

MEETING	Dwyfor Area Committee
DATE	20 December 2010
TITLE	Scheme for Extending Moorings in Porthmadog Harbour
RECOMMENDATION	To support the Madog Sailing Club's scheme to extend the pontoon facility in Porthmadog Harbour
AUTHOR	Senior Manager Economy and Community
PORTFOLIO LEADER	Cllr Roy Owen

1. BACKGROUND

- 1.1 In 2005/6, permission was granted for the Madog Sailing Club to install pontoon moorings in the area of Greaves Quay in Porthmadog harbour. These pontoon moorings are very popular and are used throughout the year. When developing the original scheme, it was noted that it would be possible to extend the mooring facilities should there be additional demand for pontoon moorings.
- 1.2 As Part 2 of the original vision, Madog Sailing Club has submitted an application requesting the Council's permission to extend the pontoon facilities that would provide space for up to 12 additional boats (namely, boats up to 12m from end to end).
- 1.3 The purpose of this report is to submit information about the proposed scheme and seek the support of the Committee to the proposal.

2. MOORINGS EXTENSION SCHEME, PORTHMADOG HARBOUR

General

- 2.1 The proposed scheme involves extending the existing pontoon moorings in the harbour. The purpose of the scheme is to improve the provision for boats within the harbour by offering convenient access and improving the equipment within the harbour. The scheme would be funded by the Madog Sailing Club and they would also be responsible for the maintenance of the resource.
- 2.2 The plan enclosed as Appendix 1 shows the location of the existing pontoon along with the location of the extension that would extend eastward. The plan also shows that the extension would be located in close proximity to the end of the harbour slipway, however, it is not anticipated that this would have a detrimental effect on the use of the slipway in any way.

Statutory Rights

- 2.3 The original scheme, developed in 2005/6 above Mean Low Water Spring Tide, required formal planning permission, along with permission from CADW as the harbour walls are listed. However, the proposed extension is below the Mean Low Water Spring Tide, and is therefore outside the control of the local planning authority. Nevertheless, it is a requirement for developments below the Mean Low Water Spring Tide to receive a FEPA Licence, in accordance with the Food and Environment Protection Act 1985.

2.4 Madog Sailing Club formally submitted an application to the Welsh Assembly Government and has now received the FEPA Licence. Whilst the development lies within a Special Conservation Area, there is no environmental threat and the Countryside Council for Wales has confirmed this by means of a consultation process on the FEPA Licence application.

2.5 In addition, Trinity House has consulted with Harbour Authorities and there are no objections to the extension but note that there is a need to ensure that navigation lights are located on each end of the development. In addition, discussions have been held with the Crown Estates agent who has given permission to the Council to consider the scheme.

Porthmadog Harbour Consultative Committee

2.6 The proposed scheme was discussed at the meeting of the Consultative Committee in September of this year. Whilst supporting the proposal, members of the committee asked for assurance from the Sailing Club that the scheme would not restrict the use made of the existing visitors pontoon. Since then, the Sailing Club has confirmed arrangements in accordance with these requirements.

2.7 As a consequence of the proposed extension, some general moorings within the harbour would be lost. During discussions with the Sailing Club, it was also noted that there was a need to ensure that the scheme would not lead to a financial loss for the Council.

2.8 The maximum income that would be possible to receive by using the general moorings that are to be lost would be £2,900 (2010/11 period). If 10 boats were moored on the proposed extension to the pontoon, it is estimated that the income through Harbour Tolls (based on 2010/11 fees), would be £3,1000. This means that there would be no loss of income for the Council as a consequence of the scheme, or further costs involved with inspection and maintenance of the general moorings in question.

2.9 The Council has also corresponded with the Sailing Club, emphasising that the extension must not interfere with the flow of water in the harbour at low-water or high-water. Should the development affect any general moorings nearby, Madog Sailing Club must accept responsibility for re-locating or strengthening any mooring that would suffer as a consequence of the change in the flow of water in the harbour.

Timetable

2.10 As there are statutory rights already in place, the Sailing Club is eager to proceed with the scheme, aiming to develop it during February 2011 and for boats to be moored on the pontoon during March 2011.

3. RECOMMENDATION

3.1 Based on the information above, it is recommended that members of the Dwyfor Area Committee supports the application by Madog Sailing Club to extend the facilities of pontoon moorings in Porthmadog harbour.