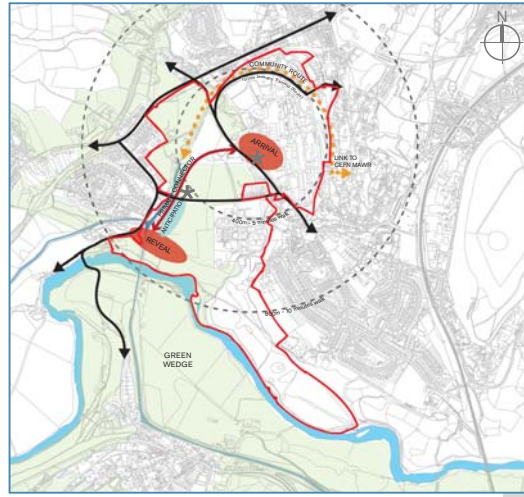
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Masterplan Zoning and Preliminary Ideas

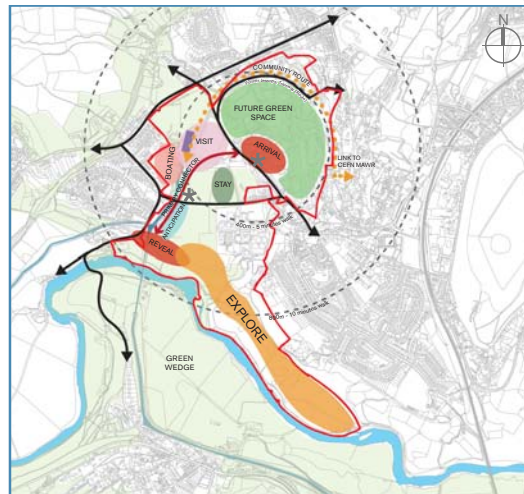
This panel shows initial ideas for the Masterplan Area, identifying broad use zones and locations, and indicating a potential sequence to reach a comprehensive Masterplan.

Not all of these uses / ideas will form part of the final Masterplan. With this in mind, what uses and priorities are important to you?

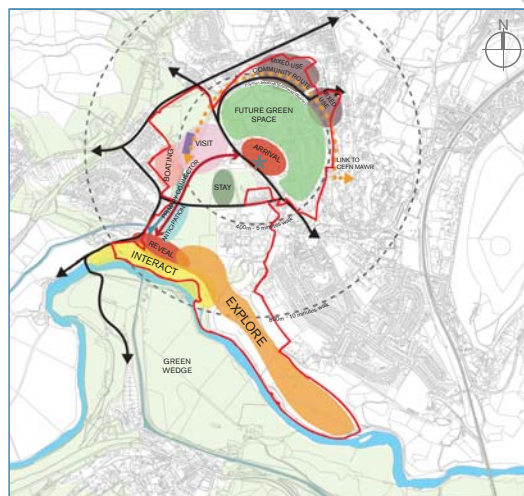
Potential Options/ Stages:



- **Arrival:** A new visitor centre located at a distance from the Aqueduct to enhance the setting and to create a sense of journey and anticipation amongst visitors.
- ★ **Parking:** Primary parking area to serve visitors arriving by car and coach. Disabled parking provided closer to the Aqueduct.
- **Primary Connector:** The anchor route between the arrival point and the Aqueduct. Aligning the route with the canal corridor and focusing on improving the experience of visitors and local residents alike.
- **Anticipation:** The southern end of the connecting route between arrival and reveal would include improve signage, space for people to spend time, and information about the World Heritage Site.
- **Reveal:** The money shot, this is the point at which the Pontcysyllte Aqueduct is revealed in all its glory!
- ↔ **Link:** Develop and promote walking and cycling routes between the World Heritage Site, the new visitor centre and nearby communities.



- **Visit:** Explore opportunities to create new waterspace for overnight moorings and boating, including possible new waterside activities (such as restaurants or cafes), to underpin a broader visitor attraction.
- **Boating:** Opportunities to extend the canal arm northwards, potentially reducing boat congestion in the immediate setting of the Aqueduct and allowing for a greater diversity of boating uses.
- **Explore:** The opportunity to fully explore the beautiful valley landscape through the promotion of a series of clear, safe and connected routes. These could link to the Ty Mawr Country Park to develop a broader attraction, both for local people and visitors.
- **Stay:** A high quality camping offer located on the fields north of New Road. For example, this could include well designed glamping pods and associated facilities.
- **Future Green Space:** At approx. 24ha the former industrial site could be transformed into an area of green space, potentially managed by a specialised trust.



- **Interact:** A clear and accessible route along the side of the Dee Valley to enable local people and visitors to interact in a 3-dimensional way with the Aqueduct and the river it spans.
- **Mixed Use:** The north east periphery of the Masterplan Area may be suitable for a mixed use development, for example the potential redevelopment of the community centre, commercial / retail uses and potential limited housing provision.



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