

## Background

In February 2014, Isle of Anglesey County Council granted Conygar Stena Line Ltd. outline planning permission (with all matters reserved) for the Holyhead Waterfront Regeneration Scheme.

The description of the development, as it appears on the planning permission, is as follows:

“Outline application for a mixed-use development consisting of a new marina, residential properties, a hotel, commercial, leisure and retail uses together with associated land reclamation and service infrastructure at Holyhead Waterfront”.

The outline planning permission was granted subject to a condition which time-limited the submission of reserved matters, with an end date of February 2019. As such, the period within which reserved matters applications would be accepted by the Council has now lapsed, although the outline planning permission itself has not expired.

The new Applicant, Conygar Holyhead Ltd., remains firmly committed to a regeneration project at Holyhead Waterfront and, since the granting of outline planning permission, has taken the opportunity to alter and refine the scheme design to better account for the current environmental, economic and social conditions.

One of the most notable changes to the approved masterplan is the reduction in the overall scale and amount of new development, breakwater and associated land reclamation.

Other changes and the reasons for them, are summarised as follows:

- Breaking up the development to improve views through it;
- Parking has now been moved mostly underground;
- Raising of the development platform to make it more resilient to the effects of climate change;
- A reduction in marina capacity from 500 to 250 berths;
- Introduction of a new amphitheatre, terraced inlet and covered arcade / market;
- Improved mix of housing;
- Introduction of a yacht basin and formal park area; and
- Conversion of the Listed Soldiers Point House, associated out-buildings and Porth-Y-Felin House into residential apartments.

The detailed proposals for this exciting development are presented on the next board.

Diagram outlining the progression of development proposals



Destruction of Holyhead Marina in Storm Emma (2018)



Landing Stage, Porth-y-Felin



Slipway at inlet below Porth-y-Felin House



Visual of previous outline planning scheme (2014)



Masterplan of previous outline planning scheme