

Plan to breathe new life into old warehouse

COUNTY planners will shortly be considering an ambitious plan to rejuvenate an old riverside warehouse at Cardigan's Cambrian Quay on the north bank of the River Teifi.

A poignant relic of Cardigan's maritime past, Lloyds Wharf at one time received goods from all around the world as well as dealing with coal and local coastal trade.

Now applicant James Lynch is seeking a change of use into mixed-use development comprising of events space and enterprise zones providing mixed use at ground floor as well as a hostel and spa treatment room on the first floor.

Lloyds Wharf is owned by the Aberporth businessman's tourism and events company Fforest, who also run the 200-acre Fforest Farm glamping site at Cilgerran.

The ground floor of the warehouse is currently occupied by Fforest's Pizatiipi.

The planning report states: "The ambition is to provide flexible use for the building related to seasonal and longer term demand.

"Like much of rural Wales, in Cardigan and the surrounding area the population peaks in the spring/summer holiday periods with an influx of tourists.

"This creates demand for particular products and services. By creating flexible use space short term demand



Lloyds Wharf, seen left, is a poignant relic of Cardigan's maritime past

can be capitalised upon for these particular services and products."

It is intended that the ground floor will comprise of enterprise spaces for small start-up business which can alternate during the closed season for offices, studios and workshops with the potential to become gallery/showroom/retail spaces during the high season.

The first floor will also have flexible use dependent on the time of year.

During the summer months when the demand is high it is proposed that the spaces will be used as bunkhouse accommodation with spa before reverting to low cost office

space in winter.

Officers say that Mr Lynch has been advised that the site borders a flood risk area and among their recommendations is the suggestion that the floor of the hostel should be elevated and other preventative flood measures installed.

The report says: "The coalyard will be a vibrant destination unlike any other.

"It will complement the existing heritage and cultural attractions within the town with a unique offer of food, accommodation, events and fun with the spirit of young enterprise at its core."

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