

Milford Waterfront, Milford Haven



Mixed-use regeneration of Wales' largest fishing port

CLIENT

Port of Milford Haven

LPA

Pembrokeshire County Council

STATUS

Outline planning permission issued in November 2019.
Detailed applications submitted for Phases 1 and 2 in December 2019

SERVICES

Planning, Heritage and Townscape, Design, Economics, Sustainability, Strategic Communications

Our role

- Milford Haven is among the UK's largest ports and plays a vital role in the economy of Pembrokeshire, Wales and the UK.
- Advised on a range of proposals seeking to contribute to the long term future of the port, both in its operations and also its use of ancillary and under-utilised land for alternative purposes.
- Providing strategic Planning, Heritage and Townscape, Economics, Sustainability and Strategic Communications advice in relation to the comprehensive regeneration of Milford Dock and Marina, site acquisitions and development potential, and for compulsory purchase of third party land within the Port of Pembroke.
- For Milford Dock, the physical nature of the site, the heritage context of the dock and the existing buildings provided significant challenges and had to be considered, alongside existing uses that had to be retained, such as fishing, residential and the marina.
- We are providing ongoing advice regarding the implementation of the comprehensive mixed-use redevelopment.

Results

- Originally secured a resolution to grant outline planning permission in 2015. We led negotiations with the council and Cadw to enable the demolition and relocation of a grade II listed building and to provide new and satisfactory access to the dock.
- Through detailed negotiations with relevant consultees, we have delivered a masterplan for the comprehensive mixed-use development of under-utilised land, and secured a resolution to grant outline planning permission.
- Worked collaboratively with the port to revisit the original outline application, securing a revised resolution to grant outline permission for up to 26,000 sq m of commercial mixed-use development and up to 190 residential units.
- Submitted Reserved Matters applications for Phase 1 (100 bed Hotel) and Phase 2 redevelopment and restoration of grade II listed Quay Stores (providing a multi-use events venue), submitted and validated in December 2019.
- Submitted a Listed Building Consent application for Phase 2 (Quay Stores) works.

Turley