

**AONB Planning Consultative Panel
Report to Chief Planning Officer
September 7th 2012**

**Commentary on Planning Applications for Determination
by Planning and Development Committee on September 18th 2012**

P/12/095 (Conservation Area Consent) New Quay, St Mary's. Demolition of existing freight stores against Harbourside building and North sea wall, demolition of existing ticket office in Harbourside building. Extension of main pier towards North East, widening of quay wall to South West to improve access to freight yard.

P/12/096 (Listed Building Consent) New Quay, St Mary's. Proposed demolitions, alterations and extensions to existing buildings to provide enhanced passenger and freight facilities. Extension of main pier towards North East, widening of quay wall to South West to improve access to freight yard.

PCP appreciates that the quay extension would play a significant role in securing the resilience and sustainability of mainland transport links. PCP considers that the scale and design of the proposed extension, as well as its method of construction, are broadly acceptable in light of the significant gains that would accrue in terms of the Islands' transport infrastructure.

However, PCP notes that the proposed widening of the South-West section of the quay in order to improve access to the freight yard would remove part of the historic (nineteenth century) quay wall. While PCP acknowledges that concrete reinforcement has been added to the north face of the Inner Berth, thereby masking the historic fabric of the quay, the original nineteenth century structure is still broadly intact. Conversely, the current proposal would remove part of the nineteenth century structure rather than retaining and reinforcing it. Consequently, PCP notes that conservation of the quay's historic fabric must be balanced against widening of the quay to give access to the freight yard. It is also noticeable that the proposed scheme would not (and cannot) remove the vehicle pinch-points at the Mermaid corner, quay piers and junction of the Old and New Quays. Therefore, PCP questions whether there is a pressing need to widen the quay as proposed, given that vehicle access would remain single file and 'pinched' along the route of the quay, and especially in light of the resultant impact on the historic fabric of the quay.