

# PRE-APPLICATION CONSULTATION REPORT

Proposed Replacement Seawall, Largs

NI2422  
F01  
August 2022

## REPORT

### Document status

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F01	PAC Report	AMcF	AMCF	RH	30 <sup>th</sup> Aug 22

### Approval for issue

Raymond Holbeach	Raymond Holbeach	30 August 2022
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# 1 INTRODUCTION

## 1.1 Background

North Ayrshire Council, hereafter referred to as “the applicant”, has undertaken Pre-Application Consultation (PAC) in respect of its intention to submit an application for a marine licence for construction works, comprising the replacement of the existing seawall at Largs, North Ayrshire.

In accordance with Regulation 5(1) of the Marine Licensing (Pre-Application Consultation) (Scotland) Regulations, a Pre-Application Consultation Statement was requested by RPS from Marine Scotland on the 1st December 2021. MS-Lot confirmed in December 2021 that, as the proposal was prescribed class of licensable activity incorporating ‘*an alteration or improvement to works within the Scottish Marine area and exceeded 1000sqm in extent*’, it required pre-application consultation.

It advised that the Pre-Application Consultation should incorporate:

- Notification of MS-LOT, NatureScot, SEPA, MCA and NLB and any delegate for a marine region of the applicant’s intention to apply for a marine licence at least 12 weeks prior to submission of an application. Notification of any other relevant local stakeholders, such as fisheries groups and recreational users.
- Publication in a local newspaper of a notice detailing the licensable marine activity for which the licence is to be sought and the pre-application consultation event. The prescribed format for this advert is detailed in Regulation 7 of the Regulations. During the period when the Amending Regulations are in force a word or pdf copy of the public notice must be sent to MS-LOT, this will be placed on the MS-Lot website.
- At least one pre-application consultation event to which the public and the bodies above are invited. Under the Amending Regulations, where a pre-application consultation event must be held, this is now to be held online, with the public notice reflecting this. The event must be held no earlier than six weeks of the later of the first two points above; and
- Production of a pre-application consultation report using the updated form detailed in the Amending Regulations.

This is the Pre-Application Consultation Report as required by the Schedule Regulation 2(6) of the Amending Regulations. It also takes into account the requirements of the following legislation:

- Marine (Scotland) Act 2010: Section 24
- The Marine Licensing (Pre-Application Consultation) (Scotland) Regulations 2013
- The Marine Works and Marine Licensing (Miscellaneous Temporary Modifications) (Coronavirus) (Scotland) Regulations 2020 (referred to as the Amending Regulations)



## 2 PRE-APPLICATION CONSULTATION REPORT

### 2.1 Proposed Licensable Marine Activity

This section provides the information required within the Schedule Form of The Marine Works and Marine Licensing (Miscellaneous Temporary Modifications)(Coronavirus)(Scotland) Regulations 2020.

Please describe below or, where there is insufficient space, in a document attached to this form the proposed licensable marine activity, including its location.

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 proposed development is located at the 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.

### 2.2 Applicant Details

Title

Initials

Surname

		North Ayrshire Council
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Trading Title (if appropriate)

Address

Cunninghame House, Irvine, KA12 8EE

Name of contact (if different)

Mr George Cruickshank

Position within Company (if appropriate)

Project Officer

Telephone Number

+44 (0) [REDACTED]

Company Registration No.

Email:

N/A

Is this prospective applicant the proposed licensee? YES ☒ NO ☐

If NO, please complete Section 3 below.

## 2.3 Proposed Licensee Details

Title Initials Surname


Trading Title (if appropriate)

--

Address


Name of contact (if different)

Position within Company (if appropriate)

--

Telephone No.

Fax No.

--	--

Company Registration No.

Email

--	--

## 2.4 Pre-application Online Consultation Event

Please describe below or, where there is insufficient space, in a document attached to this form the pre-application online consultation event.

Please refer to Section 3 of this Report.

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## 2.5 Information provided by the Prospective Applicant at the Pre-application Online Consultation Event

Please provide below or, where there is insufficient space, in a document attached to this form details of any information provided by the prospective applicant for a marine licence at the pre-application online consultation event

Please refer to Section 3, 3.5 and Appendix 5 of this Report.

## 2.6 Information received by the Prospective Applicant at the Pre-application Online Consultation Event

Please provide below or, where there is insufficient space, in a document attached to this form details of any comments and objections received by the prospective applicant for a marine licence at the pre-application online consultation event

Please refer to Section 4 of this Report.

## 2.7 Amendments made to the Application for a Marine Licence by the Prospective Applicant following their Consideration of Comments and/or Objections received at the Pre-application Online Consultation Event

Where any amendments are made, or are to be made, by the prospective applicant for a marine licence to the marine licence application as a direct result of their consideration of comments and/or objections received at the pre-application online consultation event, please provide below or, where there is insufficient space, in a document attached to this form details of such amendments

Please refer to Section 4 of this Report, and specifically Table 1.

## 2.8 Explanation of Approach taken by the Prospective Applicant where, following Relevant Comments and/or Objections being received by the Prospective Applicant at the Pre-application Online Consultation Event, no Relevant Amendment is made to the Application for a Marine Licence

Where, following comments and/or objections having been received by the prospective applicant for a marine licence at the pre-application online consultation event, no relevant amendment is made to the application for a marine licence by the prospective applicant, then please provide below or, where there is insufficient space, in a document attached to this form an explanation for the approach taken

Please refer to Section 4 of this Report, and specifically Table 1.

**CERTIFICATION**

<b>Insert name</b>	Mrs Aideen McFerran
<b>Insert Address</b>	RPS, Elmwood House, 74 Boucher Road,
<b>Town</b>	Belfast
<b>County</b>	Antrim
<b>Postcode</b>	BT12 6RZ

I certify that I have complied with the legislative requirements relating to pre-application consultation and that the pre-application consultation has been undertaken in accordance with the statutory requirements.

**Signature**



**Date**

**30<sup>th</sup> August 2022**

### 3 PRE-APPLICATION ONLINE CONSULTATION EVENT

#### 3.1 Regulation 7 (B) Notice of Public Event

In accordance with the Regulations, North Ayrshire Council (NAC) prepared a Public Notice providing details of the consultation events proposed in respect of the Largs Seawall project. A copy of this Notice is provided at **Appendix 1**.

The Notice highlighted several opportunities to engage with the Council and their design team and provide feedback on draft design proposals, namely that:

- Information on the draft proposals would be available online on the North Ayrshire Council consultation website <http://northayrshire.community/category/open-consultations/> between 13th June and 1st July 2022.
- An **in-person public consultation event** will take place on Monday 27th June between 12 noon and 7pm, in the Brisbane House Hotel, 14 Greenock Road, Largs, KA30 8NE. The prospective applicant and their agent, RPS would be available to talk through the proposals and answer any queries.
- An **online / telephone consultation event** will be held on Tuesday 28th June, between 12 noon and 7pm, where the prospective applicant and their agent, RPS would be available to talk through the proposals and answer any queries. To join the event, the public should email: [pacc@rpsgroup.com](mailto:pacc@rpsgroup.com) with contact details, noting your preference for Zoom, MS Teams or telephone.

This public notice was advertised in the Largs & Millport Weekly on 4<sup>th</sup> May 2022. A copy of this Notice, as advertised, is included in Appendix 1.

A subsequent notice was advertised in the Largs & Millport Weekly on 15<sup>th</sup> June 2022, as a reminder for the above events. This also extended the timeline for feedback to the 15<sup>th</sup> of July. A copy of this reminder Notice is also included in Appendix 1.

#### 3.2 Notifications for the Consultation Events

In accordance with the legislative requirements and best practice guidance, North Ayrshire Council advertised widely in respect of the consultation events, to ensure maximum participation.

##### Section 23 Notifications

In accordance with provisions of Section 23 of the Marine (Scotland) Act 2010, RPS and NAC provided formal notification to several statutory agencies on the 6<sup>th</sup> May, namely:

- Marine & Coastguard Agency
- NatureScot
- Northern Lighthouse Board
- Clyde Marine Planning Partnership
- Scottish Environment Protection Agency
- MS Lot, Marine Scotland

Each recipient was provided with the site location plan, the draft design proposals, and a copy of the Public Notice, which explained when and how to engage with NAC and RPS and provide feedback. A copy of the Section 23 notification letters and the responses received is included at Appendix 2.

##### Local Stakeholder Notifications

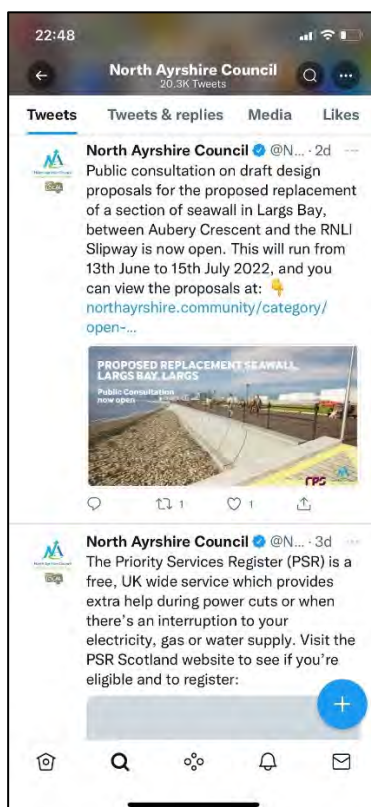
To encourage participation in the consultation process, NAC also contacted a range of local stakeholders to provide advance notice of the public consultation. A list of the local stakeholders contacted is provided at Appendix 3. Each stakeholder was provided with a copy of the Public Notice, which outlined when and how to engage with NAC and the design team, where to view the draft proposals, and how to provide feedback.

## Letter Drop

In addition, NAC issued a letter and feedback form to local residents and businesses within the immediate vicinity of the proposals to ensure those directly affected by the proposals were given ample opportunity to engage with the consultation process and provide feedback. A copy of the letter and feedback form issued are provided at Appendix 4. A copy of the locations of the letter drop is also provided at Appendix 4.

## Social Media Notifications

North Ayrshire Council also provided notifications and information posts on their social media platforms - Twitter and Facebook. These posts highlighted the public consultation and signposted the website noted in Section 3.3 (below) both prior to and during the consultation process. Examples of the social media posts are shown below.



## 3.3 Online Platform – Dedicated Website

A dedicated project website was developed by NAC to facilitate meaningful pre-application consultation online. This was live on the North Ayrshire Council Engagement Hub website <http://northayrshire.community/category/open-consultations/> between 13<sup>th</sup> June and 15<sup>th</sup> July 2022.

This dedicated online webpage (excerpt screenshot provided overleaf) provided information on the draft proposals, how to engage with NAC and the design team, and how to provide feedback. This project information included a map of the site location, draft design proposals (drawing), information on the likely construction methodology, and computer generated images of the proposals - this information is provided at Appendix 5.

Viewers were invited to provide feedback on the draft proposals via the Feedback Form, which could be downloaded, completed, and forwarded to RPS. A copy of the Feedback Form is provided at Appendix 6. In addition, information was provided on how to engage with NAC and RPS the design team at both an In-Person Event and an Online Consultation Event.

JUNE, 2022

13<sup>th</sup>  
JUN**LARGS SEAWALL PROJECT CONSULTATION****DETAILS**

North Ayrshire Council and RPS are seeking views on draft design proposals to replace part of the existing seawall in Largs Bay, Largs. This part runs for approximately 300metres along the northern seaward section of Largs Bay between the RNLI Slipway and Aubrey Crescent, Largs. The proposals will also include resurfacing of the adjoining Promenade.

An important part of the design process is to understand the views of the local community, environmental groups and stakeholders on the proposed development. This consultation provides an opportunity to view the draft design proposals, raise queries, and communicate feedback to the Council and RPS before the design proposals are finalised.

We would welcome any comments you wish to make on the draft proposals, which can be viewed [here](#).

If you wish to feedback comments this can be done via the below channels:

Complete and return feedback form (both word and PDF versions attached) by email at: [pacc@rpsgroup.com](mailto:pacc@rpsgroup.com) or by post : **North Ayrshire Council c/o RPS, Elmwood House, 74 Boucher Road, Belfast BT12 6RZ.**

[Feedback form – Word version](#)

[Feedback form – PDF Version](#)

An in-person public consultation event will take place on Monday 27th June, from 12 noon – 7pm at Brisbane House Hotel, 14 Greenock Road, Largs, KA30 8NE.

An online / telephone consultation event which will be held on Tuesday 28th June between 12 noon – 7pm. If you wish to provide feedback this way please email [pacc@rpsgroup.com](mailto:pacc@rpsgroup.com) with your contact details, noting your preference for Zoom, MS Teams or telephone.

**TIME**

June 13 (Monday) 9:00 am - July 15 (Friday) 11:59 pm

**Screenshot of the consultation webpage.**

### 3.4 In-Person Consultation Event

An In-Person public consultation event was held on the 27<sup>th</sup> June between 12 noon and 7pm in the Brisbane House Hotel, 14 Greenock Road Largs. The project information, including the proposed works was presented on A1 Presentation Boards and Computer Generated Images (CGIs) for public viewing. The information presented is available at Appendix 5.

A computer generated animation of the proposed replacement seawall was also shown at this in-person event. This can be provided to Marine Scotland on request.

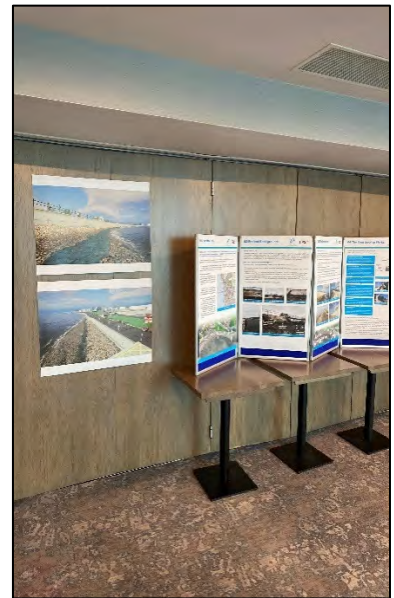
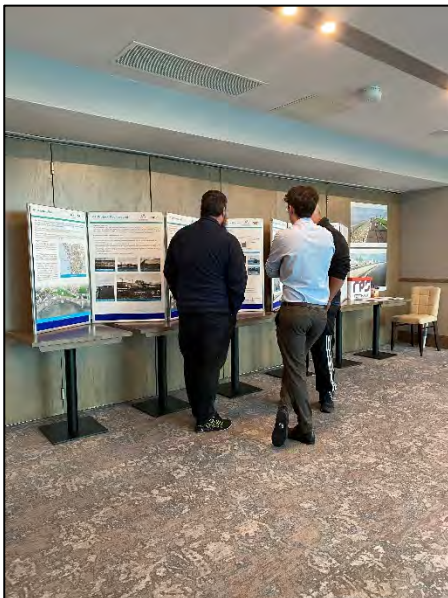
The event was well-attended, with 20 people/groups attending during the consultation time. 12 feedback forms were completed during the event. Images from the in-person event are provided overleaf for information.

### 3.5 Online Consultation Event

An Online / Telephone consultation event was held on the 28<sup>th</sup> June between the hours of 12 noon and 7pm to provide sufficient flexibility for all members of the public, particularly those who could not attend the in-person event. Members of the public were invited to contact RPS to arrange an online meeting to discuss the draft proposals and provide feedback. A meeting time would be agreed, and a link issued via the preferred digital platform (for example, MS Teams, Zoom, or Telephone), to meet with NAC and RPS. No one requested an appointment to attend this online consultation event.

The information available at the Online Consultation Event is provided at Appendix 5.





Images from the In-Person Consultation Event at the Brisbane House Hotel



## 4 RESPONSES RECEIVED TO PAC

### 4.1 Summary of Engagement

Overall, there was a positive response to the public consultation process. The majority of consultation responses were received via post, email or during the In-Person public consultation event. No responses were received during the Online / Telephone Consultation Event.

A total of 19 Feedback Forms were received throughout the 4 week consultation period. A summary of these responses is provided within the subsequent section.

### 4.2 Summary of Key Points

The feedback concluded that all the respondents supported the principle of replacing the existing seawall between the RNLI slipway and Aubery Crescent in Largs Bay, to secure protection of the coastline, promenade and shoreside buildings. When asked to comment on whether the draft design proposals for the replacement seawall and resurfacing of the promenade were acceptable:

- 18 people considered the emerging proposals to be acceptable
- 1 person considered the emerging proposals to be unacceptable

47% (9/19) of respondents stated that the draft proposals could be improved upon whilst 53% (10/19) confirmed that they were satisfied with the existing draft proposals. The improvements suggested by the respondents have been considered and are addressed within Section 4.3 of this report.

From all respondents, 4 people noted they had environmental or other concerns regarding the proposed construction works, 14 people stated they were not concerned, and one person did not answer this question. The main environmental concerns related to potential impacts on a family of swans, which reside regularly on the spit to the north of the current seawall along the beach spit near Aubery Crescent.

In relation to questions regarding stepped access to the beach, 9 people did not have a preference as to where these should be located. 10 people identified preferred locations at either end of the seawall and in the middle of the wall, and it was noted that access should be maintained at Aubery Crescent to enable the local sea swimming club access.

12 respondents believe that replacing the existing handrail along the Promenade with a new modern railing would improve the amenity value of the area, whilst the remainder considered that replacing the railings would not improve the amenity value of the area. Black was the preferred colour of the replacement railings by the majority of respondents

The feedback highlighted that 89% of respondents (17/19) felt that the consultation process helped them to better understand the works proposed to the existing seawall along the Promenade at Largs Bay. One person did not believe that the consultation process enhanced their understanding of the proposed development and noted that the proposals essentially were a 'like for like' and included no additional assets for the area.

In summary, the feedback received from the community throughout the consultation process was largely supportive. Constructive comments, feedback and suggestions were received and carefully considered by the design team. These have been outlined in more detail in Section 4.3, with corresponding commentary on how these have been considered and addressed in the final design proposals.

### 4.3 Issues Raised & Amendments to Proposals

The draft design proposals have been considered in the context of all issues and comments raised as part of the pre-application consultation, and this consideration is outlined further in Table 1.

Table 1

Issues Raised	Consideration & Amendments to Design Proposals
<b>Proposed Seawall Design</b>	
The height of the proposed seawall should be increased to prevent / mitigate the regular flooding / inundation of the Promenade and local area during storm events and to futureproof against rising sea levels.	The purpose of the proposed seawall replacement project is solely to replace the 300m long existing seawall which is deteriorating and becoming increasingly undermined in places.
Consideration should be given to raising the level of the sea wall in line with the current arrangement south of the ferry terminal.	<p>Coastal flooding and inundation of the Promenade is the subject of a separate coastal flood study covering the wider Largs area. This flood study, which is nearing completion, indicates that increasing the heights/levels of the existing Largs seawall(s) may not be an economically viable action to manage coastal flood risk.</p> <p>A further study is planned between 2022 and 2028 to confirm flood risk from all sources within Largs and to identify additional studies or works to manage flood risk.</p> <p>On this basis, there are no changes to the current design proposals.</p>
The proposal should consider improving the current beach, to improve its amenity for visitors to the area. Consideration should be given to covering the existing stones in the intertidal zone with sand, to make it look more beach-like/usable.	<p>The beach alongside the current seawall comprises coarse gravel / cobbles / pebbles, and any finer material has been washed away. Beach re-nourishment at this location would be unsuitable owing to the nature of the tidal regime and wave climate, which would see any fine, sandy material deposited quickly washed away.</p> <p>Wave reflection at the toe of hard defences in this location i.e. along the replacement seawall, would further accelerate the loss of beach nourishment material (fine sandy material) in this area.</p> <p>In addition, the Ayrshire Shoreline Management Plan finds that maintaining or improving the existing coastal defences within Largs would have a minimal impact on the sediment regime, as it would essentially be a continuation of the present practice.</p> <p>On this basis, there are no changes to the current design proposals.</p>
The proposed seawall should be extended to the river entrance, which is continually crumbling and in a state of disrepair.	<p>The purpose of this proposal is to replace the existing seawall between Aubery Crescent and the RNLI Slipway along this 300m length – recent inspection reports identified that it is deteriorating and becoming increasingly undermined in places. This proposal seeks to address this deterioration and optimise levels of coastal protection in this location.</p> <p>Both the seawall at the mouth of the Noddsdale Water and the gabion baskets on the southern riverbank were also inspected in 2021 and 2019 respectively. Although the inspection reports recommend routine</p>

	<p>maintenance works to these assets, they do not identify any remedial urgent actions.</p> <p>Routine works are prioritised and undertaken by the Council where it is in the public interest to do so and subject to resources being available. Both these assets will continue to be inspected and future works will be identified and prioritised to secure the performance of the flood risk management assets.</p> <p>On this basis, there are no changes to the current design proposals.</p>
<p>The proposed works will change the wave / tidal patterns in &amp; around the current shingle spit which may affect the sediment transfer and deposition patterns in the area</p>	<p>The design of the proposed replacement seawall is of similar construction, levels and wave reflective properties. Given that it will be placed immediately in front of the existing seawall, this new construction will not change any of the wave, tide, or sediment transport regime along this section of the coast.</p> <p>More specifically:</p> <ul style="list-style-type: none"> <li>i) The existing and proposed seawall have the same structural form and same crest levels, hence it will not impact the incoming or reflected wave climate along the frontage.</li> <li>ii) The replacement wall sits between 2-3m in front of the existing wall so will not measurably alter the tidal or littoral current field along the frontage.</li> <li>iii) The existing seabed comprises coarse cobbles and pebbles, with finer sand material being lost naturally during storm events. The addition of a layer of scour protection will ensure that there is no change to the sediment transport along the beach.</li> </ul> <p>On this basis, there are no changes to the current design proposals.</p>
<b>Proposed Seawall Steps</b>	
<p>At least one set of steps should be provided to provide safe access to the beach/foreshore. There is currently stepped access to this area, and this should be maintained.</p>	<p>Two sets of stepped access will be provided within the replacement seawall, to provide access from the Promenade to the beach. These will be located approximately mid-point along the wall and close to the RNLI Slipway.</p> <p>A ramp is proposed at the Aubery Crescent end of the replacement seawall to provide a more accessible connection to the beach. This should benefit the recreational users utilising sea access at this location.</p> <p>The steps will be designed to appropriate design standards and will be accompanied by a handrail to provide greater accessibility, stability and support for those using the steps.</p>
<p>Steps should be provided at each end of the promenade. Consideration should be given to including small buffer walls on from the steps.</p>	
<p>Concerns raised about introducing steps into the structure - introducing gaps in the seawall for steps may potentially weaken the robustness of the structure, particularly with the ferocity of winter storms.</p>	
<p>Consideration to the health and safety aspects of providing steps – the shoreline can be very rough and difficult to walk on, and any steps can become slippery particularly for elderly and children)</p>	

The proposals should endeavour to provide greater accessibility for users of all abilities, including children and the elderly.	A self-closing gate will be installed at the top of the steps along the Promenade, in a similar design to the handrail.
New steps near to Aubrey Crescent should be provided within the scheme for local sea swimmers. Pedestrians would also benefit from beach access at this location.	On this basis, the design proposals have been amended to incorporate steps, ramp, self-closing gates and handrails at the locations above.
<b>Ecological Issues</b>	
Concerns were raised regarding the potential impacts on the local wildlife – there is a family of swans that nest to the north of the current seawall along the beach spit (near Aubrey Crescent) and clarity was requested regarding the impact of proposals on these swans.	<p>A range of surveys have been carried out in tandem with design development. An ornithological survey was undertaken to identify areas, within and in proximity to the proposed development, which support significant numbers of qualifying species of designated sites and any areas which are important for large assemblages of birds.</p> <p>The survey notes a nesting pair of mute swans were found within the survey area, 100m north of the proposal. An appraisal of effects was undertaken for disturbance and potential loss of feeding grounds for these marine ornithological receptors. It concluded that the effects of the proposed development on the nesting pair of swans raised is negligible.</p> <p>On this basis, there are no changes to the current design proposals in response to this issue. A Marine Biodiversity Assessment and Habitats Regulation Assessment accompany the marine license application.</p>
Clarification was requested on the measures to be put in place to ensure that there are no unacceptable impacts on marine life, including the family of swans and seal activity.	<p>A Marine Biodiversity Assessment was undertaken in tandem with design development, which considered the potential impacts and effects of the proposal on marine life.</p> <p>It noted that as the proposed works were being undertaken in the dry, there was no effect pathway for marine mammals (including seals). It did note that the nearest seal haul-out site designated under the Marine Scotland Act is 30 km away.</p> <p>The survey notes a nesting pair of mute swans were found within the survey area, 100m north of the proposal. An appraisal of effects was undertaken for disturbance and potential loss of feeding grounds for these marine ornithological receptors. It concluded that the effects of the proposed development on the nesting pair of swans raised is negligible.</p> <p>For all other receptors, the appraisal concluded that the effects from the proposal were found to be negligible. On this basis, no changes are proposed to the design.</p>
The proposed works will change the wave / tidal patterns in & around the current shingle spit which will potentially affect this area a nesting / roosting site for seabirds	The proposal aims to replace/encapsulate the existing sea wall with a new seawall built 2-3m directly in front of the existing structure. As such, it will not measurably alter the local hydrodynamic regimes.

	<p>Considerations of coastal processes in the area as a result of the scheme have determined that:</p> <ul style="list-style-type: none"><li>i. Both existing &amp; proposed structures have the same structure and wave reflection characteristics &amp; crest levels.</li><li>ii. The Proposal will not measurably alter the tidal or littoral current field along the Largs frontage (they will be in the same model cell therefore the modelled tidal/littoral velocities will be the same); and</li><li>iii. No change to beach sediment transport, and with the scour protection layer, no change to the natural surface beach material.</li><li>iv. The shingle spit has evolved primarily as a result of depositions from the River inlet.</li></ul> <p>On this basis, there are no changes to the current design proposals.</p>
<b>Proposed Handrail</b>	
The existing handrail should be retained, refurbished and re-used. It is generally in good condition and matches the handrails further along the promenade both to the north and south.	A new handrail will be constructed along the edge of the extended Promenade. This will be of similar material, design, and colour as the existing handrail. Provision will be made for a self closing gate in the location of the steps to the beach.
Any new handrail should match the existing handrails located south of the ferry terminal.	
Consideration should be given to including a bottom rail approx. 150/200m above the Promenade level to reduce the change of people slipping through the gap.	The handrail will be designed to appropriate design standards to provide greater accessibility, stability and support for those using the steps.
New railings should be provided. A number of colours were suggested (including black, gold, and silver), however black to match the existing railings along the Promenade was a popular choice.	On this basis, the design proposals have been amended to incorporate a new black handrail with self-closing gates for the length of the replacement seawall.
<b>Other Issues</b>	
The proposal should consider inclusion of a possible outdoor pool or tidal lido, like the facility at Gourrock.	<p>The proposed development focuses on essential infrastructural repairs to the existing seawall to ensure optimum protection against wave activity and coastal processes. There are no plans to introduce any recreational aspects into the project at this time. However, this idea has been passed to the NAC Regeneration Team for consideration.</p> <p>On this basis, there are no changes to the current design proposals.</p>
Clarifications on alternative parking and pedestrian access for this busy end of town, in particular the promenade.	The proposed development focuses on essential infrastructural repairs to the existing seawall to ensure optimum protection against wave activity and coastal processes.

	<p>There will be a temporary increase in vehicular activity in the local area during the construction period. It is proposed that construction vehicles, plant and materials will be stored temporarily within or directly adjacent to the seawall location, and it is not intended that any parking areas will be temporarily displaced (or provided elsewhere).</p> <p>NAC will require the appointed Contractor to provide and agree a Traffic Management Plan for the duration of the construction period. This must include suitable and safe diversions for pedestrians and cyclists.</p> <p>On this basis, there are no changes to the current design proposals.</p>
Concerns raised over the potential impacts on private driveways and accesses to the properties along Aubery Crescent during the construction period.	<p>During the construction works, there will be a temporary increase in construction vehicles moving to / from the site via Aubery Crescent (Monday – Saturday AM).</p> <p>Care will be taken by both NAC and the appointed Contractor to ensure that the construction vehicles maintain access at all times to the adjacent properties and pedestrians. This must be provided for in the Traffic Management Plan. All efforts will be made to ensure there are no obstructions of resident vehicles and accesses.</p> <p>Every effort will be made by the Council and their appointed Contractor to minimise disruption to residents in this local area during the construction works.</p> <p>On this basis, there are no changes to the current design proposals.</p>
Concerns were raised regarding the temporary closure of the Promenade to facilitate the construction of the replacement seawall, and the detrimental impact it may have on the Parkrun (Saturdays). Consideration should be given to retaining a strip along the Promenade to ensure Parkrun can be maintained.	<p>As part of the preparatory works, NAC will require the appointed Contractor to provide and agree a Traffic Management Plan for the duration of the construction period. This must include suitable and safe diversions for pedestrians and cyclists, which are appropriately signposted.</p> <p>The suggestions provided during this consultation will be provided to the Contractor to assist with the preparation of the Management Plan.</p> <p>On this basis, there are no changes to the current design proposals</p>
Provision should be made for an alternative walkway during construction – one suggestion might be a walkway along the grass (alongside the Promenade) during construction. Diversion along the footpath adjoining the Greenock Road was not desirable.	

## 5 CONCLUSIONS

### 5.1 Meaningful Pre-Application Consultation

This Pre-Application Consultation Report demonstrates that the applicant, North Ayrshire Council, has undertaken meaningful and effective Pre-Application Consultation in relation to the proposed development, which not only adhered to the statutory requirements, but utilises and maximises the advice provided within the relevant guidelines and regulations.

The project team has provided all stakeholders with up to date and accurate information and has encourage them to proactively engage and provide feedback to the applicant, prior to finalising the design proposals and submitting the Marine License application.

The issues raised by the local residents and community groups in respect of specific design queries have been effectively considered and where necessary addressed in the final design proposals submitted with the Marine License application.

The applicant is committed to on-going liaison and effect engagement with key stakeholders to address any emerging issues during the construction and operational phase of development.



## Appendix 1



**Marine (Scotland) Act 2010**  
**Marine Licensing (Pre-Application Consultation) (Scotland) Regulations 2013**  
**Regulation 7(B) Notice of Public Event**

North Ayrshire Council intend to undertake pre-application consultation in relation to a proposed licensable marine activity at Largs Bay, Largs. The proposed development comprises the replacement of the existing seawall in Largs which runs along the northern seaward section of the promenade at Largs Bay, between Aubery Crescent and the RNLI Slipway.

Information on the draft proposals will be available online on the North Ayrshire Council consultation website <http://northayrshire.community/category/open-consultations/> between **13<sup>th</sup> June and 1<sup>st</sup> July 2022**.

**An in-person public consultation event** will take place on **Monday 27<sup>th</sup> June** between **12 noon and 7pm**, in the **Brisbane House Hotel, 14 Greenock Road, Largs, KA30 8NE**. The prospective applicant and their agent, RPS will be available to talk through the proposals and answer any queries.

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## PLANNING

# MARINE (SCOTLAND) ACT 2010 MARINE LICENSING (PRE-APPLICATION CONSULTATION) (SCOTLAND) REGULATIONS 2013 REGULATION 7(B) NOTICE OF PUBLIC EVENT

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Craig Hutton  
Chief Executive  
Cunninghame House  
IRVINE KA12 8EE

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**Craig Hatton**  
 Chief Executive  
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### OTHER

**LOCAL GOVERNMENT (SCOTLAND) ACT 1973**  
**NORTH AYRSHIRE INTEGRATION JOINT BOARD**  
**UNAUDITED ACCOUNTS -**  
**YEAR TO 31ST MARCH 2022**

NOTICE IS HEREBY GIVEN under Regulation 9 (1) of  
 the Local Authority Accounts (Scotland) Regulations  
 2014 that:

- Copies of the unaudited accounts of North Ayrshire Integration Joint Board for the period from 1 April 2021 to 31 March 2022 will be available for public inspection from Friday 1 July 2022 to Thursday 21 July 2022 on the Partnership's website - [www.nahsc.org](http://www.nahsc.org) or in person at the offices of the UB Chief Financial Officer, Cunningham House, Irvine, which is by appointment only.
- Any person interested may inspect a copy of the abstracts of the accounts to be audited and all books, deeds, contracts, bills, vouchers and receipts relating thereto. Interested parties are requested to submit email requests for access to these documents to [annualaccountsNAHSCP@north-ayrshire.co.uk](mailto:annualaccountsNAHSCP@north-ayrshire.co.uk) no later than 21 July 2022. Requests for in person appointments should also be submitted to the email address. Where the current restrictions allow, we will endeavour to provide electronic copies of the requested documents before the approval of the audited accounts for signature, at a date to be determined.
- No charge will be made for the inspection of documents or for the provision of electronic copies.
- Any person interested may object to the accounts, or to any part of those accounts, no later than 21 July 2022 by:-

- Sending their objection in writing, together with a statement of the grounds thereof, to the auditor Deloitte LLP, [pakenny@deloitte.co.uk](mailto:pakenny@deloitte.co.uk) and;
- Sending a copy of that objection and statement to the Chief Officer, North Ayrshire Health and Social Care Partnership [carolinecameron@north-ayrshire.gov.uk](mailto:carolinecameron@north-ayrshire.gov.uk), or to any other officer of the Authority who may be concerned.

(e) The auditor shall, if requested by the person objecting, the authority or by any officer of the authority who may be concerned, afford to that person or authority or officer, as the case may be, an opportunity of appearing before and being heard by the auditor with respect to that objection; and any such person or officer may so appear and be heard either personally or by a representative.

The appointed Auditor of the Accounts is Deloitte LLP, 110 Queen Street, Glasgow, G1 3BX.

Paul Doak, Chief Finance and Transformation Officer, North Ayrshire Health and Social Care Partnership, Cunningham House, Irvine  
 30 June 2022



North Ayrshire Council  
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### OTHER

## Hunterston Green Battery Complex Public Exhibition

Amp Energy invite you to join us at a public exhibition event for the Hunterston Green Battery Complex, located at Campbellton Farm, on Beech Avenue in Hunterston, North Ayrshire.

The facility will consist of battery energy storage and other equipment to provide reliable grid stability services and power management across the central belt of Scotland. By storing and managing the dispatch of renewable energy generated from Scottish windfarms, the project is future-proofing the UK's electricity infrastructure at a fraction of the cost of expensive transmission upgrades.

Setting the standard for energy storage globally, the project provides an important step forward for the UK towards achieving its net-zero target.

The development was granted planning permission by the Scottish Government in January 2022, and Amp Energy is committed to informing and engaging with the community on the forthcoming construction and operation.

A live in-person event will take place on Tuesday 21st June 2022 between 3.00 pm - 8.00 pm at the West Kilbride Village Hall, 1 Arthur Street, West Kilbride, KA23 9EN.

For those unable to attend the exhibition in person, information regarding the development, including all exhibition presentation materials, will be available from [scottishgreenbatterycomplex.co.uk](http://scottishgreenbatterycomplex.co.uk).

Contact details are available via the website should you wish to engage with the team. Postal comments should be marked 'for the attention of Hunterston Green Battery Complex' to Arcus Consultancy Services Ltd, 7th Floor, 144 West George Street, Glasgow, G2 2HG.

### PLANNING

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\*Source: PwC Global Consumer Insights Survey

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## PLANNING

### MARINE (SCOTLAND) ACT 2010 MARINE LICENSING (PRE-APPLICATION CONSULTATION) (SCOTLAND) REGULATIONS 2013 REGULATION 7(B) NOTICE OF PUBLIC EVENT

North Ayrshire Council intend to undertake pre-application consultation in relation to a proposed licensable marine activity at Largs Bay, Largs. The proposed development comprises the replacement of the existing seawall in Largs which runs along the northern seaward section of the promenade at Largs Bay, between Aubery Crescent and the RNLI Slipway.

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Further information on the proposed licensable activity can be requested from the prospective applicant's agent, RPS, by emailing: **[pacc@rpsgroup.com](mailto:pacc@rpsgroup.com)**

Anyone wishing to provide comments/feedback on the proposed licensable marine activity can do so in writing to the prospective applicant's agent at: **[pacc@rpsgroup.com](mailto:pacc@rpsgroup.com)** or North Ayrshire Council c/o RPS, Elmwood House, 74 Boucher Road, Belfast BT12 6RZ. All comments should be received on or before **Friday 1st July 2022**.

Please note that any comments or feedback are made to North Ayrshire Council as the prospective applicant and are not representations to the Scottish Ministers. If the prospective applicant makes an application for a marine licence, there will be an opportunity for representations to be made to the Scottish Ministers on the application

Craig Hatton  
Chief Executive  
Cunninghame House  
IRVINE KA12 8EE



North Ayrshire Council  
Comhairle Siorrachd Air a Tuath

IF YOU  
PARTY  
WE CAN  
YOUR  
TAK



**Make sure you play**



## Appendix 2

**Our ref: NI2422**

Elmwood House  
74 Boucher Road, Belfast  
Co. Antrim BT12 6RZ  
T +44 2890 667 914

Date: 06 May 2022

Maritime & Coastguard Agency  
Bay 2/25, Spring Place  
105 Commercial Road  
Southampton  
SO15 1EGDear Sir / Madam,

## **Notification under Section 23, The Marine (Scotland) Act 2010 – Intention to Submit a Marine License**

I am writing to provide formal notification under Section 23 of The Marine (Scotland) Act 2010 that **North Ayrshire Council** intend to submit an application for a marine licence to Marine Scotland in relation to the proposed replacement of an existing seawall at Largs Bay, Largs, North Ayrshire.

### **Site Location**

The proposed development is located within Largs Bay, Largs, within North Ayrshire Council area. The existing seawall retains the coastal promenade in Largs Town and protects the shoreside buildings and infrastructure from wave action and coastal erosion. The proposed works extend from the existing RNLI slipway seaward along the beach and promenade for approximately 300m northwards to Aubery Crescent. An image showing the extent of the proposal is provided at Figure 1, Appendix A.

### **Project Description**

The proposed works comprise the replacement of the existing seawall in Largs Bay. It is failing to provide adequate coastal protection, with visible signs of corrosion and undermining of its toe, and unsafe stepped access in places. The proposed design solution comprises the replacement/encapsulation of the existing 300m long seawall, with precast concrete caissons installed along the front of the existing seawall, backfilling of the space between, with a new surface and pedestrian steps to tie into the existing promenade. New scour protection is also proposed at the toe of the new structure.

The following construction works are anticipated:

- Controlled removal of existing steps which are unsafe for use, and installation of sheet piles along the existing wall to provide support during the works.
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- Placement of granular infill in the concrete caisson units and topped with a mortar, followed by the installation of the new concrete seawall units on top. These precast units will be shaped to interlock, then grouted and sealed on both sides.

**Our ref: NI2422**

- Placement of granular fill in between the new seawall units and the face of the existing seawall, and provisions for suitable drainage. This backfill will be surfaced with concrete or asphalt to tie into the existing promenade, with reinstatement of the promenade handrail.
- Placement of rock armour scour protection in front of the new precast concrete seawall units to prevent undermining. Installation of new steps to facilitate access to the beach.

The preliminary design for the proposed works is provided on Drawing MO735-RPS-ML-XX-DR-C-0300 General Arrangement which is provided in Appendix B. The proposal will involve construction works within the marine area, below the Mean High Water Springs (MHWS).

An EIA Screening Opinion has been requested from Marine Scotland in respect of these works under Regulation 10, Part 2 The Marine Works (EIA)(Scotland) Regulations 2017.

Marine Scotland has confirmed that the proposed works are of a class or description prescribed in Regulation 4(e) of The Marine Licensing (Pre-Application Consultation) (Scotland) Regulations 2013, and as such, require pre-application consultation. Details of the pre-application consultation are provided in Appendix C.

Further information on the proposed works can be requested from the prospective applicant's agent, RPS, by emailing: **pacc@rpsgroup.com**.

In line with the requirements of The Marine (Scotland) Act 2010, the application for the Marine Licence for the proposed works will be submitted no sooner than 12 weeks from the date of this letter.

Yours sincerely,  
for RPS Ireland Limited (NI)

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

+442896949723

cc: S Henry, RPS  
G Cruickshank, North Ayrshire Council

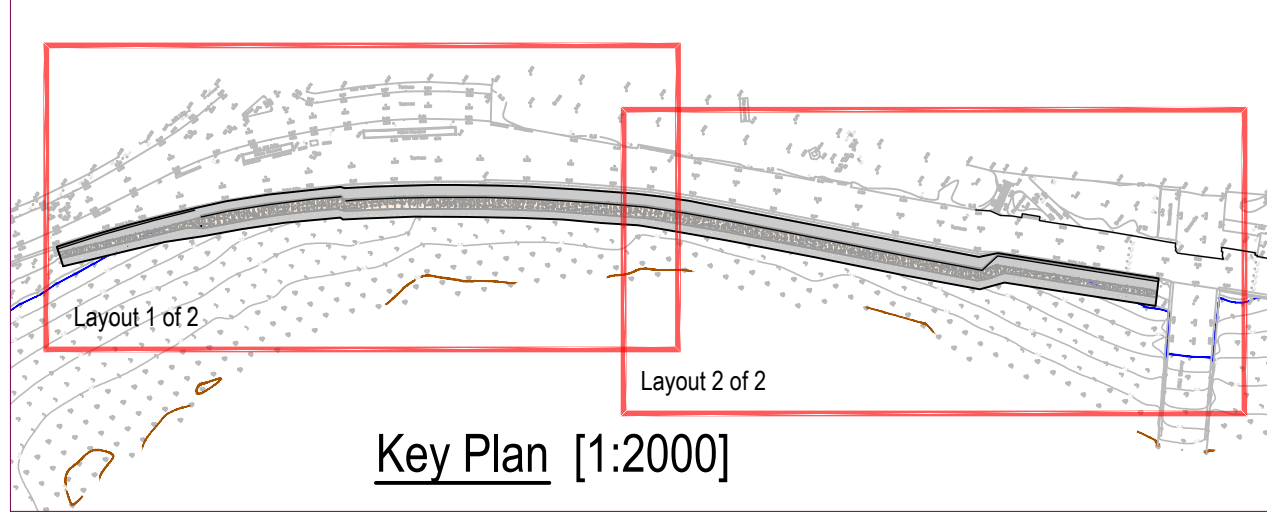
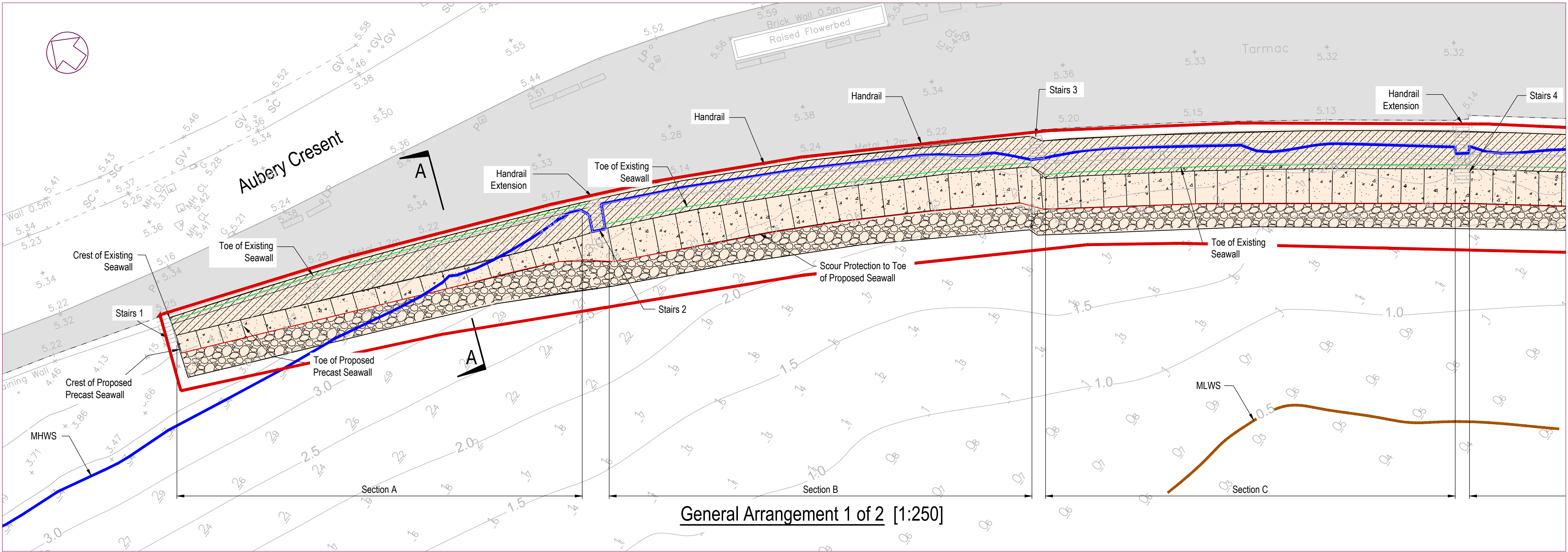


## Appendix A

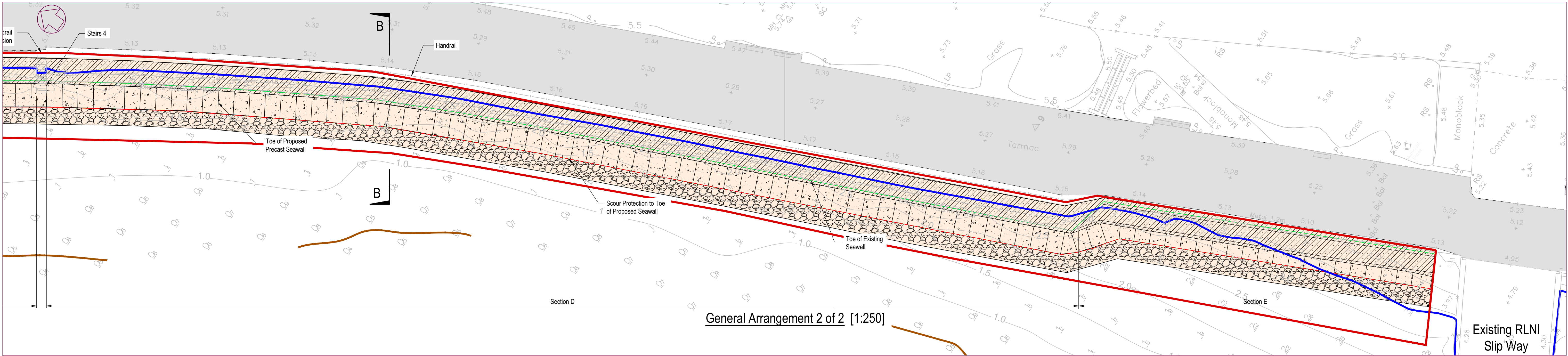


## Appendix B

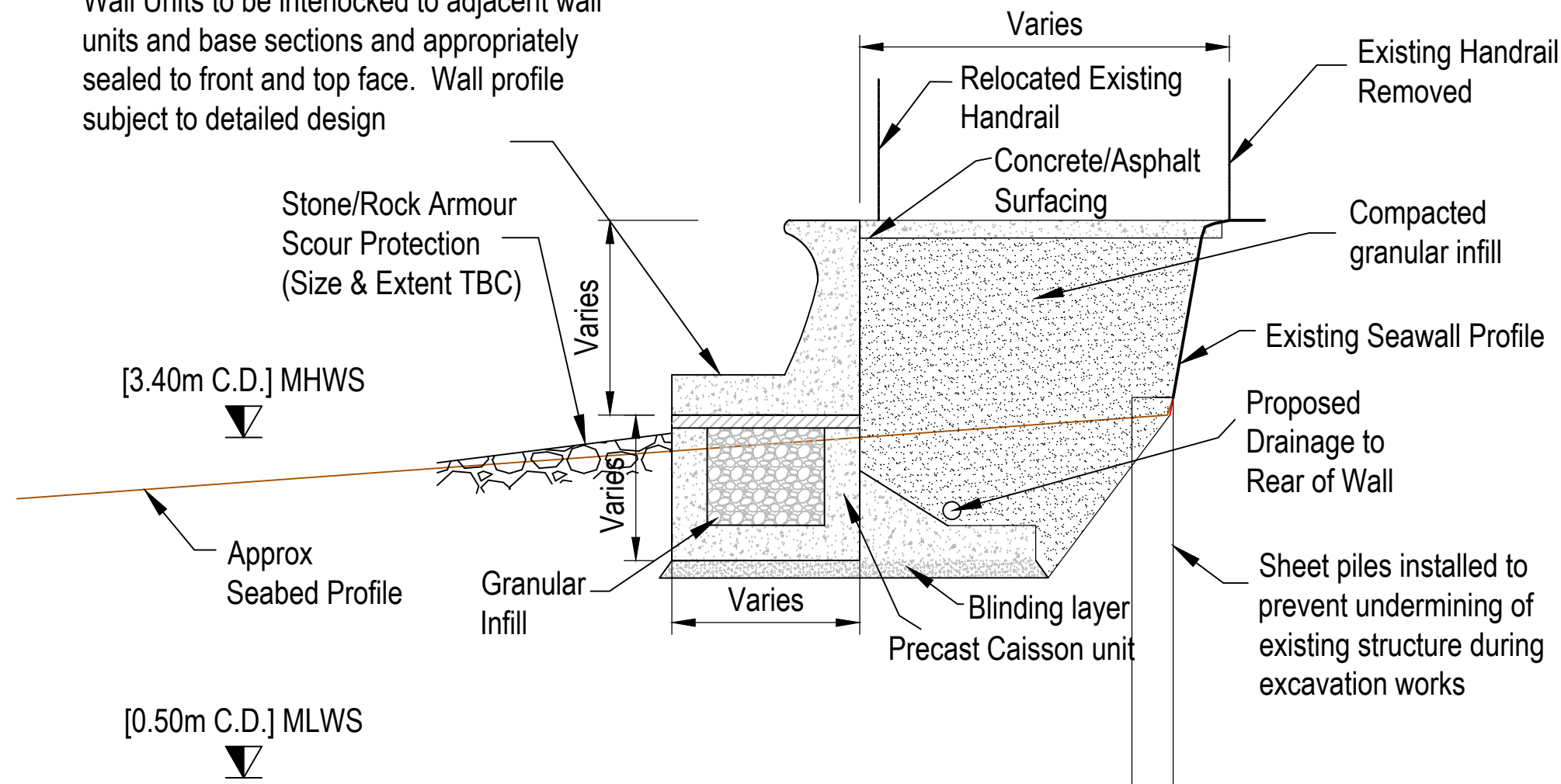




<b>NOTES</b>			
1. Verifying Dimensions. The contractor shall verify dimensions against such other drawings or site conditions as pertain to this part of the work.			
2. Existing Services. Any information concerning the location of existing services indicated on this drawing is intended for general guidance only. It shall be the responsibility of the contractor to determine and verify the exact horizontal and vertical alignment of all cables, pipes, etc. (both underground and overhead) before work commences.			
3. Issue of Drawings. Hard copies, dwf and pdf will form a controlled issue of the drawing. All other formats (dwg, dxf etc.) are deemed to be an uncontrolled issue and any work carried out based on these files is at the recipient's own risk. RPS will not accept any responsibility for any errors arising from the use of these files, either by human error by the recipient, listing of un-dimensioned measurements, compatibility issues with the recipient's software, and any errors arising when these files are used to aid the recipient's drawing production, or setting out on site.			
4. Datum. Chart Datum			
5. CONCRETE	MIX TYPE	COVER	FINISH

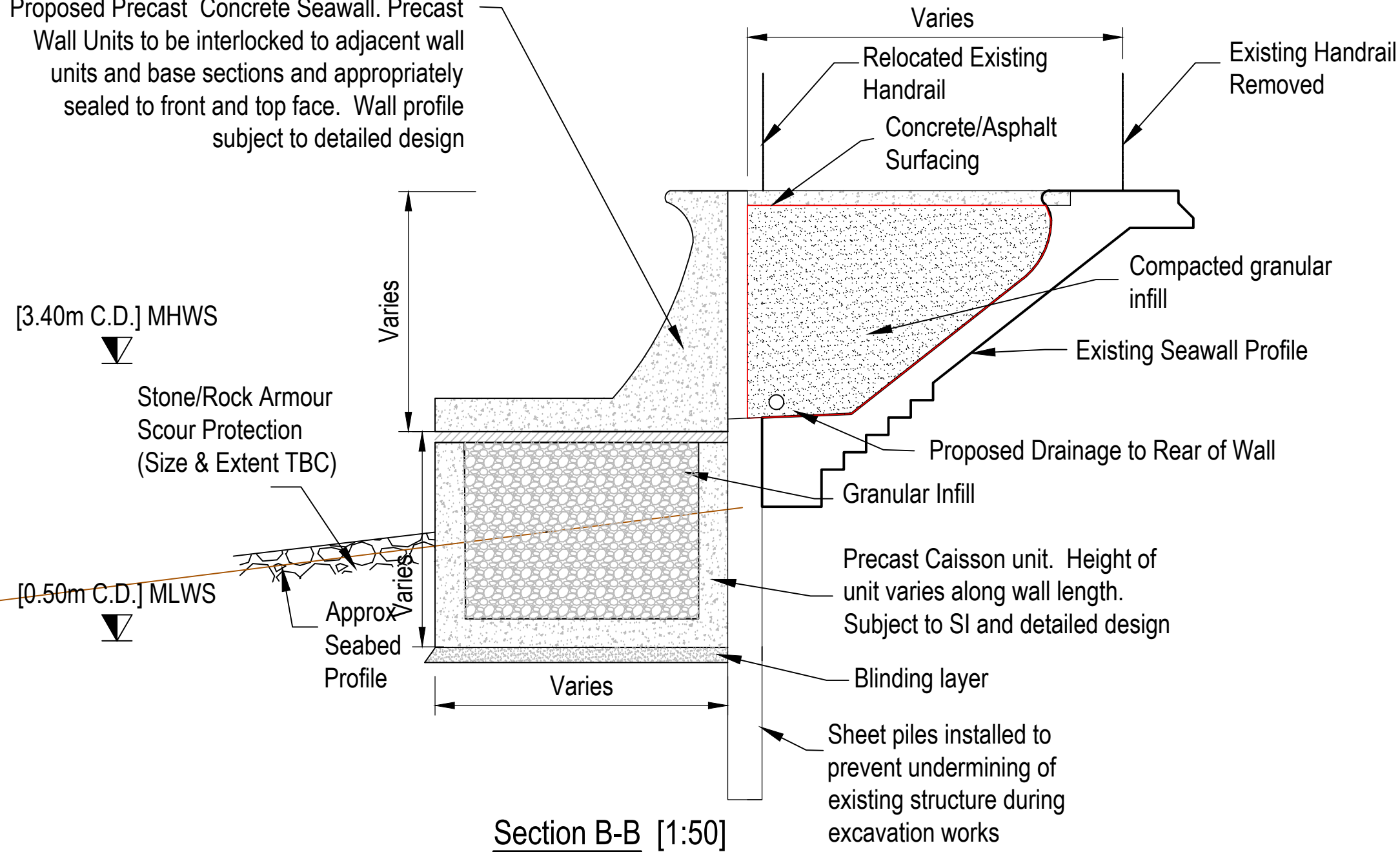


Proposed Precast Concrete Seawall. Precast Wall Units to be interlocked to adjacent wall units and base sections and appropriately sealed to front and top face. Wall profile subject to detailed design




Section A-A [1:50]

Proposed Precast Concrete Seawall. Precast Wall Units to be interlocked to adjacent wall units and base sections and appropriately sealed to front and top face. Wall profile subject to detailed design



Section B-B [1:50]

rev	amendments	check	date
<div><div></div><div><div>Elmwood House</div><div>74 Boucher Road</div><div>Belfast</div><div>BT12 6RZ</div></div><div><div>T</div><div>F</div><div>W</div><div>E</div></div><div><div>+44 (0) 28 90 667914</div><div>+44 (0) 28 90 668286</div><div><a href="http://www.rpsgroup.com/ireland">www.rpsgroup.com/ireland</a></div><div><a href="mailto:ireland@rpsgroup.com">ireland@rpsgroup.com</a></div></div></div>			
Client			
North Ayrshire Council			
Project			
Largs Seawall Replacement			
Title			
General Arrangement			
Project Number	Sheet Size	Drawing Scale	
IBM0735	A1	1:250	
Drawing Number			
M0735-RPS-ML-XX-DR-C-0300			
Drawn By	Status	Revision	
J.R.	S3	-	
Checked By	Approved By	Date	
E.C.	S.H.	09/11/2021	



## Appendix C

**Marine (Scotland) Act 2010**  
**Marine Licensing (Pre-Application Consultation) (Scotland) Regulations 2013**  
**Regulation 7(B) Notice of Public Event**

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**Our ref: NI2422**

Elmwood House  
74 Boucher Road, Belfast  
Co. Antrim BT12 6RZ  
T +44 2890 667 914

Date: 06 May 2022

Marine Licensing Team  
Marine Scotland, Scottish Government  
Marine Laboratory  
375 Victoria Road  
Aberdeen  
AB11 9DB

Dear Sir / Madam,

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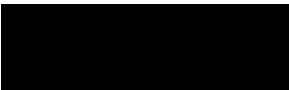
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**Aideen McFerran**

Senior Associate | Planning & Environment



+442896949723

cc: S Henry, RPS  
G Cruickshank, North Ayrshire Council

## Appendix B



## Appendix C

**Our ref: NI2422**

Elmwood House  
74 Boucher Road, Belfast  
Co. Antrim BT12 6RZ  
T +44 2890 667 914

Date: 06 May 2022

NatureScot  
Area Office - Strathclyde & Ayrshire  
31 Miller Road  
Ayr  
KA7 2AX

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Senior Associate | Planning & Environment

+442896949723

cc: S Henry, RPS  
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## Appendix B

## Appendix C

**Our ref: NI2422**

Elmwood House  
74 Boucher Road, Belfast  
Co. Antrim BT12 6RZ  
T +44 2890 667 914

Date: 06 May 2022

Northern Lighthouse Board  
Navigation Team  
84 George Street  
Edinburgh  
EH2 3DA

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**Our ref: NI2422**

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**Aideen McFerran**

Senior Associate | Planning & Environment



+442896949723

cc: S Henry, RPS  
G Cruickshank, North Ayrshire Council

## Appendix B

## Appendix C

**Our ref: NI2422**

Elmwood House  
74 Boucher Road, Belfast  
Co. Antrim BT12 6RZ  
T +44 2890 667 914

Date: 06 May 2022

Clyde Marine Planning Partnership  
Caspian House, 2 Mariner Court  
8 South Avenue  
Clydebank Business Park,  
Clydebank G81 2NR

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cc: S Henry, RPS  
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## Appendix B



## Appendix C

**Our ref: NI2422**

Elmwood House  
74 Boucher Road, Belfast  
Co. Antrim BT12 6RZ  
T +44 2890 667 914

Date: 06 May 2022

SEPA (AYR Office)  
c/o Angus Smith Building  
6 Parklands Avenue  
Eurocentral, Holytown  
NORTH LANARKSHIRE ML1 4WQ

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- Placement of granular fill in between the new seawall units and the face of the existing seawall, and provisions for suitable drainage. This backfill will be surfaced with concrete or asphalt to tie into the existing promenade, with reinstatement of the promenade handrail.
- Placement of rock armour scour protection in front of the new precast concrete seawall units to prevent undermining. Installation of new steps to facilitate access to the beach.

The preliminary design for the proposed works is provided on Drawing MO735-RPS-ML-XX-DR-C-0300 General Arrangement which is provided in Appendix B. The proposal will involve construction works within the marine area, below the Mean High Water Springs (MHWS).

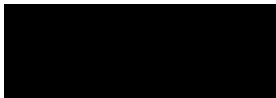
An EIA Screening Opinion has been requested from Marine Scotland in respect of these works under Regulation 10, Part 2 The Marine Works (EIA)(Scotland) Regulations 2017.

Marine Scotland has confirmed that the proposed works are of a class or description prescribed in Regulation 4(e) of The Marine Licensing (Pre-Application Consultation) (Scotland) Regulations 2013, and as such, require pre-application consultation. Details of the pre-application consultation are provided in Appendix C.

Further information on the proposed works can be requested from the prospective applicant's agent, RPS, by emailing: **pacc@rpsgroup.com**.

In line with the requirements of The Marine (Scotland) Act 2010, the application for the Marine Licence for the proposed works will be submitted no sooner than 12 weeks from the date of this letter.

Yours sincerely,  
for RPS Ireland Limited (NI)



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



+442896949723

cc: S Henry, RPS  
G Cruickshank, North Ayrshire Council

## Appendix B

## Appendix C

**From:** [REDACTED]  
**To:** [Aideen McFerran](#)  
**Cc:** [REDACTED]  
**Subject:** RE: Formal Notification – Section 23, The Marine (Scotland) Act 2010 - Largs, North Ayrshire  
**Date:** 10 May 2022 11:12:54  
**Attachments:** [REDACTED]

---

**CAUTION:** This email originated from outside of RPS.

Dear Aideen,

The Maritime and Coastguard Agency (MCA) is a statutory consultee and/or primary advisor to the Marine Licensing regulators throughout the UK. We have a variety responsibility including the safety of navigation, search and rescue, environmental quality and counter pollution, ship standards and seafarer safety and health. This is undertaken through a range of regulations and guidance, including as a coastal State under the International Maritime Organization's International Convention for the Safety of Life at Sea, 1974 (SOLAS), and under the Merchant Shipping Act 1995, as amended.

The MCA is consulted on all Marine Licence applications under Marine (Scotland) Act 2010, and we consider the impact of any works or deployments in the marine environment on the safety of navigation and emergency response. We would always expect the application form to include consideration of the impact on safety, other marine users, and the potential risk mitigation measures, relative to the scale of the works

The MCA provides a series of conditions and advisories to ensure the safety of navigation can be maintained during the construction and decommissioning of the works, and during the site operational phase.

If you require any further information from the MCA with regards to our role in the licensing and consenting process please let me know.

Kind Regards

**Sam Chudley**

Maritime Licence Advisor  
Marine Licensing and Consenting  
**UK Technical Services Navigation**

+44 ([REDACTED])



**Maritime & Coastguard Agency**

Bay 2/25, Spring Place  
105 Commercial Road,  
Southampton SO15 1EG



**Safer Lives, Safer Ships, Cleaner Seas**

[www.gov.uk/mca](http://www.gov.uk/mca)

---

**From:** [REDACTED]  
**Sent:** 06 May 2022 21:39  
**To:** [REDACTED]  
**Subject:** Formal Notification – Section 23, The Marine (Scotland) Act 2010 - Largs, North Ayrshire

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**Formal Notification - Section 23, The Marine (Scotland) Act 2010**

Please find enclosed a formal notification of intent on behalf of North Ayrshire Council to submit an application for a marine license under Section 23, The Marine (Scotland) Act 2010, for a replacement seawall at Largs Bay, Largs, North Ayrshire.

I would be grateful if you could acknowledge receipt.

Kind regards  
Aideen

**Aideen McFerran**

Senior Associate | Planning & Environment  
RPS | Consulting UK & Ireland  
Elmwood House  
74 Boucher Road, Belfast  
Co. Antrim BT12 6RZ, United Kingdom  
**T** +44 2890 667 914  
**D** + [REDACTED] **M** [REDACTED]  
**E** [REDACTED]



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RPS Group Plc web link: <http://www.rpsgroup.com>

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**From:** [REDACTED]  
**To:** [Aideen McFerran](#)  
**Subject:** RE: Formal Notification Section 23, The Marine (Scotland) Act 2010 - Largs, North Ayrshire  
**Date:** 17 May 2022 11:45:03  
**Attachments:** [REDACTED]

---

**CAUTION:** This email originated from outside of RPS.

Dear Aideen,

The Clyde Marine Planning Partnership does not have a response to this application. The CMPP is currently developing the Regional Marine Plan for the Clyde Marine Region and as such does not yet have any statutory policy in place. CMPP Members have therefore decided not to respond to pre-applications and applications for marine licences except in circumstances where they are not in line with the UK Marine Policy Statement, Scotland's National Marine Plan or the SSMEI Clyde Marine Plan.

Best,

Sam



**Sam McFarlane, Clyde Marine Planning Partnership Co-ordinator**

0131 314 4162 | [www.clydemarineplan.scot](http://www.clydemarineplan.scot) | @clydemarineplan

Caspian House | Mariner Court | Clydebank Business Park | Clydebank | G81 2NR

---

**From:** Aideen McFerran [REDACTED]  
**Sent:** 06 May 2022 22:24  
**To:** [REDACTED]  
**Subject:** Formal Notification Section 23, The Marine (Scotland) Act 2010 - Largs, North Ayrshire

Dear Sirs,

**Formal Notification - Section 23, The Marine (Scotland) Act 2010**

Please find enclosed a formal notification of intent on behalf of North Ayrshire Council to submit an application for a marine license under Section 23, The Marine (Scotland) Act 2010, for a replacement seawall at Largs Bay, Largs, North Ayrshire.

I would be grateful if you could acknowledge receipt.

Kind regards  
Aideen

**Aideen McFerran**

Senior Associate | Planning & Environment  
RPS | Consulting UK & Ireland  
Elmwood House  
74 Boucher Road, Belfast



Co. Antrim BT12 6RZ, United Kingdom

T +44 2890 667 914

D [REDACTED]



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cid:image002.jpg@01D86197.4F91F0B0



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NatureScot is the operating name of Scottish Natural Heritage.

--

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Thoiribh an aire airson adhbharan gnothaich, 's dòcha gun tèid sùil a chumail air puist-dealain a' tighinn a-steach agus a' dol a-mach bho NatureScot.

\*\*\*\*\*

## Aideen McFerran

---

**From:** MS.MarineLicensing@gov.scot  
**Sent:** 09 May 2022 09:10  
**To:** Aideen McFerran  
**Subject:** RE: Notification of pre-application consultation (Public Notice)

**CAUTION:** This email originated from outside of RPS.

Hi Aideen,

Thanks for this email and the previous email giving notification of the PAC event.

If you have not already done so, you must also give notification to the Northern Lighthouse Board, MCA, SEPA, Scottish National Heritage and the Clyde Marine Planning Partnership.

Regards

David

**David Hutchison**

**Marine Licensing Casework Officer**

**Marine Scotland - Marine Planning & Policy**

Scottish Government | Marine Scotland | 375 Victoria Road | Aberdeen | AB11 9DB

Website: <http://www.gov.scot/marinescotland>

**COVID-19: Marine Scotland - Licensing Operations Team( MS-LOT) is working from home and as a result determination of applications may take longer than our stated timelines. In addition MS-LOT is unable to respond to phone enquiries, please communicate with MS- LOT via email. Email addresses are [MS.MarineRenewables@gov.scot](mailto:MS.MarineRenewables@gov.scot) for marine renewables correspondence or [MS.MarineLicensing@gov.scot](mailto:MS.MarineLicensing@gov.scot) for all licensing queries.**

Frequently  
Asked  
Questions

---

**From:** [REDACTED]  
**Sent:** 06 May 2022 20:01  
**To:** MS Marine Licensing <MS.MarineLicensing@gov.scot>  
**Subject:** Notification of pre-application consultation (Public Notice)

Dear Sir / Madam,

### Proposed Replacement Seawall, Largs Bay, Largs

In accordance with the advice provided by MS-Lot and the requirements of the Marine Licensing (Pre-Application Consultation) (Scotland) Regulations 2013 (as currently amended) an online pre-application consultation has been arranged in respect of the above project.

Please find enclosed the Public Notice for the pre-application consultation for publication on the Marine Scotland website. This advert has been published in the **Largs and Millport News** this week (w/e 6<sup>th</sup> May 2022).

Notifications under Section 23, The Marine (Scotland) Act 2012 have also been issued today.

I would be grateful if you could acknowledge receipt.

Kind regards  
Aideen

**Aideen McFerran**

Senior Associate | Planning & Environment  
RPS | Consulting UK & Ireland  
Elmwood House  
74 Boucher Road, Belfast  
Co. Antrim BT12 6RZ, United Kingdom  
**T** +44 2890 667 914  
**D** +[REDACTED]  
[REDACTED]



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---

**From:** [MS.MarineLicensing@gov.scot](mailto:MS.MarineLicensing@gov.scot)

**Sent:** 10 February 2022 17:38

**To:** Aideen McFerran [REDACTED]

**Subject:** RE: NI2422 Replacement Seawall, Largs Bay, Largs – Request for a pre-application consultation statement

**CAUTION:** This email originated from outside of RPS.

Dear Aideen,

Thank you for getting in touch. Please find attached correspondence sent from my colleague on 14 January – I do apologise this was not sent or received, but we had assumed this was received.

If you have any queries on this response, then do let us know, otherwise please do find guidance to Pre-application Consultation here:

<https://www.gov.scot/binaries/content/documents/govscot/publications/advice-and-guidance/2020/02/marine-licensing-applications-and-guidance/documents/guidance/guidance-on-activities-subject-to-pre-application-consultation/guidance-on-activities-subject-to-pre-application-consultation/govscot%3Adocument/Guidance%2Bon%2Bactivities%2Bsubject%2Bto%2Bpre-application%2Bconsultation.pdf>

If there is anything else outstanding then please do let us know,

Kind regards,

Jack

Jack Versiani Holt  
Marine Licensing Casework Officer  
**Marine Scotland** - Marine Planning & Policy

Scottish Government | Marine Laboratory | 375 Victoria Road | Aberdeen | AB11 9DB

**COVID-19: Marine Scotland - Licensing Operations Team( MS-LOT) is working from home and as a result determination of applications may take longer than our stated timelines. In addition MS-LOT is unable to respond to phone enquiries, please communicate with MS- LOT via email. Email addresses are [MS.MarineRenewables@gov.scot](mailto:MS.MarineRenewables@gov.scot) for marine renewables correspondence or [MS.MarineLicensing@gov.scot](mailto:MS.MarineLicensing@gov.scot) for all licensing queries.**

---

**From:** Aideen McFerran [REDACTED]

**Sent:** 07 February 2022 15:16

**To:** MS Marine Licensing <[MS.MarineLicensing@gov.scot](mailto:MS.MarineLicensing@gov.scot)>

**Subject:** FW: NI2422 Replacement Seawall, Largs Bay, Largs – Request for a pre-application consultation statement

Dear Sirs,

I refer to my email below. I am wondering if you might be able to advise on a timeline for a response?

We are happy to provide any further information that might be required.

Kind regards  
Aideen

**Aideen McFerran**

Senior Associate | Planning & Environment  
RPS | Consulting UK & Ireland  
Elmwood House  
74 Boucher Road, Belfast  
Co. Antrim BT12 6RZ, United Kingdom  
T +44 2890 667 914



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---

**From:** Aideen McFerran

**Sent:** 01 December 2021 10:18

**To:** 'MS.MarineLicensing@gov.scot' <[MS.MarineLicensing@gov.scot](mailto:MS.MarineLicensing@gov.scot)>

**Subject:** NI2422 Replacement Seawall, Largs Bay, Largs – Request for a pre-application consultation statement

Dear Sirs,

**NI2422 Replacement Seawall, Largs Bay, Largs - Request for a pre-application consultation statement**

RPS has been engaged by North Ayrshire Council (NAC) to assist with the design, consenting and delivery of a replacement seawall alongside the existing seawall which runs along the northern section of Largs Bay, broadly between Aubery Crescent and the existing RNLI slipway, Largs town. RPS intend to submit a marine license for the marine elements of the project, and we would like to request a pre-application consultation statement under **Regulation 5(1), of the Marine Licensing (Pre-application Consultation)(Scotland) Regulations 2013**.

In summary, the proposal comprises the replacement of the existing seawall in Largs Bay, which is failing to provide adequate coastal protection, with visible signs of corrosion, undermining of its toe, and unsafe stepped access in places. The proposed design solution is replacement/encapsulation of the existing 300m long seawall, with precast concrete caissons installed along the front of the existing seawall, backfilling of the space between, with a new surface and pedestrian steps to tie into the existing promenade. New scour protection is proposed at the toe of the new structure.

In accordance with Regulation 5(2), the following information is submitted in support of this request:

- Site Location & Project Description summary document
- A preliminary design drawing which outlines the proposed works which straddle the intertidal zone

RPS has recently submitted an EIA Screening request to Marine Scotland LOTS (30.11.2021) under Regulation 10, the Marine Works (EIA)(Scotland) Regulations 2017, which includes information on the likely significant effects.

I would be grateful if you could acknowledge receipt of this email request, I look forward to hearing from you,

Kind regards  
Aideen

**Aideen McFerran**

Senior Associate | Planning & Environment  
RPS | Consulting UK & Ireland  
Elmwood House  
74 Boucher Road, Belfast  
Co. Antrim BT12 6RZ, United Kingdom  
T +44 2890 667 914

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**From:** [REDACTED]  
**To:** [REDACTED]  
**Subject:** RE: [EXT] Formal Notification Section 23, The Marine (Scotland) Act 2010 - Largs, North Ayrshire  
**Date:** 09 May 2022 08:55:36  
**Attachments:** [REDACTED]

---

**CAUTION:** This email originated from outside of RPS.

Good morning Aideen,

Thank you for sending through the Marine Licence Pre-Application notification.

I can confirm receipt, and we will respond to the ML application consultation when we receive it.

Regards

Adam

**Official - Northern Lighthouse Board Email**

**Adam Lewis**  
Coastal Inspector

---

**From:** Aideen McFerran [REDACTED]  
**Sent:** 06 May 2022 21:23  
**To:** navigation [REDACTED]  
**Subject:** [EXT] Formal Notification Section 23, The Marine (Scotland) Act 2010 - Largs, North Ayrshire

Dear Sirs,

**Formal Notification - Section 23, The Marine (Scotland) Act 2010**

Please find enclosed a formal notification of intent on behalf of North Ayrshire Council to submit an application for a marine license under Section 23, The Marine (Scotland) Act 2010, for a replacement seawall at Largs Bay, Largs, North Ayrshire.

I would be grateful if you could acknowledge receipt.

Kind regards  
Aideen

**Aideen McFerran**  
Senior Associate | Planning & Environment  
RPS | Consulting UK & Ireland  
Elmwood House  
74 Boucher Road, Belfast  
Co. Antrim BT12 6RZ, United Kingdom  
**T** +44 2890 667 914  
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## Appendix 3



<b>Local Stakeholders contacted on 13<sup>th</sup> May 2022</b>
The Woodhouse Hotel
St Columba's Scottish Episcopal Church
The Old Rectory
The Carlton
Whin Park Hotel
Hutton Park Care Home
RNLI Largs Lifeboat Station
Vikingar
St Marys Star of the Sea
Largs Registry Office
Brisbane House Hotel
Nardini's
Cumbrae Court - Retirement Living
Largs Tourist Information
Largs Ferry Terminal
Largs Sailing Club
Largs Yacht Haven
ScotSail Training
Yachting Scotland
Flamingo Yacht Charters Ltd.
Sea Clyde
SeaSpray Yacht Charters
1st Clyde Yacht Training
SCOTTISH RIB CHARTER
Fairlie Quay Marina
fairlie boat detailers ltd
Quay Marine
Primal Adventures
C&C MARINE SERVICES
Fairlie Yacht Club
Largs & District Angling Club
CalMac Ferries
Caledonian Maritime Assets Limited
Community Partnership

## Appendix 4

Date: 20<sup>th</sup> June 2022

To the Owner / Occupier  
Delivery by Hand

Dear Sir/Madam,

**Ref: Proposed Replacement Seawall, Largs**

On behalf of North Ayrshire Council, RPS are developing design proposals to replace part of the existing seawall in Largs Bay, which runs along the northern seaward section between Aubery Crescent and the existing RNLI Slipway. The existing seawall protects the coastline from wave action and coastal erosion and retains Largs Promenade.

The design proposals involve the construction of a new replacement concrete seawall, directly in front of and encapsulating the existing seawall. The new seawall will be the same height as the existing structure and will be similar in shape and profile. The proposals also involve resurfacing the adjoining section of Promenade and new steps to the beach.

We are preparing an application for a marine license, which will seek consent for these works from Marine Scotland. We are also preparing a planning application which will seek planning consent from North Ayrshire Council Planning Department. As part of these preparations, we would like to gather views and feedback from the local community and stakeholders on the draft proposals, prior to finalising the design and submitting the applications.

We are now seeking your views, and we invite you to take part in the public consultation. You can view the draft design proposals online at the website below:

<http://northayrshire.community/events/>

The website contains background information on the project, draft design proposal drawings, details on how and when you can engage with North Ayrshire Council and the RPS design team, and information on how to provide feedback /comments on the proposals.

A consultation event will be held in the **Brisbane House Hotel**, Greenock Road, Largs on **Monday 27<sup>th</sup> June 2022** between 12noon and 7pm in which members of the Council and the RPS design team will be available to talk through the proposals and answer any queries.

Alternatively, you can book an online appointment with the Council and the RPS Design Team via Zoom, MS Teams or by telephone on **Tuesday 28<sup>th</sup> June 2022** between 12noon and 7pm to hear about the proposals and answer queries. If you wish to join this event, please email: [pacc@rpsgroup.com](mailto:pacc@rpsgroup.com)

You can also submit your comments and feedback using the accompanying feedback form, which should be forwarded by email to: [pacc@rpsgroup.com](mailto:pacc@rpsgroup.com) or by post to: **RPS, Elmwood House, 74 Boucher Road, Belfast BT12 6RZ.**

All comments and feedback should be received no later than **Friday 15<sup>th</sup> July 2022**.

The purpose of this public consultation exercise is to ensure that the local community is informed about the Largs Seawall project and are given an opportunity to get involved. The feedback received during this consultation will be considered by the Council and RPS and will inform the development of the detailed design and the ongoing environmental assessment process.

If you are unable to access the project details online, please contact RPS by telephone on 028 96 949723 or by email: [pacc@rpsgroup.com](mailto:pacc@rpsgroup.com)

North Ayrshire Council and RPS are committed to protecting the rights and privacy of individuals in compliance with the General Data Protection Regulations and North Ayrshire Council Privacy Policy, and all information received will be processed accordingly.

I trust this is of assistance. Should you require any further information please use the contact details above.

Yours sincerely,  
for RPS Ireland Limited (NI)



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



# PROPOSED REPLACEMENT SEAWALL LARGS BAY, LARGS FEEDBACK FORM

We would appreciate if you could take the time to provide feedback on the draft proposals by filling in this form:

## The Principle

**Q.1:** Do you support the principle of replacing the existing seawall between the RNLI slipway and Aubery Crescent, in Largs Bay, to secure protection of the coastline, promenade and shore side buildings?

YES ☐ NO ☐

## The Design Proposals

**Q.2:** Do you consider the draft design proposals for the replacement seawall and resurfacing of the Promenade are acceptable?

YES ☐ NO ☐

**Q.3:** Are there any improvements we could make to the draft proposals?

YES ☐ NO ☐ If yes, please outline these below:

**Q.4:** Do you have any environmental or other concerns regarding the proposed construction works?

YES ☐ NO ☐ If yes, please outline these below:

**Q.5:** North Ayrshire Council would like to introduce steps within the replacement wall, leading from the Promenade to the beach. Do you have a preference on where these should be located? If so, where?

YES ☐ NO ☐ If yes, please outline below:

**Q.6:** North Ayrshire Council is considering replacing the existing handrail along the Promenade with a new, modern railing, along the length of the proposed replacement seawall. Do you believe this would improve the amenity value of the area? If so, do you have a reference on type / colour of railings?

**YES** ☐ **NO** ☐ If yes, please outline below:

### The Consultation Process

**Q.7:** Do you feel this consultation process has enhanced your understanding of the proposed replacement seawall project in Largs Bay?

**YES** ☐ **NO** ☐ If no, please state the reasons why below:

**Q.8:** Please let us know if you are responding as a:

Resident ☐ Commercial/Property Owner ☐ Statutory agency ☐  
Member of a Community Group ☐ Visitor ☐ Other ☐ .....

If you wish to provide your details, please do so below.

**Name:** .....

**Address:** .....

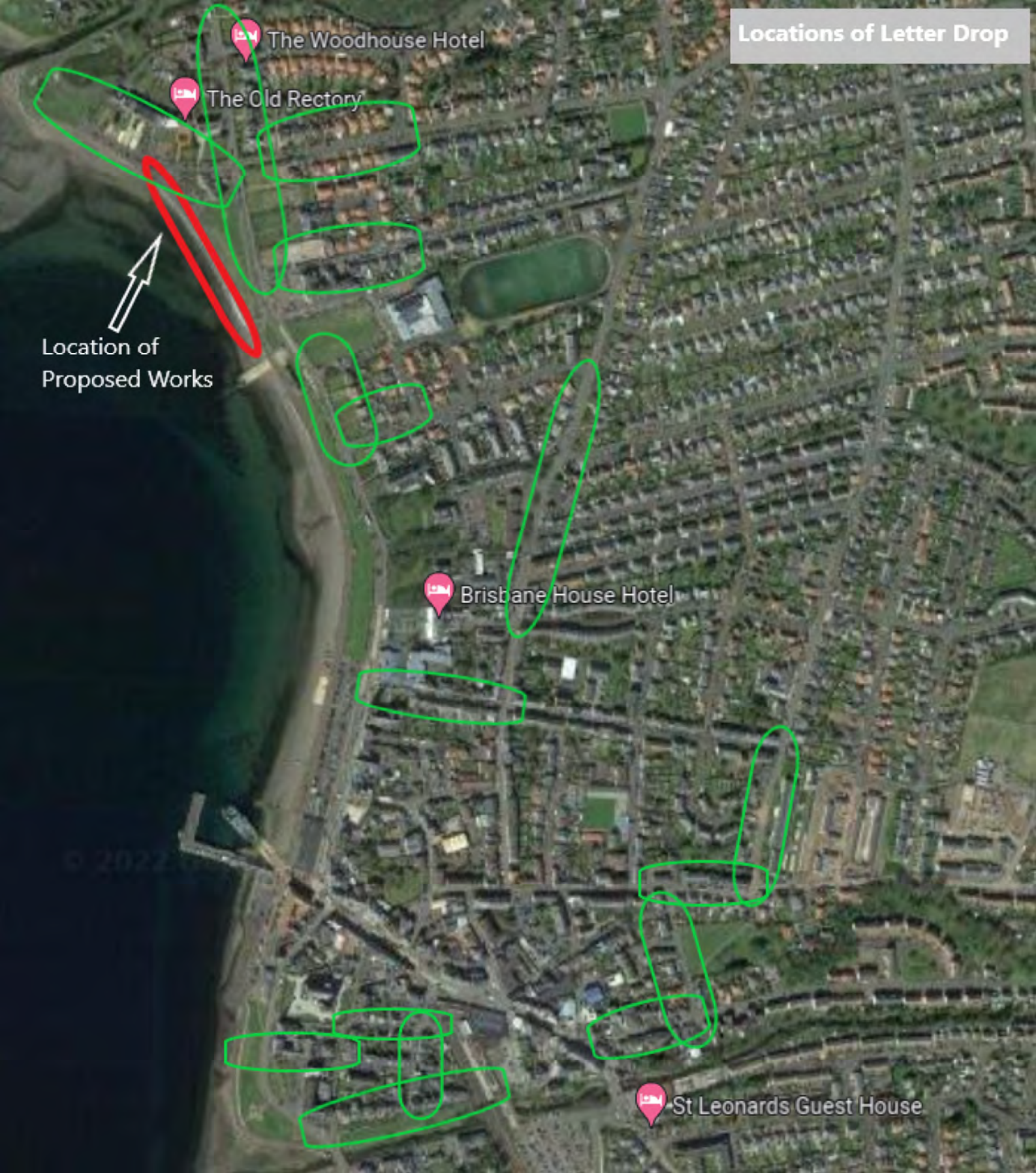
**E-Mail:** .....

*North Ayrshire Council will store this data securely in line with the Councils policies and it will only be held for as long as necessary. For further information, please visit: <https://www.north-ayrshire.gov.uk/privacy-policy.aspx> RPS will process this information in line with the General Data Protection Regulations (GDPR) requirements.*

**Thank you for taking the time to provide comments.**



Locations of Letter Drop



The Woodhouse Hotel

The Old Rectory

Location of  
Proposed Works

Brisbane House Hotel

St Leonards Guest House

© 2022

## Appendix 5



# 01 Introduction

**North Ayrshire Council is proposing to replace part of the existing seawall in Largs Bay, Largs. This part runs along the northern seaward section of Largs Bay, for approximately 300 metres between Aubery Crescent and the existing RNLI slipway (Image 1).**

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 (Image 2).

The replacement of the existing seawall is essential to ensure that it continues to provide optimum protection. The proposal will also involve resurfacing part of the promenade and replacing the steps to the beach, to improve accessibility and enhance the overall amenity value of the area.

## Why are we consulting?

The Council is preparing an application for a marine licence which will seek consent from Marine Scotland to construct the replacement seawall below the Mean High Water Springs (MHWS).

A planning application is also being prepared to seek consent from North Ayrshire Council Planning Department for the proposed works above the Mean Low Water Springs (MLWS).

As part of the preparation process there is a statutory requirement to gather views and comments from the local community, environmental groups, and stakeholders on the proposed development. This consultation provides the local community and stakeholders with an opportunity to view the draft proposals, raise queries directly with the Council and RPS, and communicate feedback before any formal application is submitted.

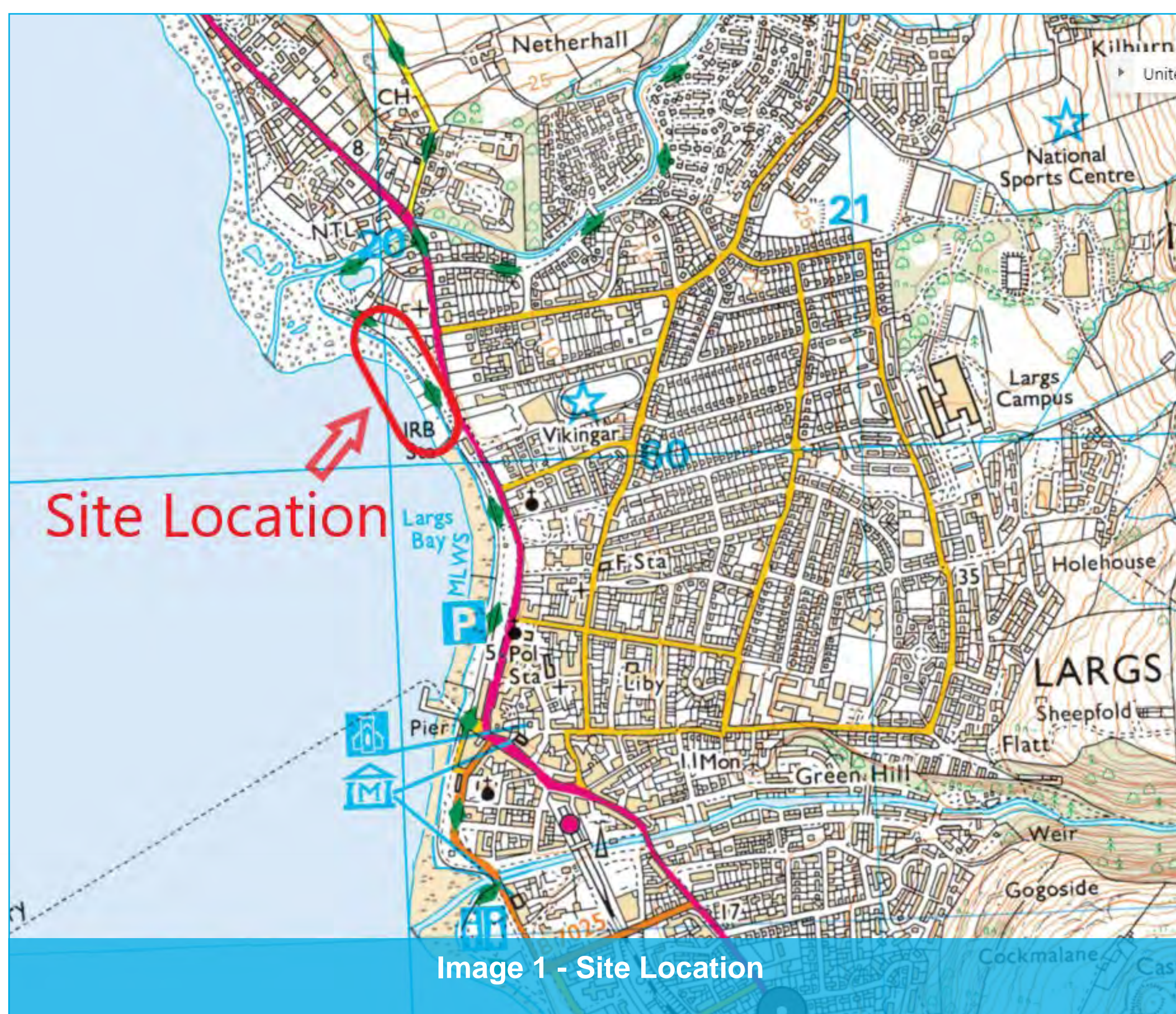


Image 2 - Site Location



# 02 Project Background

## Why are we doing this?

The existing seawall is in a state of disrepair and needs to be upgraded. It was originally constructed in the 1970s as a replacement facing for an older seawall, and it has deteriorated over time due to repeated exposure to seawater. North Ayrshire Council want to ensure that the seawall continues to provide optimum protection and support against wave activity and coastal erosion. The best design solution is to replace/encapsulate the existing seawall.

## What are the problems with the existing wall?

Recent surveys have shown that the existing seawall structure is deteriorating in several ways:

- The protective concrete facing (known as 'gunite') has deteriorated and has become detached from the main structure (Image 4).
- High levels of chloride in the seawater have infiltrated the seawall. This has corroded and exposed the steel reinforcement within the concrete structure, resulting in concrete loss along sections of the seawall (Image 3).
- The seawall is being undermined by wave action in certain areas exposing its base (or 'toe'), which can lead to instability of the main seawall structure and subsidence/unevenness along the promenade surface behind the seawall (Images 5 and 6).
- The existing steps are currently unsafe for public use (Image 7).



Image 3 - Deterioration of the concrete wall, exposing and corroding the internal steel reinforcement.

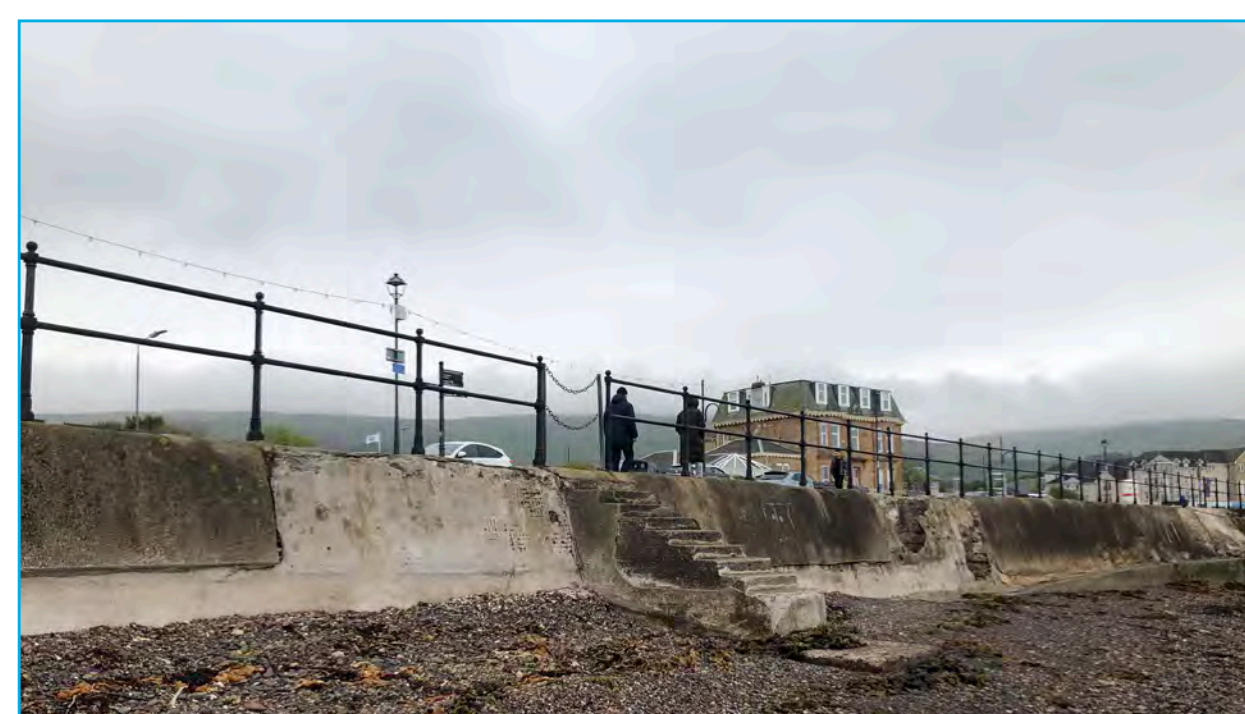


Image 4 - Failing 'gunite' has been removed from the majority of the seawall.



Image 6 - Wave action has exposed the toe of the seawall and caused undermining of the structure.



Image 5 - Localised subsidence on the Promenade



Image 7 - Deterioration of the concrete wall



# 03 The Proposals

## What is the proposal?

The proposal involves the construction of a new replacement concrete seawall, directly in front of and encapsulating the existing seawall. The new seawall will be the same height as the existing structure and will be similar in shape and profile. Images 8 - 11 are computer generated images showing what the new seawall will look like.

The main elements of the replacement seawall proposal include:

- Rectangular concrete base units installed at depth along a small narrow section of beach along the front of the existing seawall.
- Filling of these concrete base units with granular fill.
- Placement of curved faced precast concrete sections on top of the concrete base units and grouted together.
- Infilling of area between new wall and existing wall with graded granular material.
- Surfacing of infilled area to create an extension to the promenade, available for public use.
- Resurfacing of the existing promenade with asphalt and red chipping to improve the appearance and usability of the space.
- Placement of cobbles and boulders (similar in size to current beach material) directly in front of new seawall to protect against undermining and erosion.

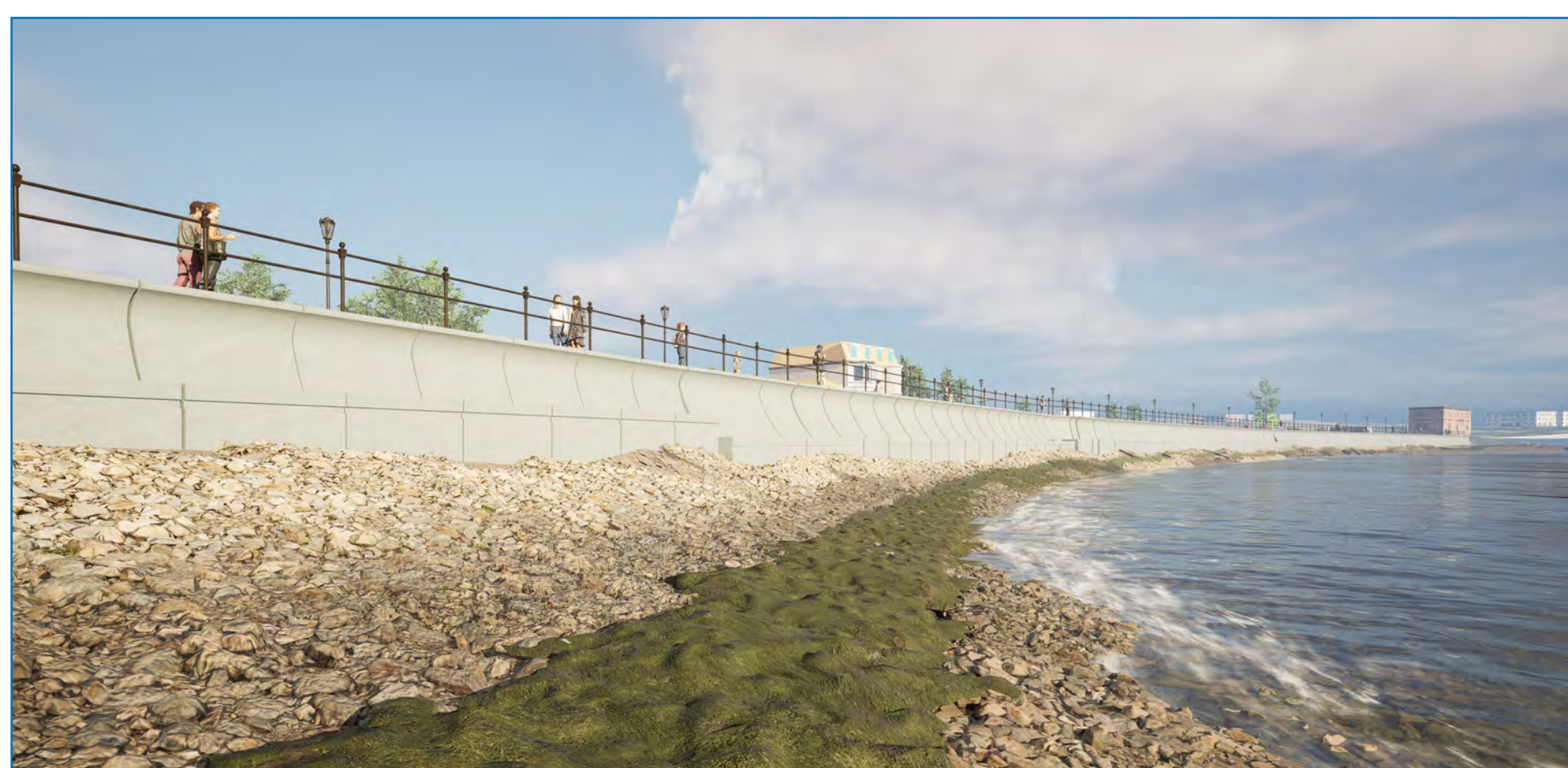


Image 8 - View of proposed seawall from Largs Bay, adjacent to Aubery Crescent



Image 9 - View from the RNLI Slipway

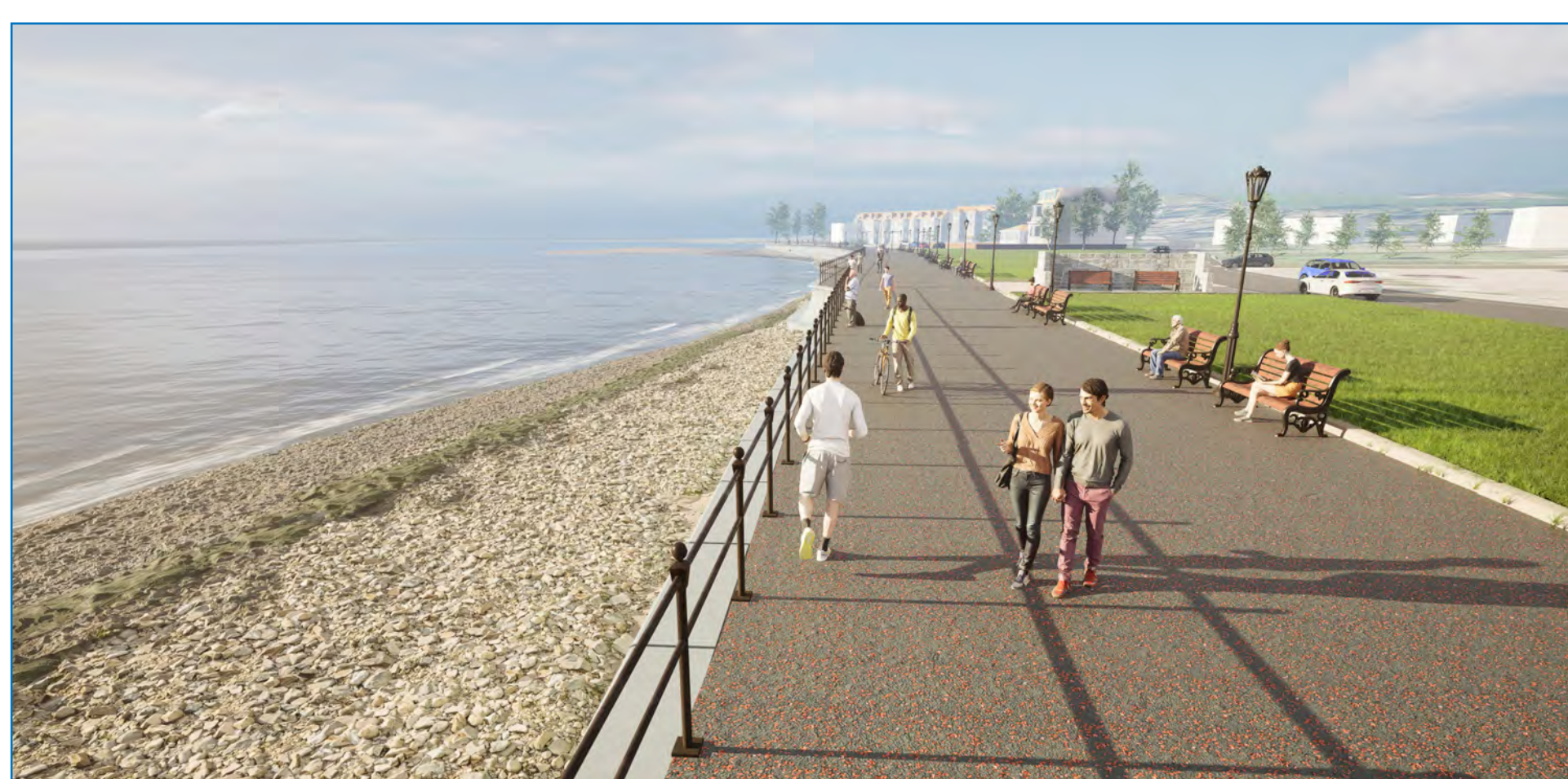
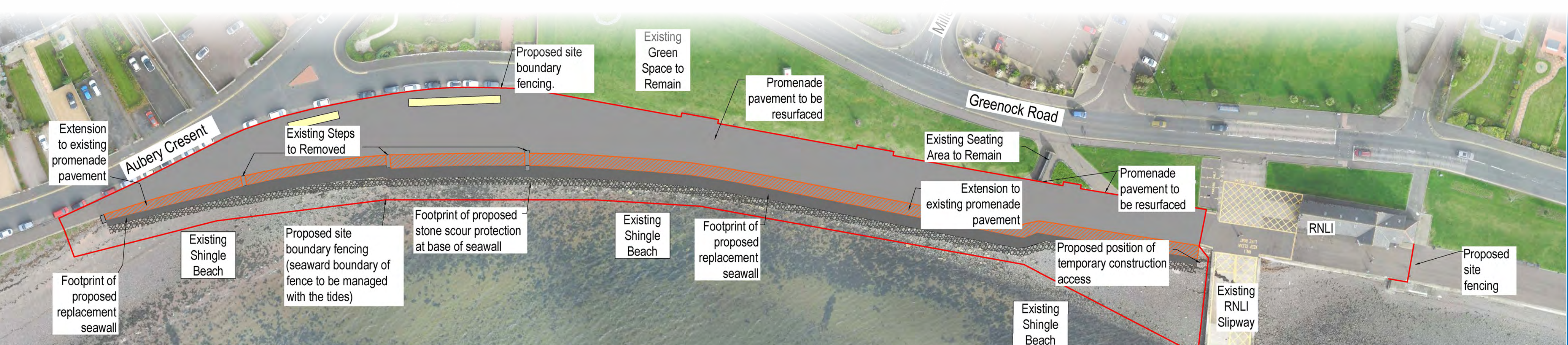


Image 10 - Newly surfaced and extended promenade



Image 11 - View of the proposed seawall from the beach adjacent to the RNLI Slipway



Proposals on Aerial Mapping



# 04 The Construction Works

## How will the replacement seawall be constructed?

The key stages in constructing the proposal are shown below:

### Temporary Construction Compound

The Contractor will set up a temporary site compound on the promenade to accommodate the construction vehicles and temporary storage of materials for the duration of the works. The existing handrail on the promenade will be removed and stored.

### Removal of Steps & Piling

An excavator with a rock breaker attached will operate from the beach to breakdown and remove the existing sets of stone steps. This will create some short term noise.

Sheet piles will be installed using a digger with a vibratory hammer (Image 14) along the base of the existing wall to help stabilise it during the construction works. This is also likely to create some short term noise.

### Excavation

Beach material will be removed by an excavator at low tide along the line of the sheet piles and existing wall to facilitate the installation of the concrete base units (Image 15).

### Seawall Installation

The concrete base units will be placed in the excavated area in front of the existing wall by a small crane or telehandler and filled with granular material. The curved faced precast concrete units (Image 16) will be placed on top and grouted together to form the new wall (Image 17). The space remaining behind the new units will be back filled with granular material and compacted by an excavator working from the promenade, before being surfaced.

### Scour Protection

A band of stones will be placed by an excavator along the base of the new seawall on the beach. The stones will be similar in size to the existing stones / shingle on the beach and will help protect against erosion and undermining of the new structure.

### Promenade Extension and Resurfacing

The new seawall provides the opportunity to extend the promenade seaward by approximately 3 metres. The newly extended promenade will be resurfaced between the RNLI slipway and Aubery Crescent, and a handrail installed.

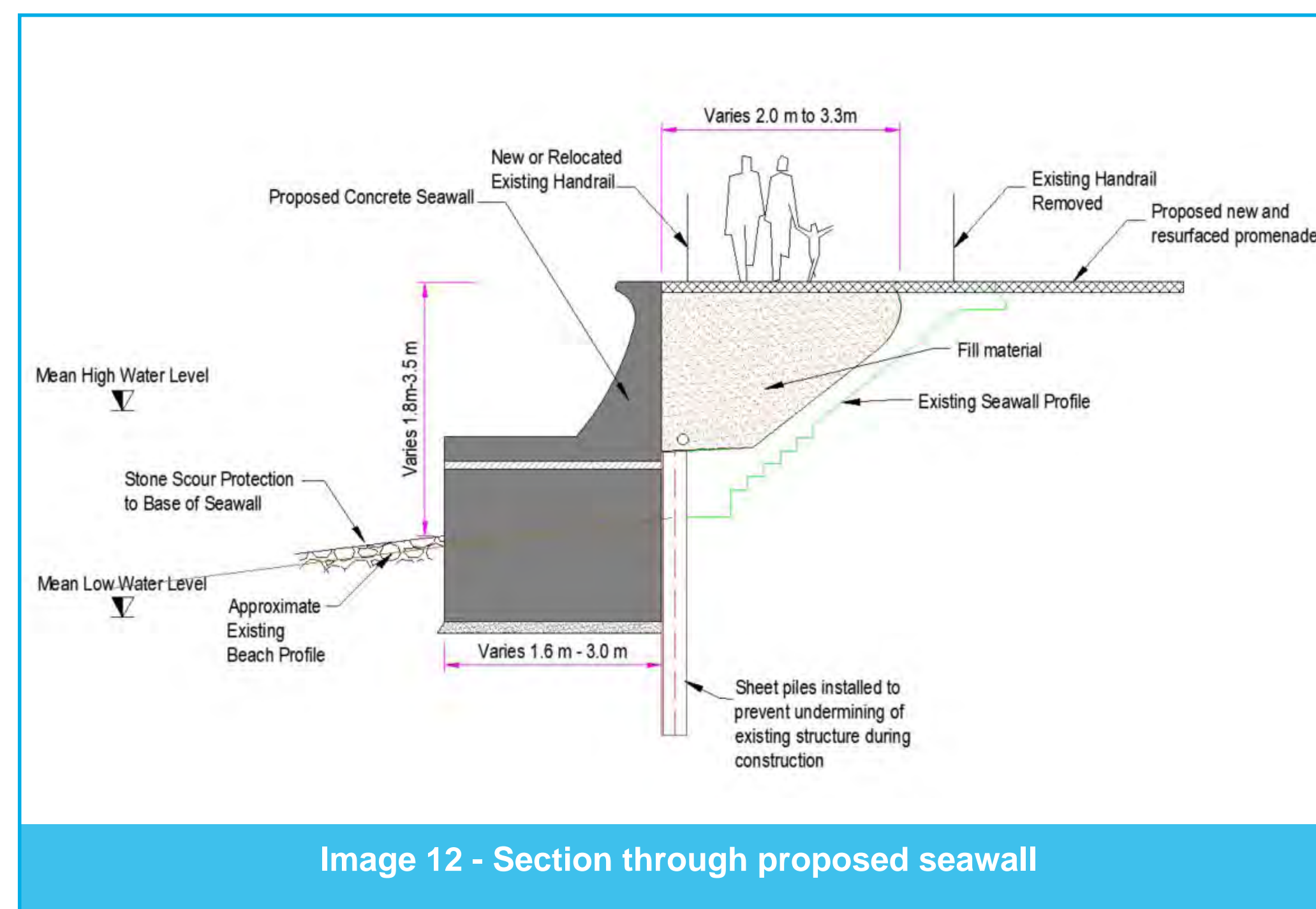


Image 12 - Section through proposed seawall



Image 14 - Digger with a vibratory hammer



Image 15 - Mini excavator



Image 16 - Curved faced concrete unit



Image 17 - Curved concrete units grouted together

## How will the construction works impact the local community?

- The construction of the new seawall is likely to take between 4 – 6 months, subject to weather and tidal restrictions.
- Works will take place during normal daytime working hours Monday – Friday and Saturday morning.
- The promenade will be temporarily closed between the RNLI slipway and Aubery Crescent for the duration of the construction works. Pedestrians and cyclists will be temporarily diverted.
- Access to the beach at all states of tide will be restricted for the duration of the works.
- Access to the RNLI building, parking and slipway will be maintained at all times.
- There will be construction vehicles moving to / from and within the site, and some noise and dust will be generated during the works. Every effort will be made to minimise disruption to the local community during the construction



# 05 Further Considerations

**Our aim is to construct the replacement seawall as efficiently as possible, with minimum inconvenience to the local community, and to work with all those who may be affected.**

Care for the environment will also be a prime concern – we will work closely with the local public, community representatives, environmental specialists, and statutory organisations, where applicable, throughout the consenting and construction process.

You may have noticed activity in the area as we carry out ground investigations and environmental surveys. These are needed to inform the detailed design and environmental assessments for the project.

We are preparing the following assessments in support of our applications for planning and marine consent:

- Air Quality (Dust) Risk Assessment & Site Specific Dust Management Plan
- Noise Impact Assessment
- Marine Biodiversity Assessment
- Stage 1 Habitats Regulation Assessment Screening Report
- Site Waste Management Plan
- Outline Construction Environmental Management Plan

It is anticipated that the applications for the marine licence and planning permission will be submitted to Marine Scotland and North Ayrshire Council Planning Department in Autumn 2022.



Image 19 - A variety of molluscs on the underside of the existing seawall



Image 20 - Herring Gulls are common in the area

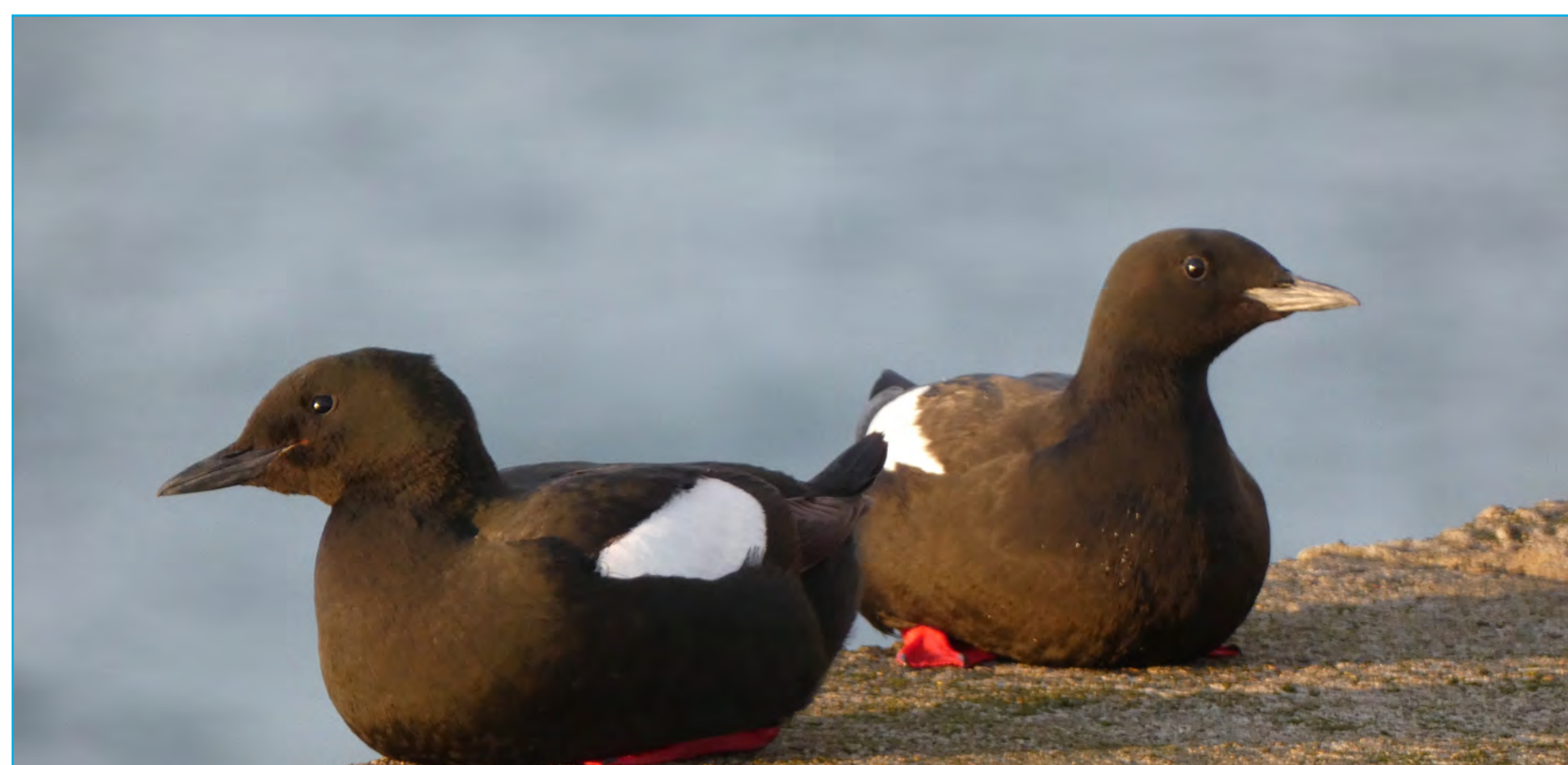


Image 21 - Black Guillemots are commonly seen in the area





# 06 Have Your Say...

We want to understand the views of the local community prior to finalising the design proposals and making a formal applications for consent, so we would welcome any comments you wish to make about the draft proposals. The plans, as presented here, may be refined further prior to submission to Marine Scotland and North Ayrshire Council Planning Department, and the community views are an important part of that process.

## How can I provide feedback / comments?

An **in-person public consultation event** will take place on:

- Date: **Monday 27th June**
- Time: **12 noon - 7pm**
- Location: **Brisbane House Hotel, 14 Greenock Road, Largs, KA30 8NE.**

North Ayrshire Council and their agent, RPS will be available to talk through the proposals, answer any queries and collate feedback.

An **online / telephone consultation event** will be held on:

- Date: **Tuesday 28th June**
- Time: **12 noon - 7pm**

North Ayrshire Council and their agent, RPS will be available to talk through the proposals and answer any queries during this event. If you wish to join this event, please email: [pacc@rpsgroup.com](mailto:pacc@rpsgroup.com) with your contact details, noting your preference for Zoom, MS Teams or telephone.

Further information on the proposals can be requested from RPS, by emailing: [pacc@rpsgroup.com](mailto:pacc@rpsgroup.com)

You can also submit your comments and feedback using the accompanying feedback form, which should be forwarded by email or post to:

- Email: [pacc@rpsgroup.com](mailto:pacc@rpsgroup.com) or
- Post: **North Ayrshire Council c/o RPS, Elmwood House, 74 Boucher Road, Belfast BT12 6RZ.**

All comments should be received on or before **Friday 15th July 2022.**

Please note that any comments or feedback are made to North Ayrshire Council as the prospective applicant, and are not representations to Marine Scotland and the Scottish Ministers, or North Ayrshire Planning Department. If the prospective applicant makes an application for a marine licence and planning permission, there will be an opportunity for representations to be made to the Scottish Ministers and North Ayrshire Council Planning Department (respectively) on the applications.

## What Next?

All comments received during the public consultation will be considered by the North Ayrshire Council and RPS. These will inform the final design proposals which will be submitted to Marine Scotland with the marine license application and the planning application to North Ayrshire Council Planning Department later this year.





## Appendix 6

# PROPOSED REPLACEMENT SEAWALL LARGS BAY, LARGS FEEDBACK FORM

We would appreciate if you could take the time to provide feedback on the draft proposals by filling in this form:

## The Principle

**Q.1:** Do you support the principle of replacing the existing seawall between the RNLI slipway and Aubery Crescent, in Largs Bay, to secure protection of the coastline, promenade and shore side buildings?

YES ☐ NO ☐

## The Design Proposals

**Q.2:** Do you consider the draft design proposals for the replacement seawall and resurfacing of the Promenade are acceptable?

YES ☐ NO ☐

**Q.3:** Are there any improvements we could make to the draft proposals?

YES ☐ NO ☐ If yes, please outline these below:

**Q.4:** Do you have any environmental or other concerns regarding the proposed construction works?

YES ☐ NO ☐ If yes, please outline these below:

**Q.5:** North Ayrshire Council would like to introduce steps within the replacement wall, leading from the Promenade to the beach. Do you have a preference on where these should be located? If so, where?

YES ☐ NO ☐ If yes, please outline below:



**Q.6:** North Ayrshire Council is considering replacing the existing handrail along the Promenade with a new, modern railing, along the length of the proposed replacement seawall. Do you believe this would improve the amenity value of the area? If so, do you have a reference on type / colour of railings?

**YES** ☐ **NO** ☐ If yes, please outline below:

### The Consultation Process

**Q.7:** Do you feel this consultation process has enhanced your understanding of the proposed replacement seawall project in Largs Bay?

**YES** ☐ **NO** ☐ If no, please state the reasons why below:

**Q.8:** Please let us know if you are responding as a:

Resident ☐ Commercial/Property Owner ☐ Statutory agency ☐  
Member of a Community Group ☐ Visitor ☐ Other ☐ .....

If you wish to provide your details, please do so below.

**Name:** .....

**Address:** .....

**E-Mail:** .....

North Ayrshire Council will store this data securely in line with the Councils policies and it will only be held for as long as necessary. For further information, please visit: <https://www.north-ayrshire.gov.uk/privacy-policy.aspx> RPS will process this information in line with the General Data Protection Regulations (GDPR) requirements.

**Thank you for taking the time to provide comments.**