

Penrhos Leisure Village

Client: Land and Lakes

Location: Isle of Anglesey, Wales



Planning permission for the multi-million pound Penrhos scheme on the Isle of Anglesey has been granted by Isle of Anglesey County Council, paving the way for Land and Lakes to bring forward reserved matters applications for the 200 hectare mixed use development.

Acting on behalf of Land and Lakes, HOW Planning secured outline planning permission for what will be known as Penrhos Leisure Village; a world class tourism destination. The scheme for 1135 properties will initially provide temporary accommodation for construction workers' at the proposed Wylfa Newydd nuclear power station on land currently owned by Anglesey Aluminium on the edge of Holyhead.

Details

As lead consultant, HOW provided planning and environmental advice and co-ordinated the Environmental Impact Assessment. HOW worked closely with Planit IE, the project Masterplanners, who also carried out the Landscape and Visual Impact Assessment, which informed and shaped the proposals responding to the site's setting in Anglesey's Area of Outstanding Natural Beauty. TEP provided the extensive Ecology and arboricultural advice and Curtins Consulting provided the highways advice. Slater Heelis acted for the land purchase and Pinsent Mason negotiated the s106 legal agreement on behalf of Land and Lakes

This is a hugely important step in the development of the Penrhos scheme which, once developed, will have a significant positive impact for the Isle of Anglesey. Land and Lakes' project will completely transform this part of Anglesey; creating a high quality, vibrant new tourist destination. It will not only provide a new focus for high quality and sensitive development but it will also create hundreds of new jobs and attract much needed new investment to the area.

The application relates to three land components referred to as Penrhos, Cae Glas and Kingsland. The Penrhos proposals are for up to 500 lodges with all-weather facilities including an indoor sub-tropical pool and spa as well as a water sports centre, beach, cafés, restaurants and a farmers market. In addition, 29 hectares of publicly accessible open space and a Coastal Path will be provided and maintained for the benefit of local residents and visitors.

At Cae Glas, 315 lodges and a 75-bed hotel will be accompanied by a new coastal nature reserve and outdoor sports facilities. At Kingsland, the proposals are for up to 320 houses within a landscaped setting.

The Cae Glas lodges and Kingsland houses will only be developed if they are used in the first instance as temporary accommodation for construction workers involved in the building of Wylfa Newydd's nuclear power station project 12 miles away. The development is a key part of the strategy to provide accommodation for a proportion of the anticipated peak of 9,000 nuclear construction workers, whilst delivering a vital legacy use through long term employment and training opportunities in the tourism and leisure industry. Once the temporary nuclear workers' accommodation use has ceased on Kingsland, 50% of the houses will be offered as affordable housing to further enhance the planning gain for the Island.