

20240149 - LV21 - St Andrews Gardens (DC357)

PLA 4 June 2024 Updated comments

Further to the Council's re-consultation on 15 May 2024, I set out updated comments on application

20240149 below:

The scope of the application has been reduced so that it relates to the mooring of a single vessel and a

separate application would be required for any second vessel. The PLA notes that whilst the letter

dated 14 May 2024 makes reference to LV21, the description of the development that is sought

“permanent mooring of a vessel” is not specific to LV21. The Council may wish to consider whether a

planning condition is required so that if LV21 was to be removed from the site, details would need to be

submitted and approved prior to any alternative vessel being moored at the site. This point is of specific

interest to the PLA because LV21 can take the ground at low water – alternative vessels may not be able

to. The PLA would look to condition this in any RWL.

The red line box has been re-drawn which is welcomed. Whilst the red line as drawn would allow some

latitude in the movement of the vessel upstream and downstream, the change in the description of the

development coupled with the re drawing of the red line boundary to 1.5m from the outside edge of

LV21 would prohibit a second vessel being moored at the site without a further application being

submitted to the Council. This overcomes many of the PLA's concerns set out in its response dated 26

April 2024.

The use class that is proposed continues to be Class F1 – Learning and non-residential institutions. The

use of the vessel could therefore extend outside of its current cultural and heritage offer and no

assessment has been undertaken of the implication of this. The Council may wish to consider the

acceptability of this or whether the use of a condition is required. The PLA would look to condition the

use of the vessel in any RWL to the current use of LV21.

In addition, as previously raised by the Harbour Master if LV21 is moved along the wall safe ship-shore

access will need to be considered. Again this is something we will deal with in the RWL but the Council

may wish to consider whether any conditions are required relating to the submission and approval of

details should LV21 be moved within the red line boundary