

Introduction

The Harbours Division is committed to developing appropriate marine related commercial and leisure opportunities around the Isle of Man.

The Port St Mary Harbour Improvement Scheme has been set up to carry out investigations, consultation and designs to establish the options for improving the current facilities for boat users within the existing port, and look at the practicalities of building a new marina within the harbour.

With 24hrs tidal access, Port St Mary is an obvious destination for yachtsmen in the northern reaches of the Irish Sea.

The scheme objectives are:

- Protect the existing harbour and reduce the overtopping of the current pier
- Provide a 450 berth marina with suitable protection from the wave climate
- Provide improved onshore facilities including parking, boat storage and new facilities
- Encourage regeneration in the surrounding area

The proposal would:

- Protect the existing Alfred Pier and reduce overtopping
- Provide better protection to existing moorings
- Provide facilities for existing, new and visiting yachtsmen
- Develop job and revenue opportunities

Work carried out so far

- Condition survey of Alfred Pier
- Traffic Assessment
- Wave Modelling
- Environmental Scoping Report

Harbour Masterplan

A Masterplan for the harbour has been developed which seeks to show a concept of what the completed works would look like. Exact buildings location and appearance will be developed at a later stage. The Masterplan indicates:

- 450 marina berths
- Extension and protection of the existing Alfred Pier
- Dredging and land reclamation
- Car parking and traffic improvements
- Boat lift, slipway and boat storage
- Secure marina car parking (270 spaces)
- Public parking (190 incl. 11 disabled)

Building 1 – two storey

- Administration and Security office
- Retail and Commercial space, e.g. Chandlery, Sailing School and Charter office

Building 2 – two storey

- Clubhouse incl. Bar/Restaurant
- Community meeting rooms

Project Stages

Stage 1 – Timescale 5 years

- Carry out strengthening works to the existing Alfred Pier
- Place rock armour to front of existing Pier to reduce overtopping
- Cost £6-8M

Stage 2 – Timescale beyond 5 years

- Extend Alfred Pier by 80m
- Place rock armour to front of extension to reduce overtopping
- Cost £7-10M

Stage 3 – Timescale beyond 5 years

- Construct northern breakwater
- Dredge to -3m CD
- Reclaim land for car and boat parking and marine facilities
- Construct marina facilities
- Install pontoons
- Cost £20-25M

Transport Assessment

AECOM Consultants were commissioned to carry out a transport assessment to determine the likely impact of a marina the village. The main findings are:

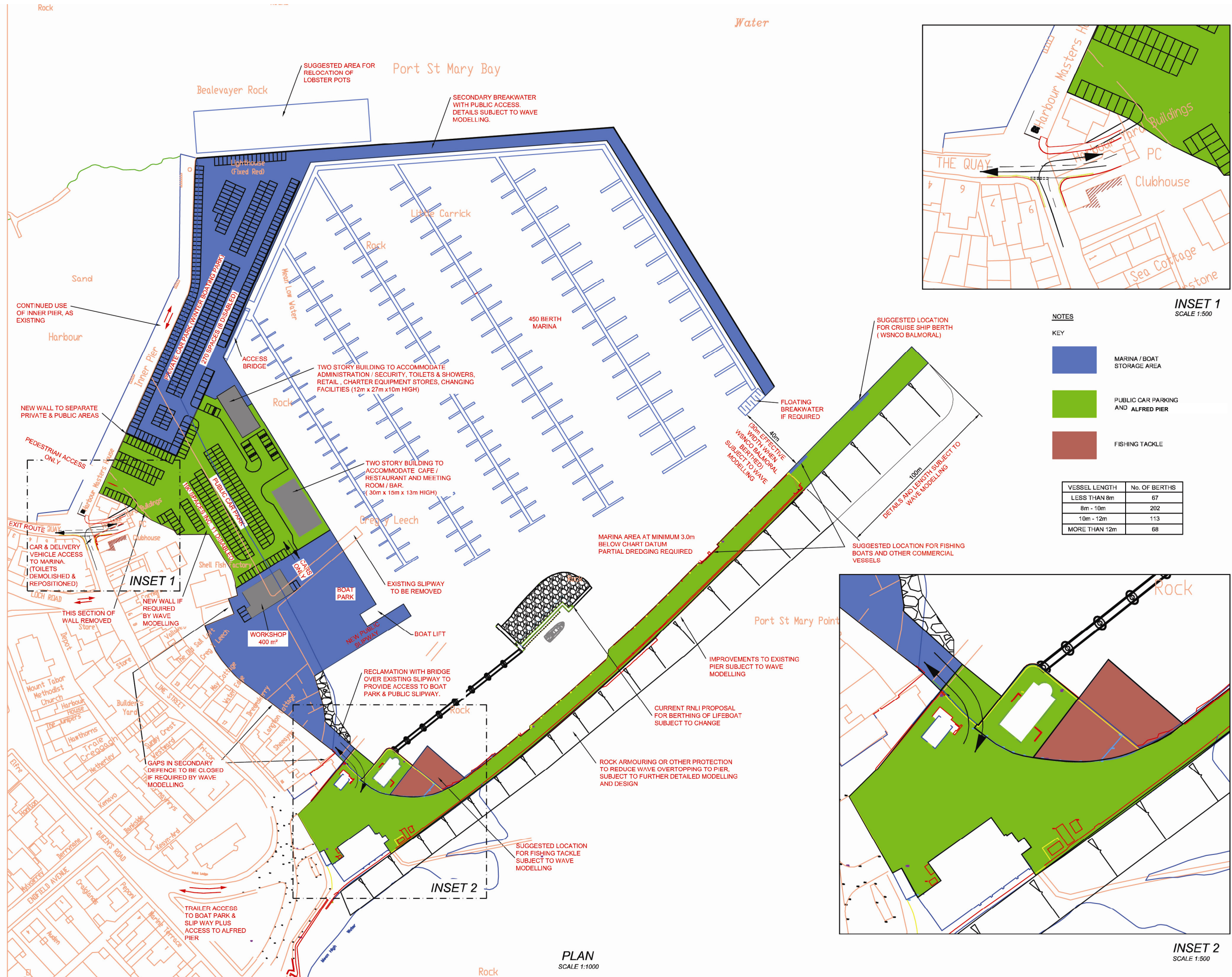
- The existing highway network is more than sufficient to deal with the slightly elevated traffic levels caused by the development
- The additional trips by road are small compared to existing trips. The increase in traffic equals 40 more arrivals and departures during the busiest hour of the day
- Regular public transport services are available to allow visitors to access the town sustainably without impact on the local roads
- Additional vehicles would be easily accommodated within the public and private car parks proposed as part of the development
- There is capacity within the car parks to provide for winter boat storage
- There are no significant accident clusters of note in the vicinity of the development
- Traffic routing changes are proposed around the new marina entrance and exit as shown

For your Port St Mary Harbour Improvements information pack and questionnaire please feel free to contact Aidan McCusker on 686670 or email aidan.mccusker@gov.im Details of the consultation will be available on the Department's website following this consultation.

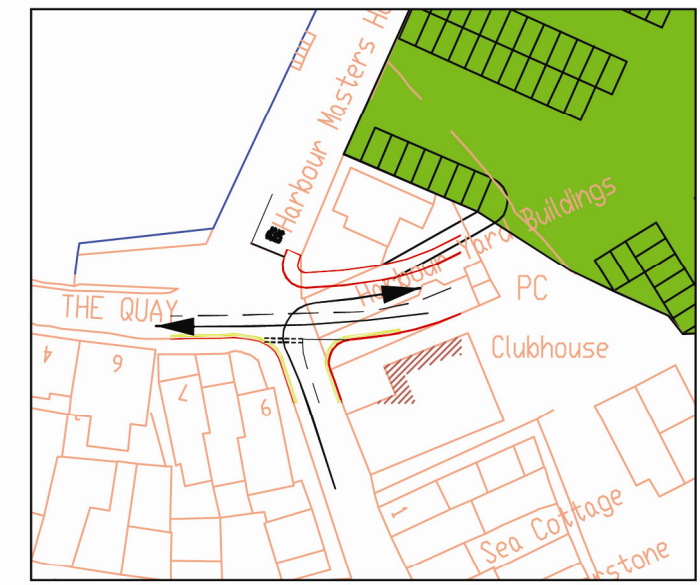


Public Consultation for Proposed Port St Mary Harbour Improvement Scheme

May 2010



PLAN
SCALE 1:1000



INSET 1
SCALE 1:500

NOTES

KEY

- MARINA / BOAT STORAGE AREA
- PUBLIC CAR PARKING AND ALFRED PIER
- FISHING TACKLE

VESSEL LENGTH	No. OF BERTHS
LESS THAN 8m	67
8m - 10m	202
10m - 12m	113
MORE THAN 12m	68



INSET 2
SCALE 1:500