

Isle of Anglesey County Council

Report to:	The Executive
Date:	November 2025
Subject:	Acceptance of Grant Funding Offer from Ambition North Wales
Portfolio holder(s):	Councillor Gary Pritchard Leader and Portfolio Holder for Economic Development
Head of service / director:	Christian Branch – Head of Service Regulation & Economic Development Service
Report author:	Tudur H. Jones – Chief Officer Economic Development
Local members:	Relevant to all

A – Recommendation(s) and reasons

That the Executive delegates authority to the Chief Executive, in consultation with the Leader and Portfolio Holder for Economic Development, the Directors of Council Business/ Monitoring Officer and Resources/Section 151 to accept the grant offer of £10.474m from Ambition North Wales.

The Grant Offer from Ambition North Wales (ANW)

This grant funding offer will be in respect of:

1. Constructing x10 new business units in Amlwch
2. Redeveloping the Marine Terminal Building in Amlwch
3. Constructing a new access route from Tregarnedd to the former Peboc site
4. Constructing x1 new business unit on Tregarnedd, Llangefni

1. Construction of new business units at Amlwch

Involves the construction of x10 (ten) new business units on scrubland in Amlwch at a cost of £4.96m. These units will provide new business floorspace of 1,894 sq ft (1,291m²) and be able to accommodate circa 35 jobs.

2. Redevelop the Marine Terminal Building in Amlwch

Involves the full redevelopment of the Marine Terminal building in Porth Amlwch at a cost of £4.86m. This scheme will bring back useable business floorspace of 10,665 sq ft (990m²) and be able to accommodate circa 25 jobs.

3. Construct new Peboc (Llangefni) access route

To be able to access the former Peboc site a new route from the Tregarnedd business park is required measuring some 40m in length. This route is the preferred option following consultation with Officers from Highways as it can be constructed to specification and accommodate the necessary range of vehicles.

4. Construct new business unit on Tregarnedd estate (Llangefni)

Involves the construction of x1 (one) new business unit on the Tregarnedd business park at a cost of £3.48m. This unit will provide new business floorspace of 9,420sq ft (875m²) and be able to accommodate circa 24 jobs.

Background/ Context

In June 2025, the Regulation & Economic Development Service (R&Eds), following a successful EOI process, were included on the Reserve Project List and invited by the ANW to formally submit funding applications. A significant volume of work was undertaken to develop detailed Business Justification Cases (and all supporting appendices) for North Anglesey Sites & Premises Programme and the Peboc Gateway with the final version of these documents formally submitted to ANW on September 5th 2025.

On the 3rd of October 2025, the Council was formally notified by ANW that its bid had been successful for the full amount of £10.474m.

Considering the challenging timescales, the volume and detail of information required by ANW, and that this was an extremely competitive process, securing this funding (and all necessary match funding) is an excellent outcome for the Council.

Meeting our Strategic Challenges in the Council Plan

These investments demonstrates the Council's ongoing commitment to addressing the socio-economic challenges in North Anglesey as outlined within the Council Plan 2023-2028 and the North Anglesey Economic Regeneration Plan. Whilst it will not fully address and overcome the challenges, it will nonetheless provide a catalyst for jobs, opportunities and further investment.

The funding will also enable the Council to finally address the issues and risks – in particular health and safety concerns – posed by the former Peboc site in Llangefni. This key, strategic brownfield site is a blight on the business park and could accommodate 139 number of jobs, critical against the backdrop of the recent closure of 2-Sisters and the loss of 730 jobs. The site also benefits from being recognised as a Freeport tax-site and can therefore provide attractive benefits for any potential future inward investors.

Governance Structures

This is a substantial grant offer from ANW and the R&EDs is cognisant that as with all capital schemes of this nature there is the element of risk that needs careful consideration, mitigation and programme management.

Established programme and project management structures and principles will be adopted to implement and deliver these schemes should the Executive approve. Experienced Project Managers will be appointed to lead who will in turn report directly to an established Programme Board– which consists of the appropriate Senior Officer representation – that replicates existing governance structures from other programmes such as Levelling Up Funding; Shared Prosperity Fund and Porthladd Rhydd Ynys Môn. This approach will ensure there are clear reporting structures, is accountable and transparent and has been implemented previously on the Sites & Premises Programme of 2013-2024.

A risk assessment related to the outlined schemes above has been undertaken, in compliance with the Council's best practice and a full risk register has been submitted as part of the funding application. Risk will be managed according to the council's risk management processes and procedures and will form a critical part of our ongoing support from the design team, architects, construction company (when appointed) and from consultants.

B – What other options did you consider and why did you reject them and/ or opt for this opinion?

Option 1: Do nothing – By doing nothing and not accepting the offer of grant funding, the Council would either have to fund the works itself; source alternative grant funds or not press ahead with the scheme. Declining the grant offer of £10.474m has also been rejected as an option.

Option 2: Do something different – No other funding routes are available to help progress these works, especially of this significant value.

C – Why is this a decision for the Executive?

Given the scale and that the grant is of significant value, it is a decision for the Executive to accept the grant offer.

Ch – Is this decision consistent with policy approved by the full Council?

Yes

D – Is this decision within budget approved by the Council?

Dd – Assessment of potential impacts (if relevant)

1. How does this decision affect our long-term needs as an island?

The successful implementation of these projects will ensure transformational change in both Amlwch and Llangefni creating significant job opportunities for both communities against a back-drop of job losses.

2. Is this a decision that is anticipated to prevent future costs/ dependencies on the Council? If so, how?

These projects will be externally funded. When the projects are complete, there will be future maintenance costs associated with the buildings but provided these buildings will be occupied, the income generated will cover any running costs.

3. Have we collaborated with other organisations to come to this decision? If so, with whom?

The Council has collaborated with a number of partners and stakeholders to secure this funding. This includes the NRS (Nuclear Restoration Services); Welsh Government and also Ambition North Wales .

4. Have the citizens of Anglesey played a part in drafting this way forward, including those directly affected by the decision? Explain how.

Whilst the citizens of Anglesey have not directly played a part, they have been consulted through the statutory processes of the planning application and have been provided an opportunity to provide comments.

5. Note any potential impact this decision would have on the protected groups under the Equality Act 2010.

These investments have the potential for creating significant positive impacts on protected groups under the Equality Act as a result of generating investment opportunities and job opportunities.

6. If this is a strategic decision, note any potential impacts the decision would have on those experiencing socio-economic disadvantage.

These projects specifically aim to help those experiencing socio-economic disadvantage so any decision not to support the programme would have a negative impact.

7. Please note any potential effects that this decision would have on opportunities for people to use Welsh and not treat the language less favourably than English.

All aspects in relation to the projects will be delivered bilingually. It is also hoped that the employment opportunities generated (with associated training, development and re-skilling in businesses occupying the premises constructed), will encourage more Welsh speaking local people to remain on the Island and not have to leave to seek work.

E – Who did you consult with and what were their comments?

1. Chief Executive / Leadership Team (mandatory)	Supportive of the report with a request to include maps to make clear where the investments will take place in Amlwch and Llangefni.
2. Finance / 151 Officer	As above.
3. Legal / Monitoring Officer (mandatory)	As above.
4. HR	
5. Property	
6. IT	
7. Procurement	
8. Scrutiny	
9. Local members	

F – Appendices

Annex A – map of Amlwch
Annex B – map of Llangefni

Ff – Background papers (contact the report author for more information)

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-  Marine Terminal
-  Amlwch Business Units
-  Octel - Freeport Tax Site



November 2025

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-  Freeport Tax Site
-  Peboc Acquisition Boundary
-  Plot 2 - Tregarnedd Industrial Park
-  Plot 3 - Tregarnedd Industrial Park



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