



Pre-Application Consultation Report

Version 1

Report to St Margaret's Hope Pier Trustees

Issued by Aquatera Ltd

P998 - June 2022



www.aquatera.co.uk

This study was completed for:

St Margaret's Hope Pier Trustees
Harbour Master Office
Pier Road, St Margaret's Hope
Orkney
KW17 2SW

Contact: Stan Groundwater

This study was completed by:

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Issue record

The version number is indicated on the front cover.

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Members of:



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1 INTRODUCTION

As part of the Marine (Scotland) Act 2010 and Marine Licencing (pre-application) Regulations 2013, a pre-application consultation was required to be held within the local community for the proposed extension to the St Margarets Hope Pier. To comply with this requirement, an event was held on the 24 June 2022 from 4pm until 8pm at the Cromarty Hall Community Centre in St Margarets Hope. This report relays the process and outcomes of that community engagement event.

1.1 PRE-APPLICATION CONSULTATION CONTEXT

Pre-application consultation typically involves hosting a community engagement event within the local community of the proposed project. The rationale is to allow the community to have access to the developers, agents, project specialists etc to ask questions, obtain information on the project and be able to voice opinions, concerns, queries and support for the project.

1.2 PURPOSE OF THE PAC REPORT

The purpose of the PAC report is:

- to outline the PAC process which has taken place with respect to the proposed development
- to demonstrate who has been consulted
- to set out what information was gained from consultees during PAC and how this was responded to
- to identify how the proposals have been informed by PAC

1.3 LAYOUT OF THE PAC REPORT

The remainder of the report is structured as follows:

- **Section 2** describes the key information relating to the proposals and the consultation activities that were undertaken.
- **Section 3** outlines who was consulted, the feedback from consultees, how they were responded to and where issues raised are addressed in the EIA Report.
- **Appendices**
 - Appendix A Pre-Application Consultation Notification
 - 0 PAC Notification in Local Paper
 - Appendix C Consultation Feedback Form
 - 0 Letter to Community Councillors
 - Appendix F Visuals Displayed
 - F.1 Pontoon Detail
 - F.2 Pontoon Site Location
 - F.3 Pontoon Layout
 - F.4 Pontoon Connectivity
 - F.5 Pontoon Site Location – Satellite Image
 - F.6 Construction Timeline



2 ACTIVITIES

2.1 INTRODUCTION

This chapter outlines the key information relating to the proposals and the consultation activities that were undertaken.

2.2 DESCRIPTION OF THE DEVELOPMENT

2.2.1 Introduction

The principle use for the new pier is for the inshore fishery and aquaculture support.

In 2017/2018 the Trustee's invested in the purchase and installation of a floating steel barge with principal dimensions of 50 metres length and 18 metres beam, to provide an extension to the stone built permanent pier (MS-00009206). This was carried out in response to the requirements of the ferry operator Pentland Ferries who purchased a new Ro-Ro ferry to replace the existing ferry with much greater capacity to carry vehicles (including articulated lorries) and to respond to demands and requests for increased berthing space from the fishing and aquaculture industry. Additionally, the barge provided more shelter to the existing stone pier face from winds in a certain direction. The temporary steel barge has a limited life-span, and the Trustees are now seeking funding to replace the existing steel barge with a more permanent solution.

Although the temporary extension was placed to support the larger ferry, a significant benefit has been to these two stakeholders by way of additional berthing space and available working apron. The planned permanent extension will enhance this further still, offering substantially more berthing space, working area, access to utilities and providing vehicular access. will improve the facility offered. The ferry service will continue to berth against the existing pier making use of the planned dolphin, fendering and mooring bollards to improve berthing safety. The maximum size of vessels using the pier will be 30 m LOA aquaculture support vessels.

2.2.2 Key components of the proposals

The proposed extension would be a permanent installation of seven 25m long concrete and Styrofoam pontoons with piles to support which would be driven into the seabed. This reduces the footprint of the construction as well as providing a more stable platform in the marine environment. The concrete and Styrofoam mix provides a high degree of buoyancy with exceptional longevity allowing for minimal maintenance, maximum safety and stability and a long operational lifetime. The design has been tested in the extreme Scandinavian waters which has a climate and sea conditions similar to Orkney with great success. These pontoons are common in the marinas around the Scandinavian coasts and inlets.

In order to allow for full connectivity, the pontoons have been designed to accept electrical and water supply services to further benefit marine vessels docking and dock side activities.

2.2.3 Contact details of the applicant

Applicant:

St Margaret's Hope Pier Trustees
Harbour Master Office
Pier Road, St Margaret's Hope
Orkney
KW17 2SW



Developer:

Orcades Marine Management Consultants Ltd
Unit 3 Warness Park
Hatston Pier Road
Kirkwall
Orkney KW15 1ZL

Planning Agent:

Aquatera Ltd
The Charles Clouston Building
Stromness
KW16 3AW
Telephone: 01856 850 088
Email: office@aquatera.co.uk

2.3 PROPOSAL OF APPLICATION NOTICE (PAN)

The PAN outlines the proposed approach to consultation and the PAC activities that were undertaken to inform the developing design of the proposed development. The information provided in the PAN included:

- details of the applicant and agent
- address\location of proposed development
- a description of the proposed development
- an account of what consultation would take place, including:
 - what consultation would be undertaken (including details of public meeting)
 - the date of the consultation

2.4 PAC ACTIVITIES

The minimum PAC requirements are:

- Consult every CC whose area is within or adjoins the application site where the proposed development is situated.
- Hold at least one public event where comments can be made to the prospective applicant. The format of the public event should be as set out in the PAN or as prescribed by the planning authority. The event should be designed to encourage meaningful participation and be reasonably accessible.
- Advertise the public event at least seven days in advance in the local newspaper to enable members of the public to attend the event (following the prescribed advert requirements).
- Collate a PAC Report in accordance with requirements to confirm that PAC has taken place in line with statutory minimum requirements and any further requirements set by the Planning Authority in response to the PAN.

The PAC activities proposed in the PAN (and as detailed above) are outlined in **Error! Reference source not found.** with information on the additional PAC activities that were undertaken and evidence of when, with whom and how all the consultation was completed.



Table 2.1 Pre-application consultation activities and evidence of completion

PAC requirement	When	With whom	Form	Evidence of Completion
Provide CC with PAN	9 May 2022	South Ronaldsay and Burray Community Council	Email letter to each of the Community Councillors via the Community Council Clerk	0: Community Council Letters
Public event: a manned interactive drop in Public Exhibition	24 June 2022	Members of public	Consultation event held in Cromarty Hall, St Margaret's Hope Community Centre which was accessible to people with disabilities.	PAC Report and supporting Appendices
Advertisement of the public event	12 May 2022	Orcadian Newspaper	Newspaper advert	0: Newspaper Adverts
Collate a PAC Report	Submitted with planning application	Orkney Islands Council	Report	PAC Report



3 CONSULTEE FEEDBACK

3.1 INTRODUCTION

This chapter outlines:

- who was consulted
- how the consultees views were recorded
- a summary of the views of these consultees and how the applicant responded to them
- where further information relating to consultee comments and queries can be found

3.2 WHO WAS CONSULTED?

3.2.1 PAC consultees

Consultation activities including who was consulted with are outlined in Table 3.1 Consultation was as wide ranging and inclusive as possible. Those organisations and individuals who were invited to consult directly on the proposed project as part of the Marine Licence Application¹.

Table 3.1 PAC consultees

PAC Consultees
South Ronaldsay and Burray Community Council
Mr Robert Smith
Mr James Townsend
Ms Taliah Drayak
Mr Magnus Woolham
OIC Elected Ward members Gillian Skuse, James Moar and Raymie Peace
General Public
Scottish Sea Farms (SSF)
Pentland Ferries
NatureScot
Northern Lighthouse Board (NLB)
Marine Coastguard Agency (MCA)
Scottish Environmental Protection Agency (SEPA)

¹ [Pontoons+licence+application+form.pdf \(www.gov.scot\)](https://www.gov.scot/pontoons/licence/application/form.pdf)



3.3 RECORD OF PAC CONSULTEE VIEWS

Comments and feedback from consultees were made:

- at the public exhibition (in person)
- via the feedback form
- via the project email address

3.3.1 Feedback form responses

A feedback form was provided at the public exhibition for attendees to complete. The purpose of the form was to understand what the key issues of concern with regard to the wind farm proposals are for local communities, to understand the effectiveness of the exhibition in providing information about the proposals and how environmental impacts are addressed, and to ensure any outstanding concerns are captured and addressed in the final PAC Report. The feedback form is included in Appendix C.

Respondent type and locality

The Consultation event was held locally at St Margarets Hope within the Cromarty Hall Community Centre. From this event hall, the site of the proposed pier extension was clearly visible so the event hosts could direct attendees to the exact site and provide real world context to the drawings and information displayed.

It was expected that attendees would be those linked to the aquaculture industry currently using the St Margarets Hope Pier, the community councillors and local dock workers.

Awareness of public exhibition

The public consultation event was advertised in the local paper The Orcadian six weeks prior to the event, the notification was a detailed advert containing the details of the consultation event, the key aspects of the proposed project, clear contact information for the agents (Aquatera), who the developers were and who the project client was. The notification is attached in Appendix A and the proof of placement in 0

Effectiveness of PAC

The consultation event was not well attended, with only three attendees over the full four hours. The feedback received was limited but positive. In addition to placing a notification display board outside the Community Hall on the event day with details of the consultation, the event hosts engaged people walking by to invite them into the event. Many pedestrians were tourists as the opening of the event coincided with the arrival of a tourist bus visiting the local museum and other local attractions. Although interested in the event, the tourists were not a relevant target respondent.

Opinion of proposed pier extension

As noted above, attendance was limited however those that were engaged with were positive about the proposed project and had no concerns over the construction or the purpose of the replacement pontoon. There was an acknowledgement that the proposed pontoon would allow more marine vessels to more in the bay as well as making access easier for workers. There could also be the conclusion that as the event was not well attended, that the community has no notable concerns and therefore did not feel the need to come and voice any opinions or raise any concerns with the hosts of the event.



Additional community outreach

To allow the local community a second opportunity to engage with the project team, at the end of the community consultation event, display visuals; a copy of the feedback form; a construction timeline and contact information for the agent (Aquaterra) and the developer (Orcades Marine) were left up on the Community Hall notice board. This will allow the community to see what the proposed extension will look like in relation to the current pier, understand the construction process and easily be able to get in touch with the key representatives to gain more information or raise any queries. Photos of this display are provided in Appendix E.



4 APPENDICES

APPENDIX A PRE-APPLICATION CONSULTATION NOTIFICATION

Marine (Scotland) Act 2010 and Marine Licencing (Pre-application) Regulations 2013

Public Consultation Event Notification

Marine License Application for Extension to the St Margaret's Hope Pier, Orkney to replace an existing floating pontoon with a permanent pier structure and walkway.

To be held at the Cromarty Hall, St Margaret's Hope, Orkney
KW17 2SN 4pm until 8pm Friday 24th June 2022

Members of the public are invited to attend the public consultation where plans, illustrations and information will be presented in relation to the proposed extension to the pier which will replace the current temporary pontoon.

The event will be hosted by Aquatera Ltd and Orcades Marine on behalf of the applicant St Margaret's Hope Pier Trustees. For any interested parties not able to attend the event, comments and questions can be directed to Joy Gowland prior to or after the event, with a deadline for comments to be received of 1st July 2022. Anonymised forms will be available at the event for participants to complete as desired. Any such comments made are not to be considered representations to the Scottish Ministers and that if an application for a marine licence is made there will be an opportunity for representations to be made to the Scottish Ministers on the application at that time.

Please contact Joy Gowland at joy.gowland@aquatera.co.uk or 01856 850088 (office line) with any questions or comments in relation to the event or proposed project.



APPENDIX B PAC NOTIFICATION IN LOCAL PAPER

THE ORCADIAN
Thursday, May 12, 2022

CLASSIFIEDS 31

Public Notice

PLANNING APPLICATIONS

Applications for planning permission listed below together with the plans and other documents submitted with them may be examined online at www.orkney.gov.uk following the link to Planning/Building on the home page. Link to the Applications Search and Submission.

TOWN & COUNTRY PLANNING (SCOTLAND) ACT 1997 (AS AMENDED)

Town and Country (Development Management Procedure) (Scotland) Regulations 2013 – Notice Under Regulation 20

Planning Ref	Development Location	Proposed Development
22/1410/P	Holmby (Land Near), North Bugging Road, Harray	Reconstruct and extend a house, install an air source heat pump and create an access
22/1510/P	Shore Side, Greenfield, St Andrews	Erect a house with an air source heat pump
22/1520/P	Bonny Pier Street, Rousay	Change of use from a stone workshop (Class 4) to exhibition space (Class 10), and install rooflights and replacement doors
22/1510/P	Dorchester, Rousay	Convert a substantial building to a house with an air source heat pump, erect three replacement fences with an air source heat pump and reconstruct individual building as an outbuilding (2.1 use for car, 1.1 use for car) (reconstruction of 22/025/P)

Plan of Notice: 12 May 2022. Comments may be made on the above developments within 14 days from the date of publication of this notice. Information explaining procedures is available from, and written comments may be made to, the Planning Manager, Development Management, Orkney Islands Council, School Place, Kirkwall, KW11 1NY, online at www.orkney.gov.uk, or by email to planning@orkney.gov.uk

Marine (Scotland) Act 2010 and Marine Licensing (Pre-application) Regulations 2013

Public Consultation Event Notification

Marine Licence Application for extension to the St Margaret's Hope Pier, Orkney, to replace an existing floating pontoon with a permanent pier structure and walkway.

To be held at the Community Hall, St Margaret's Hope, Orkney, KW17 2D4, from 4pm until 8pm Friday, 24th June, 2022.

Members of the public are invited to attend the public consultation where plans, discussions and information will be presented in relation to the proposed extension to the pier, which will replace the current temporary pontoon.

The event will be hosted by Aquaplan Ltd and Orkney Marine on behalf of the applicants, St Margaret's Hope Pier Trustees. For any interested parties not able to attend the event, comments and questions can be directed to Jay Cowland prior to or after the event, with a deadline for comments to be received at 1st July 2022. Anonymous forms will be available at the event for participants to complete as desired. Any such comments made are not to be considered representations to the Scottish Ministers and if an application for a marine licence is made there will be an opportunity for representations to be made to the Scottish Ministers on the application at that time.

Please contact Jay Cowland at jay.cowland@aquaplan.co.uk or 01856 850688 (office line) with any questions or comments in relation to the event or proposed project.

Tenders Wanted

NORTH ISLES

Contractors are sought for the following works in the North Isles

Rousay

1. Works to gates, signage, and other footpath infrastructure
2. The building of a stone pier and installation of an interpretation board

Deadline for quotes 27th May

Westray

1. Works to gates, signage, and other infrastructure on various paths routes to Westray
2. The building of a stone pier and installation of interpretation boards

Deadline for quotes 3rd June

Prospective contractors can quote for all, or individual elements of the above works on one or more islands.

For detailed briefs and specifications, please contact www.bignold@orkney.gov.uk

Proposed Refurbishment of The Smithy, Shapinsay Shipwreck Development Trust

Expressions of interest are invited from suitably qualified contractors for the above tender, which will consist mainly of internal refurbishment works.

It is anticipated that tender information will be issued in early May with tenders to be returned in late May. It is hoped that works will commence in Summer 2022, with a 6-month construction period. Please advise if you would like to be considered for inclusion on the tender list, by email to billy@orkneyshapinsay.co.uk

Installation of viewpoint and boardwalk on Rousay. Work to commence 1st August.

Experienced contractor wanted to deliver construction of 150m boardwalk, viewing platform and windbreak seating areas. Boardwalk decking, posts and boards have already been purchased and delivered to client.

Contractor to cover labour, provide equipment and machinery and supply of additional materials, eg fixings, etc, as per specification.

For specification and plans, please contact: Rousay Ecology and Wye Development Trust Telephone: 01856 821229 or email: weandrt@btconnect.org

Closing date for quotes and details as per specification: Monday, 20th May.

INSPIRING SCOTLAND

Public Notice

CROFT REGISTRATION

Mr John McInnes has registered his croft at South Bugging, Rye, Orkney, as the Crofting Register held by Registers of Scotland.

Any person who wishes to challenge the registration may apply to the Scottish Land Court by 6th February 2023. Details of the registration can be found at www.crofts.gov.uk (Croft Registration Number is 00044)

Charity Thanks

CHARITY 'THANK-YOU' MESSAGES

up to a maximum of 60 words will be printed FREE OF CHARGE in this section. Messages must contain the name of your registered charity organisation, charity number, details of your fundraising event, how much was raised and a general thanks to supporters. If you require more than 60 words, the excess is chargeable at the standard rate.

The Orcadian

Why not take out a subscription for someone away from home?

Fill in the form below and send it to: The Orcadian, Hill's Half Acre, Crossness Crescent, Huttall, Kirkwall, Orkney, KW15 1GJ.

Your Name

Address

Postcode

Enclose a cheque/P.O. in UK sterling to the value of:

UK (2nd class): (6 mths) £78.00 (12 mths) £156.00

UK (1st class): (6 mths) £87.10 (12 mths) £169.00

Europe: (6 mths) £146.90 (12 mths) £288.00

Rest of World - Zone 1-3 (6 mths) £134.00 (12 mths) £264.00

Rest of World - Zone 2-3 (6 mths) £213.20 (12 mths) £421.20

The Orcadian will be sent automatically every Thursday for the next 6 or 12 months to:

Delivery Name (if different)

Address (if different)

APPENDIX C CONSULTATION FEEDBACK FORM



St Margarets Hope Pier Extension – Consultation Feedback

1. Do you currently use the Pier? |
2. If Yes, are you prepared to say what you use the pier for?
3. Are you happy with the proposed extension, if not can you explain why?
4. Do you know where to get further information on the project?
5. Overall are you in favour of the proposed project, if not can you explain why
6. Have you found the information provided at this event useful?
7. Any other Comments



APPENDIX D LETTER TO COMMUNITY COUNCILLORS



9th May 2022

Dear Mr Smith; Mr Townsend; Ms Drayak and Mr Woolham

**Marine (Scotland) Act 2010 and Marine Licencing (Pre-application)
Regulations 2013
Public Consultation Event Notification**

**Marine License Application for Extension to the St Margaret's Hope Pier,
Orkney to replace an existing floating pontoon with a permanent pier
structure and walkway.**

Orkney Islands South Ronaldsay & Burray Community Council Members are invited to attend a consultation event on 24 June where plans, illustrations and information will be presented in relation to the proposed extension to the pier which will replace the current temporary pontoon. A public notification of this event has been issued via the Orcadian in the Thursday 12th May edition.

The event will be held at the Cromarty Hall, St Margaret's Hope, Orkney KW17 2SN 4pm until 8pm Friday 24th June 2022 hosted by Aquatera Ltd and Orcafé Marine on behalf of the applicant St Margaret's Hope Pier Trustees.

For any interested parties not able to attend the event, comments and questions can be directed to Joy Gowland prior to or after the event, with a deadline for comments to be received of 1st July 2022. Anonymised forms will be available at the event for participants to complete as desired. Any such comments made are not to be considered representations to the Scottish Ministers and that if an application for a marine license is made there will be an opportunity for representations to be made to the Scottish Ministers on the application at that time.

Please contact Joy Gowland at joy.gowland@aquatera.co.uk or 01856 850088 (office line) with any questions or comments in relation to the event or proposed project.

We hope that this advance notice of the public advertisement of the event is helpful.

Yours sincerely

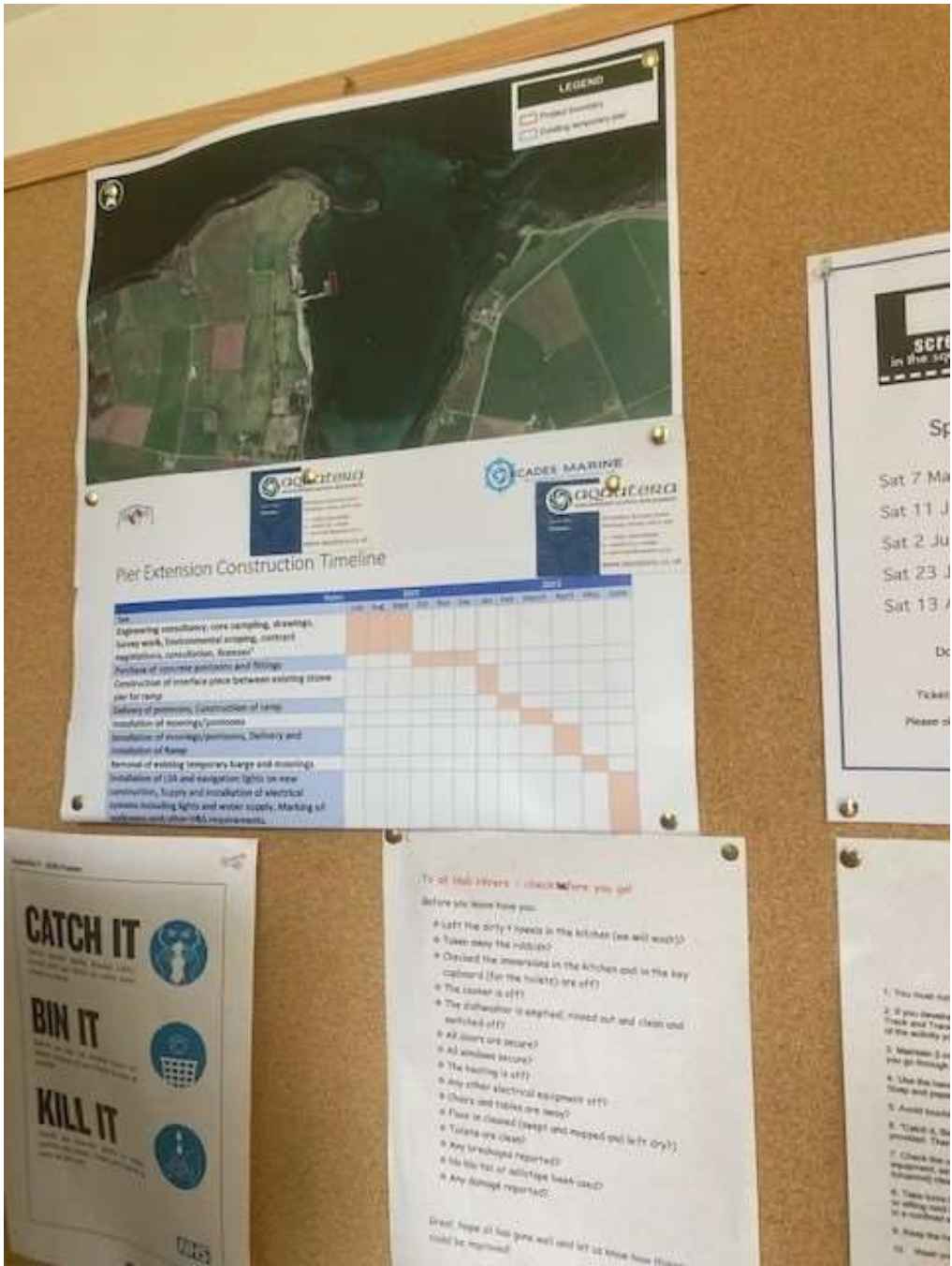
Aquatera Ltd
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Joy Gowland
Consultant

Document supplied in confidence to St Margaret's Hope Pier Trustees

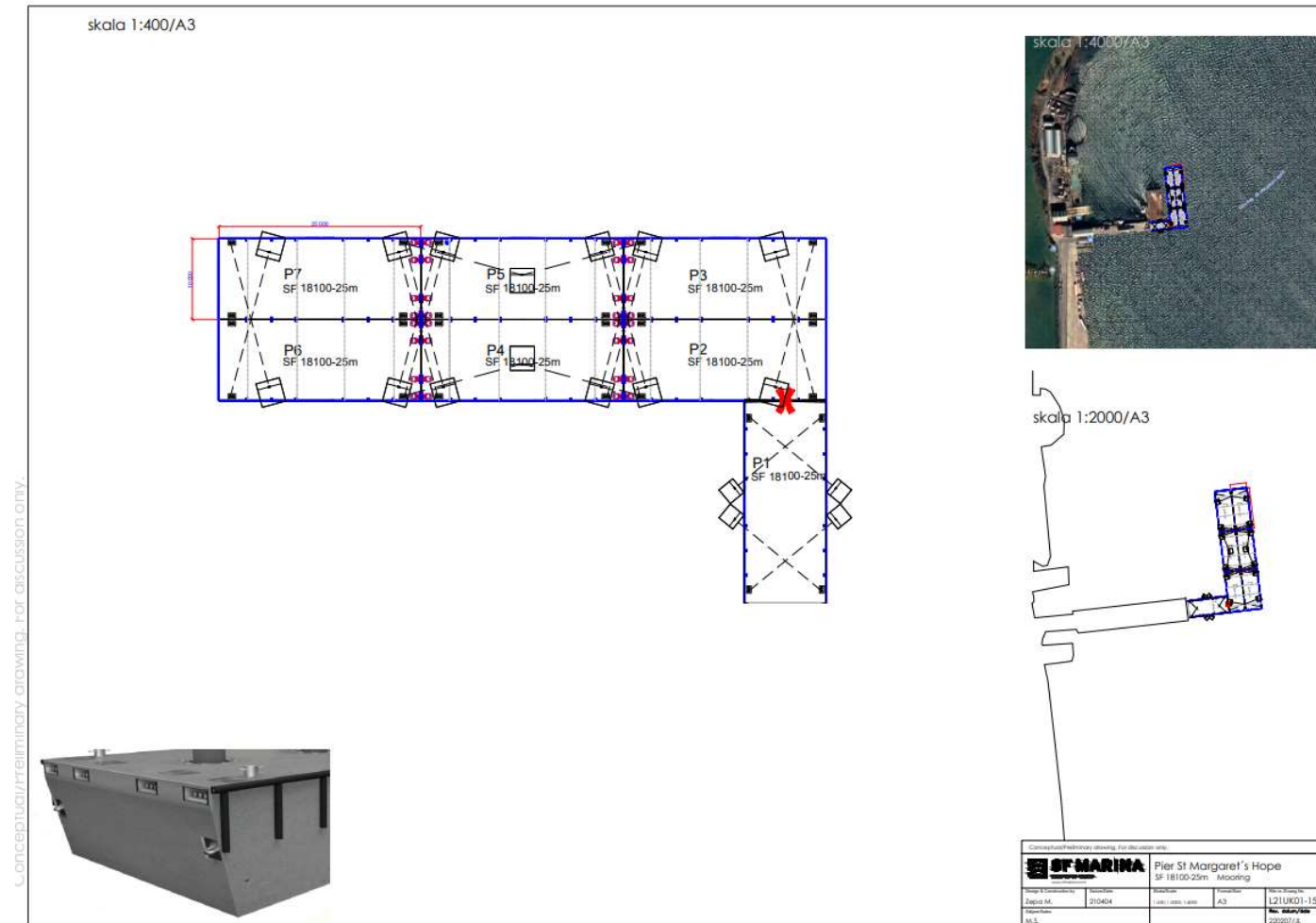


APPENDIX E NOTICE BOARD DISPLAY

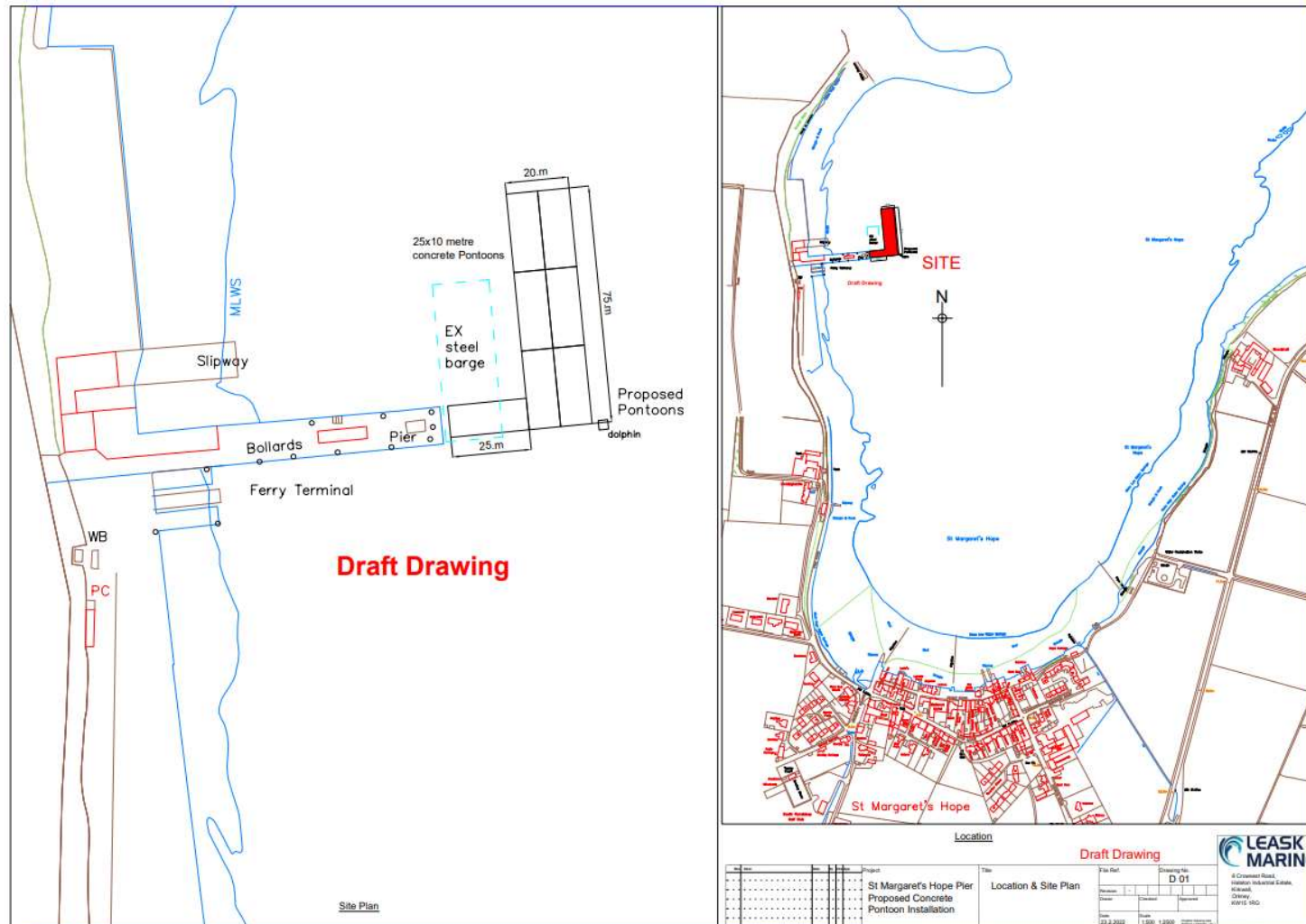


APPENDIX F VISUALS DISPLAYED

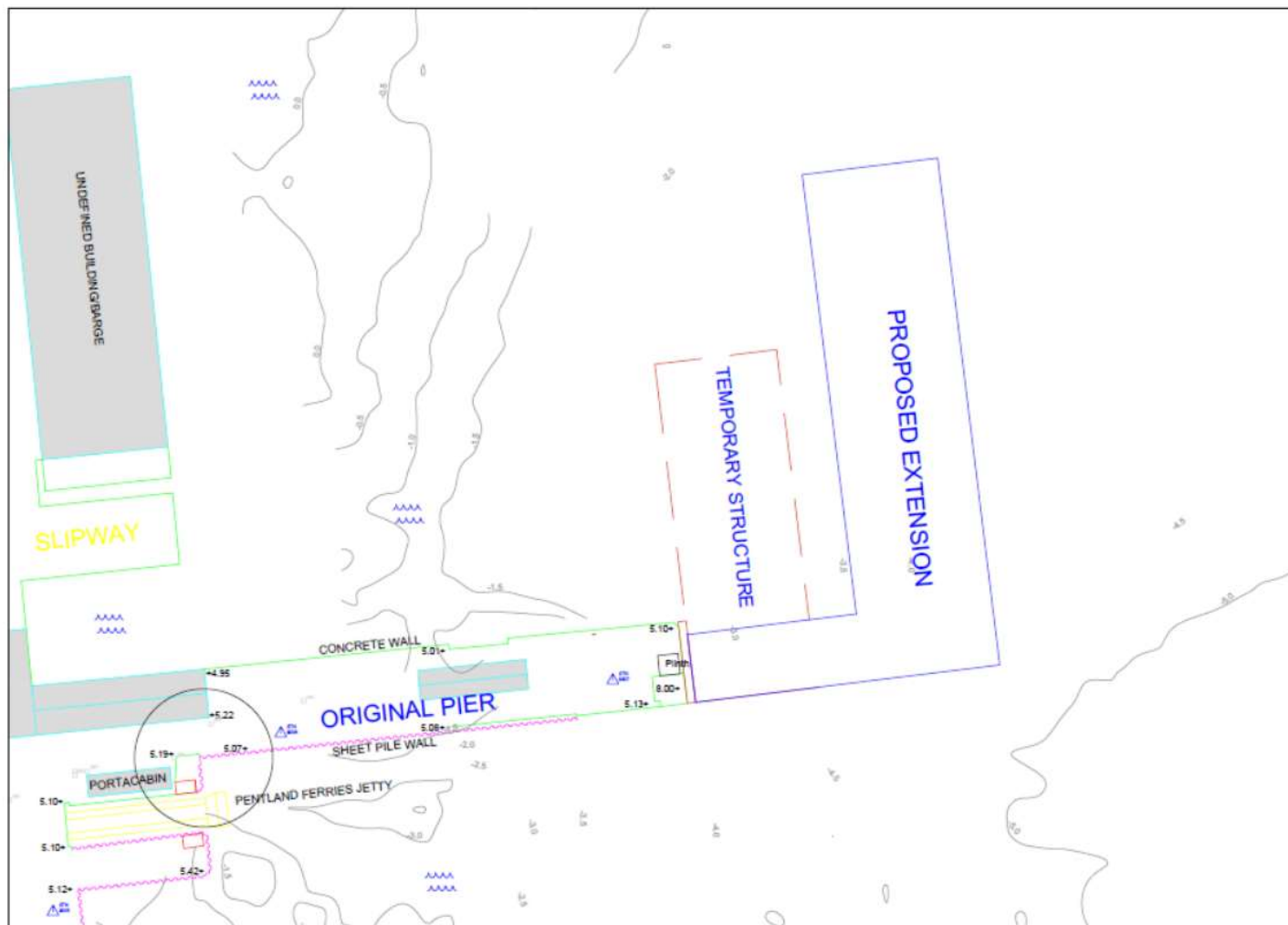
F.1 PONTOON DETAIL



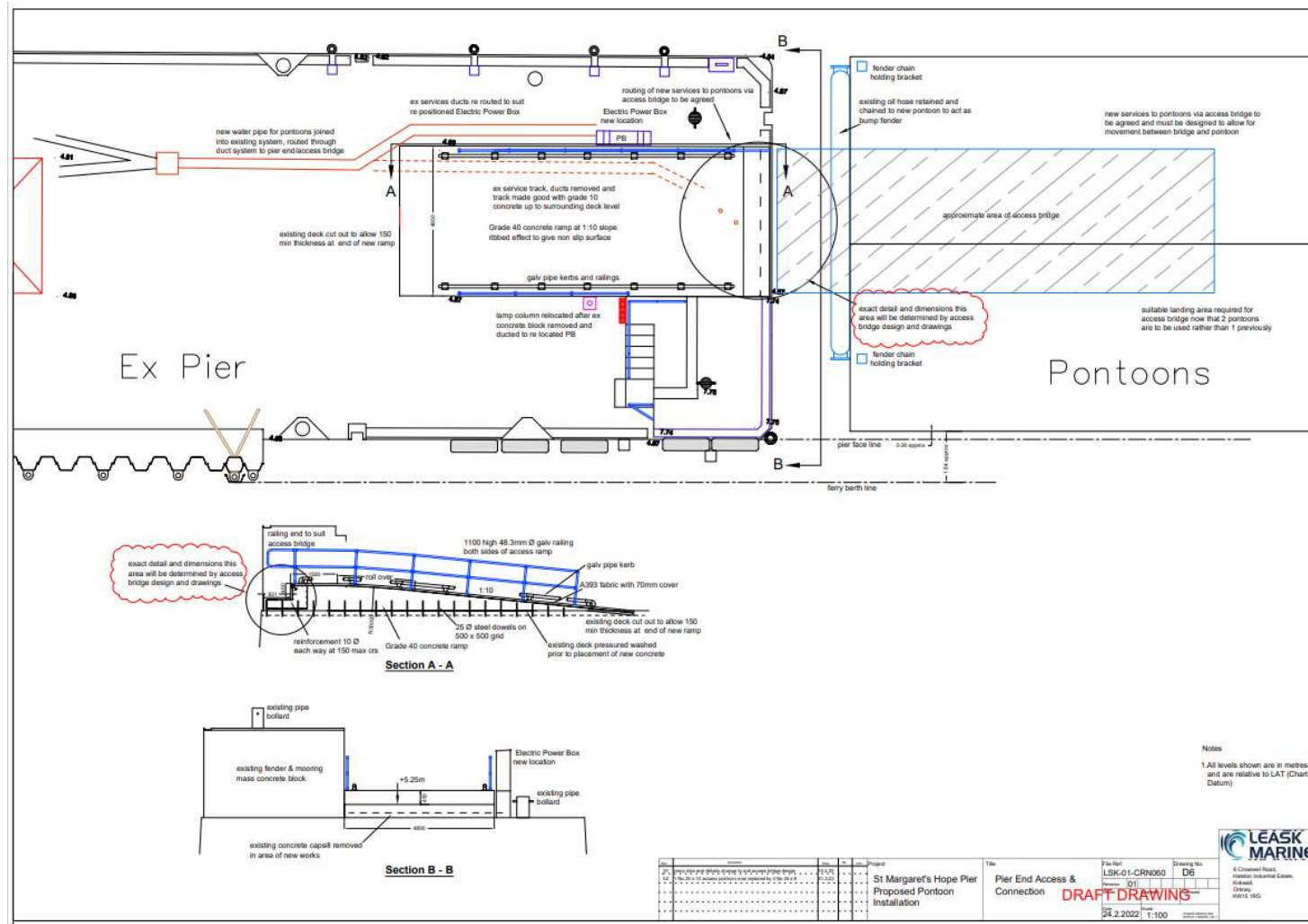
F.2 PONTON SITE LOCATION



F.3 PONTON LAYOUT



F.4 PONTOON CONNECTIVITY



F.5 PONTON SITE LOCATION – SATELLITE IMAGE



F.6 CONSTRUCTION TIMELINE



Pier Extension Construction Timeline

Task	Dates											
	2022						2023					
	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	March	April	May	June
Engineering consultancy, core sampling, drawings, Survey work, Environmental scoping, contract negotiations, consultation, licenses ¹												
Purchase of concrete pontoons and fittings												
Construction of interface piece between existing stone pier for ramp												
Delivery of pontoons, Construction of ramp												
Installation of moorings/pontoons												
Installation of moorings/pontoons, Delivery and installation of Ramp												
Removal of existing temporary barge and moorings												
Installation of LSA and navigation lights on new construction, Supply and installation of electrical systems including lights and water supply, Marking of walkways and other H&S requirements.												

¹ Note some of these works are already completed

