

**Our ref: NI2422 Largs Seawall - Cover Letter (Marine License)**

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Date: 05 September 2022

Marine Licensing Team (MS-Lot)  
Marine Scotland  
375 Victoria Road  
ABERDEEN  
AB11 9DB

By Email

Dear Sir / Madam,

### **Application for Marine License: Replacement Seawall at Largs Bay, Largs, North Ayrshire.**

On behalf of North Ayrshire Council – Commercial Services Department, please find enclosed an application seeking a marine license (construction) for the replacement of an existing seawall along the northern seaward section of the promenade in Largs Bay, between Aubery Crescent and the RNLI Slipway, Greenock Road, Largs, North Ayrshire.

#### **The Proposed Development**

The existing seawall protects the coastline from wave action and coastal erosion. It also retains Largs promenade and protects the shore side buildings and infrastructure. It was originally constructed in the 1970s as a replacement facing for an older seawall. However, recent inspections have indicated that it is deteriorating and becoming increasingly undermined in places due to repeated exposure to seawater. The best design solution for its upgrade has been identified as replacement and encapsulation.

The proposed works to the existing seawall are essential to ensure that this coastal defence system continues to provide optimum protection and support against wave activity and coastal erosion. The proposal also includes improvements to the promenade to improve accessibility and enhance the overall amenity value of the area. The proposed works comprise:

**Construction of a replacement seawall, comprising the removal of existing steps, installation of a new precast concrete structure in front of and encapsulating the existing seawall, stepped access to the beach, scour protection, extension to and resurfacing of the promenade, new handrails, and all associated works.**

#### **The Submission**

The application submission includes the following supporting documents for your consideration:

- Application Form (including additional information for Q.5 (h) and Appendix 01)
- Purchase Order (for Marine Scotland invoice)
- Marine License drawings
- EIA Screening Opinion (Marine Scotland, August 2022)

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- Environmental Reports:
  - Noise & Vibration Assessment
  - Air Quality & Dust Assessment
  - Marine Biodiversity Appraisal
  - Outline Construction Environmental Management Plan
  - Site Waste Management Plan
- Pre-Application Consultation Report (which includes correspondence with all bodies consulted)
- Copy of the Public Notice (PAC)
- Noise Registration Form

Following a request under Regulation 5(1) of the Marine Licensing (Pre-Application Consultation) (Scotland) Regulations, MS-Lot confirmed that the proposal was a prescribed class of licensable activity and required pre-application consultation. The Pre-Application Consultation Report as required by Regulation 6(b) is enclosed, and it outlined all consultations undertaken with statutory and relevant bodies, and the local community.

Following a request for an EIA Screening opinion under the Marine Works (EIA) (Scotland) Regulations 2017 (as amended) Marine Scotland confirmed that the proposal was not considered an EIA project, and an EIA was not required in support of the marine license application. It should be noted that several individual environmental assessments have been undertaken to inform the design and construction methodology, and these are included in this application submission for your consideration. The Marine Scotland EIA Screening Opinion is enclosed.

It should be noted that a corresponding planning application has been submitted to North Ayrshire Council Planning Department seeking a planning application to construct the replacement seawall.

**Landowner Statement**

I can confirm that the Crown Estate Scotland holds registered title to the foreshore land required to deliver the replacement seawall. I can confirm that the Crown Estate is aware of the proposal, and the applicant has served formal notice on them via Bidwells.

**Application Fee**

Based on the current cost estimate for the licensable activity, the fee has been calculated at £5,040 (based the cost band £2 million - £5million, fee structure April 2022 – March 2023). I would be grateful if you could issue an invoice for this amount to the applicant – please find enclosed a Purchase Order number (RS/14013) for inclusion on the invoice and all relevant details, to ensure payment is progressed promptly.

I trust this information is sufficient for the purposes of validation and progression of the application, however should you require clarification or any further information, please do not hesitate to contact me

Yours sincerely,  
for RPS Ireland Limited (NI)



**Aideen McFerran**  
Senior Associate | Planning & Environment

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George Cruickshank, Commercial Services, North Ayrshire Council

cc:

Arthur Cowley, Commercial Services, North Ayrshire Council