



Helensburgh Waterfront Development

Pre-Application Consultation Report August 2018

30th August 2018

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Appendix 1 - Copies of Notifications

Appendix 2 – Drawings

Appendix 3 – Consultation Responses

PRE-APPLICATION CONSULTATION STATEMENT UNDER REGULATION 5 OF THE MARINE LICENSING (PRE-APPLICATION CONSULTATION) (SCOTLAND) REGULATIONS 2013

SCHEDULE

Pre- Application Consultation Report Marine (Scotland) Act 2010: Section 24

1.0 Proposed Licensable Marine Activity

1.1 Installation of Flood Defence

Provides the best and most practical flood defence solution with a practical pierhead infill and rock armour revetment and does not displace existing slipways activities and delivers the likely economic and aesthetic benefit of the development.

The flood defence consists of raising the existing level of the pierhead by an average height of 1.4m using clean infill material, as well as the construction of a reinforced concrete wall approximately 390m long by 2.1m high along the perimeter of the pier, including weepholes with flap valves as an emergency flood prevention measure. Construction also consists of a rock armour revetment along the east, using riprap stones with a mass of 1.0 to 2.0 tonnes, and raising the south revetment following the existing profile. As the existing surface drainage outfalls are to be made redundant where possible, new potential outfalls are in the process of being discussed with the relevant consultant and authority, and are to be installed between mean high water springs (MHWS) and highest astronomical tide (HAT).

Extension of the Slipway

North East slipway

The north east slipway is in a good condition, but is presently not in use. No repair works are currently required. However, in line with the proposed flood protection levels, the slipway will be raised by 0.7m with dowel bars, infill clean material and a reinforced concrete capping slab. Two reinforced concrete walls along the top edges of the slipway flashing with the proposed levels and a permanent flood gate installed at 5.4m AOD complete the slipway works.

South West slipway

The south west slipway is in a good condition. This slipway will be extended back inland providing facilities to hand launch small craft such as sea kayaks.

1.2 Location

The proposed development will be bounded to the north by the existing Clyde Street and to the east, west and south by the shorefront which includes an existing pier along west.

2.0 Applicant Details

- Name: As per Director of Development and Infrastructure
- Address: Kilmory Castle, Kilmory Estate, Lochgilphead, PA31 8RT
- Email:[Redacted]

3.0 Proposed Licensee Details

- Company: As per Director of Development and Infrastructure
- Address: Kilmory Castle, Kilmory Estate, Lochgilphead, PA31 8RT
- Telephone: [Redacted]
- Email:[Redacted]

4.0 Pre-application Consultation Event

- 16 stakeholders were notified by letter of the proposed development. Copies of the relevant drawings listed below were also included for their consideration (12th March 2018). Copies of the letters are presented in Appendix 1.
 - Clyde Marine Planning Partnership
 - Bidwells
 - Historic Environment Scotland
 - Marine and Coastal Development Manager
 - Maritime & Coastguard Agency
 - Northern Lighthouse Board (General)
 - SEPA North Region
 - Scottish National Heritage
 - The Crown Estate
 - Transport Scotland
 - Cydeport Operations Ltd – Peelports
 - HM Naval Base Clyde
 - Scottish Fisherman's Federation
 - RYA House
 - Marine Scotland Science
 - The Luss Estate Company

- ii. A public consultation event was held on 30th April 2018 between 9.30am and 5.30pm at the Victoria Halls, Sinclair Street, Helensburgh, Argyll and Bute, G84 8TU. This was advertised by a public notice placed in The Lennox (Dumbarton) (Formerly Lennox Herald) on 13th March 2018, and Helensburgh Advertiser on the 15th March 2018. An attendance sheet was taken, which is presented in Appendix 3. Attendees were shown a full set of plans, and questions were answered by the Project Officer from Argyll & Bute Council and by the Lead Maritime Engineer from Argyll & Bute Council. A summary of the questions and answers is presented in Appendix 3.

5.0 Information provided by the Prospective Applicant at the Pre-application Event

The following drawings and the Screening Opinion were available for viewing at the public event
Please see Appendix 2:

- 001C Site Location Plan
- 002C Proposed Site Boundary
- 003C Proposed Site Plan
- 004B Proposed Sections
- 005 Site Sections, Infill Volumes and Surface Makeup
- 006B Alternative Indicative Method of Construction
- 007 South-West Slipway Section
- 008A Proposed East Slipway
- 009A Flood Defences Construction Sequence

Screening Opinion Report

6.0 Information received by the Prospective Applicant at the Pre-application Consultation Event

A summary of questions and answers from the public consultation event is presented in Appendix 3.

7.0 Amendments made to the Application for a Marine Licence by the Prospective Applicant following their consideration of comments received at the Pre-application Consultation Event

The following points were noted at the public event and will be addressed during the final design and construction of the facility:

- Kaya report comments at the public event and received via email, dated 12 June 2018.
- The flood defences will be designed to the relevant standards and design codes.

8.0 Explanation not applicable

NOT APPLICABLE

CERTIFICATION

Name: [Redacted]

On behalf of Argyll & Bute Council

Address: Argyll and Bute Council, Manse Bray Office, Lochgilphead, Argyll and Bute Council PA31 8SY

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

[Redacted]

Sign:

Date

30/08/2018

Appendix 1

Appendix 2

Appendix 3
