

Department of Agriculture, Environment & Rural Affairs
Marine & Fisheries Division

**LICENCE ISSUED UNDER THE MARINE AND COASTAL ACCESS ACT 2009, PART
4, MARINE LICENSING**

MARINE CONSTRUCTION LICENCE

39 Ringhaddy Road Replacement of Sea Wall, Strangford Lough

Licence Number: ML2025030

PART 1 – PARTICULARS

1. Licensee(s) Name & Address:



2. Names, and operators, of the vessels to be employed to undertake or support the deposit, relocation or removal operations:

To be provided under **Condition 6**.

3. Description of works and nature and quantity of all deposits below Mean High Water Springs:

The marine works consist of a replacement sea wall c. 30m in length and c.2m in height. The existing wall was subject to failure due to age and poor design. The new wall is to be curved, stone-faced, and form a two-tiered terrace. The design merges with the surrounding environment, an improvement to the original and out-of-character sea wall. It also replaces the original wall within the same footprint, generally with the new wall being moved about 400mm landward. It is expected that the remaining marine works will take c.2 weeks to complete, however works will be periodic in order to work with suitable tides. The new sea wall will be constructed from 54m³ of concrete and 3.7 tonnes of steel. The construction methodology of the wall will include removal of

the existing wall and foundation (already undertaken), setting up of rebar and formwork for the new wall, and pouring and setting of concrete. The removal of the existing wall and foundation was undertaken by creating an excavation behind the wall on the landside. This excavation was above the MHWS level and facilitated access to demolish the wall by an excavator from the dry, which meant no machinery was present on the foreshore. The excavation also allowed rubble to fall towards the land, rather than onto the foreshore.

4. Location of works:

Latitude: 54.448791
Longitude: -5.6338090

5. Valid:

From: 15/01/2026
Until: 14/01/2027

6. Licence Documentation

Marine Licence Application Form (dated 11/07/2025)
Location Drawings (dated 11/07/2025)
Technical Drawings (dated 11/07/2025)
Method Statement (dated 11/07/2025)
Planning Consultation (dated 11/07/2025)
sHRA (dated 11/07/2025)

PART 2 - CONDITIONS

Licence Condition(s):

NOTE: FAILURE TO COMPLY WITH THE LICENCE CONDITIONS BELOW MAY RESULT IN ENFORCEMENT ACTION BEING TAKEN

1. The Licensee(s) must commence works within **12 months** of the date of issue of this licence.
2. All conditions of this licence bind any persons whom, for the time being, owns, occupies or enjoys any use of the works for which this licence has been granted, in relation to those licensed activities authorised under section 66 of the 2009 Act, whether or not the licence has been transferred to that person.
3. The Licensee(s) must receive written authorisation from the licensing authority to assign or transfer the consent. The licensing authority must confirm in writing to both the original Licensee(s) and any proposed new Licensee(s) that the licence has been transferred/assigned before any works may commence under the new Licensee(s).

4. The Licensee(s) shall not carry out any licensable activity other than that detailed in the Marine Licence application documents received by the licensing authority, and deemed complete on **14th July 2025**. The Licensee(s) shall contact the Department if it is proposed to vary the materials or methods to be used from those described in the documentation supplied in connection with the Marine Licence application.
5. The licensee (s) must commence works in line with condition 1 and complete works within the valid dates of this licence. After that date, the licence will expire in accordance with section 71 (4) of the Act.
6. The Licensee(s) must ensure that the Department is informed of any contractor appointed to carry out part or all of the works by email to MLComplianceandEnforcement@daera-ni.gov.uk **no less than 7 working days** before the commencement of the licensed activity. The licence holder must ensure that a copy of this licence and any subsequent revisions or amendments has been provided to, read and understood by any agents, contractors or sub-contractors that will carry on any licensed activity authorised by this licence on behalf of the licence holder.

Prior to the commencement of the Licensed Activity

7. A final Construction Environmental Management Plan (CEMP) with method statement must be submitted to the Licensing Authority, MLComplianceandEnforcement@daera-ni.gov.uk , at least **4 weeks** prior to the commencement of construction setting out effective avoidance and mitigation methodologies for the protection of the water environment. This must be approved in writing by NIEA Water Management, WMUPlanningConsultations@daera-ni.gov.uk .

Reason: *To ensure that all required mitigation measures are in place prior to work commencing to protect the water environment.*

8. The Licensee(s) must ensure invasive species biosecurity measures are in place for all stages of the works and for all equipment used. A copy of the biosecurity plan should be submitted to Marine.Wildlife@daera-ni.gov.uk, for approval at least **4 weeks** prior to works commencing. MLComplianceandEnforcement@daera-ni.gov.uk must be copied in on the correspondence.

Reason: *To prevent the introduction and minimise the spread of marine invasive Non-Native Species.*

9. The Licensee(s) must identify all Marine Users to be notified and inform the Licensing Authority MLComplianceandEnforcement@daera-ni.gov.uk to agree a list at least 15 working days prior to the commencement of work. The Licensee(s) must then issue local notification to agreed marine users – including fishermen’s organisations a minimum of 7 working days prior to commencement of work. MLComplianceandEnforcement@daera-ni.gov.uk must be copied in on the notification.

Reason: *To make local marine users aware.*

10. The Licensee(s) must ensure that HM Coastguard, in this case Belfast Coastguard, is made aware of the all activities to be undertaken 7 working days before commencement of work.

Notification must be made to zone34@hmcg.gov.uk and copied to the Licensing Authority MLComplianceandEnforcement@daera-ni.gov.uk

Reason: *To adhere to Maritime Safety Legislation and to protect human health and marine users.*

11. The Licensee(s) must notify The Source Data Receipt team, UK Hydrographic Office, Taunton, Somerset, TA1 2DN (Email: hdr@ukho.gov.uk; Tel: 01823 337900) at least **10 days** before commencement of the works, to allow for any necessary amendments to nautical charts. The UK Hydrographic Office must also be notified upon completion of the works. MLComplianceandEnforcement@daera-ni.gov.uk must be copied into all notifications.

Reason: *To adhere to Maritime Safety Legislation and to protect human health and marine users.*

During the Licensing Activity

12. In the event of a discovery of an archaeological object and/or remains during the works the licensee(s) must: (1) record the position and details of the site; (2) cease work and (3) report your discovery to and contact MLComplianceandEnforcement@daera-ni.gov.uk immediately so further advice may be sought.

Reason: *To ensure that historic monuments and archaeological objects are protected.*

13. In the event of a discovery of wreck material during the works, the Licensee must report it to the 'Receiver of Wreck' (Maritime and Coastguard Agency) **within 28 days**. The licensee(s) must: (1) record the position and details of the site; (2) cease work and (3) report your discovery to and contact MLComplianceandEnforcement@daera-ni.gov.uk immediately so further advice may be sought.

Reason: *To ensure that recovered wreck material is declared and dealt with appropriately.*

14. Any marine litter collected during the proposed works must be appropriately disposed of at the end of each day, following [DAERA Marine Litter Standing Advice](#).

Reason: *To prevent litter entering the marine environment and adversely impacting Marine Protected Areas.*

15. [DAERA Marine Wildlife Disturbance Standing Advice](#) must be adhered to.

Reason: *To prevent marine mammal disturbance as required under the Conservation (Natural Habitats, etc.) Regulations (Northern Ireland) 1995 (as amended) and the Wildlife (Northern Ireland) Order 1985 (as amended).*

16. Ensure [DAERA Pollution Standing Advice](#) is adhered to.

Reason: *To prevent adverse impacts to Marine Protected Areas, Habitats and Species, as required under the Conservation (Natural Habitats, etc.) Regulations (Northern Ireland)*

1995 (as amended), The Environment Order (Northern Ireland) 2002 and the Wildlife and Natural Environment Act (Northern Ireland) 2011.

17. No fuel/oil should be stored close to the water. Any fuelling required will only occur at a non-hydrologically linked location using a buffer of at least 10m.

Reason: *to reduce the likelihood of accidental spills into the marine environment.*

Upon Completion of the Licensed Activity

18. The Licensee(s) must, within eight weeks after the completion of the licensed works, make a written report to the licensing authority stating the quantity and description of all articles and substances deposited under the authority of this licence. This report is to be submitted to MLComplianceandEnforcement@daera-ni.gov.uk. This report will be held by the Licensing Authority and details considered 'Commercial in confidence' should be marked on the report by the Licensee(s).

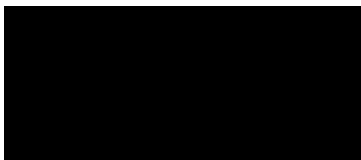
19. The Licensee(s) must inform the licensing authority at MLComplianceandEnforcement@daera-ni.gov.uk of the finishing date of the licensed work within **28 days** of completion.

20. The Licensee(s) must notify The Source Data Receipt team, UK Hydrographic Office, Taunton, Somerset, TA1 2DN (Email: sdr@ukho.gov.uk; Tel: 01823 337900) of completion of the works. MLComplianceandEnforcement@daera-ni.gov.uk must be copied in on the notification.

Reason: *To adhere to Maritime Safety Legislation and to protect human health and marine users*

21. The Licensee(s) must ensure that the topography must be returned to the original profile, or as close as reasonably practicable. Appropriate steps must be taken to minimise damage to the shoreline resulting from the works.

Signed on behalf of the Department:



Dated: 15th January 2026

NOTE:

(1) The licensing authority would advise that this licence does not negate the licensees' responsibility to gain any other environmental or access permissions that may be required to progress the works.

(2) Under Part 4, Chapter 1, paragraph 72 of the **Marine and Coastal Access Act 2009**, the licensing authority may revoke, vary or suspend this licence if it appears to the authority that the holder is in breach of a condition included in it, or if it appears to the authority that the licence ought to be varied, suspended or

revoked because of a change of circumstances relating to the marine environment or human health, including a change in scientific knowledge. A revocation, variation or suspension may also be enforced in the interests of safety of navigation.

(3) A person who deposits material in contravention of the terms of a licence is guilty of an offence under Section 85 of the Act. It is a defence under paragraph 86 (1) for a person charged with such an offence to prove 'force majeure'. However they are also required to prove that they took steps within a reasonable time to inform the licensing authority of all details pertaining to the incident contained in paragraph 86 (2). The licensing authority shall be obliged to report force majeure cases immediately to the OSPAR Commission.

(4) Attention is drawn to the necessity of complying where appropriate with the **Radioactive Substances Act 1960**, the **Prevention of Oil Pollution Act 1971** and to the **Merchant Shipping (Dangerous Goods) (Amendment) Rules 1968**.

(5) If within 28 days of the issue of a licence the person to whom it was issued requests the licensing authority to give him notice in writing of the reasons for the inclusion of any provision in it, the Authority shall comply with his request within 28 days of receiving it.

(6) Anyone who fails to comply with a condition on a Marine Licence commits an offence under Section 85 of the **Marine and Coastal Access Act 2009**, and may be subject to enforcement action. Possible enforcement actions are compliance notices, remediation notices, fixed monetary penalties and variable monetary penalties. In the worst cases, a person found guilty of an offence on summary conviction may be subject to a fine not exceeding £50,000. In addition, a person found guilty of an offence on conviction on indictment, to a fine or to imprisonment for a term not exceeding two years or to both. Further details can be found at our guidance note

<https://www.daera-ni.gov.uk/sites/default/files/publications/doe/marine-licensing-guidance-enforcement-under-part-4-marine-and-coastal-access-act%2C-2009-may-2016.pdf>

INFORMATIVES:

Maritime & Coastguard Agency advice on Navigational Safety

- The Licencee(s) should consider adopting the Port Marine Safety Code (PMSC), which sets out a national standard for every aspect of port marine safety. The Code is not mandatory, however it is endorsed by the UK Government, devolved administrations and representatives from across the marine industry sector. It is applicable to both Statutory Harbour Authorities (SHA) and non-SHAs including marinas, terminals, marine berths and jetties. The Department for Transport also publishes the PMSC Guide to Good Practice which provides useful information and detailed guidance on the safe management of these facilities, and is intended to supplement the Code. This can be found here: <https://www.gov.uk/government/publications/a-guide-to-good-practice-on-port-marine-operations>
- The Licencee(s) should be made aware bunding and/or storage facilities must be installed to contain and prevent the release of fuel, oils, and chemicals associated with plant, refueling and construction equipment, into the marine environment.

DAERA advice on preventing water pollution

- The Licensee(s) should comply with all the relevant NIEA Standing Advice documents and Guidance for Pollution Prevention (PPG/GPPs) available at: <https://www.daera-ni.gov.uk/publications/standing-advice-development-may-have-effect-water-environment-including-groundwater-and-fisheries>

- The Licensee(s) shall ensure that measures are in place to prevent pollution of surface or ground water as a result of the activities on site, both during construction and thereafter. Guidance for Pollution Prevention (GPPs) documents can be obtained at: <https://www.netregs.org.uk/environmental-topics/guidance-for-pollution-prevention-gpp-documents/>
- The contractor / person carrying out the works is responsible for ensuring that any and all required mitigation measures are in place and ultimately under the Water (Northern Ireland) Order 1999 is liable for any discharge or deposit, whether knowingly or otherwise, of any poisonous, noxious or polluting matter so that it enters a waterway or water in any underground strata.
- The Licensee(s) should be aware that it is an offence under the Water (Northern Ireland) Order 1999 to discharge or deposit, whether knowingly or otherwise, any poisonous, noxious or polluting matter so that it enters a waterway or water in any underground strata. Conviction of such an offence may incur a fine of up to £20,000 and / or three years imprisonment.

DAERA advice on protection of archaeological objects

- The Licensee(s) attention is drawn to Article 42 of the **Historic Monuments and Archaeological Objects (NI) Order 1995** that requires finders of archaeological objects to report within 14 days to a relevant authority.

DAERA advice on recovery of wreck material

- The Licensee(s) must report any recovered wreck material to the Receiver of Wreck (Maritime and Coastguard Agency) in accordance with the **Merchant Shipping Act 1995**.

DAERA advice on marine litter

- Any marine litter collected during the proposed works must be appropriately disposed of, to prevent litter entering the marine environment and adversely impacting Marine Protected Areas.

Marine Conservation informative

Construction materials should be kept above the Medium High Water Mark (HMWM) to ensure they don't become accidental marine litter.

- All associated equipment, machinery and vessels should undergo regular Check Clean Dry procedures as outlined here. [Check Clean Dry](#)
- Equipment should be left to dry between use whenever possible.
- Fouling animals and plants should be routinely removed and disposed of in waste facilities away from the marine environment.
- The biofouling material and water used for cleaning should not re-enter the marine environment.
- Staff should be provided with INNS identification guides (can be downloaded from here) as an aid and any suspect INNS should be photographed and reported to CEDaR and DAERA.
- A contingency plan should be produced so that staff are aware of the appropriate procedures if they do find a potential INNS.
- A biosecurity plan and contingency should be produced prior to survey works so that staff are aware of the appropriate procedures if they do find a potential INNS

Marine Licensing informative

- Any person authorised by the licensing authority will be permitted to inspect the licensed activity at any reasonable time.
- The Licensee(s) must ensure that copies of the licence are available for inspection by any authorised Enforcement Officer at:
 - a. The premises of the Licensee(s)

- b. The premises of the operating facility
- c. The site of the works (including on board vessels)

DAERA Standing Advice

The applicant's attention is drawn to the following links which provide standing advice to be considered:

- [Planning in the Coastal Area](#)
- [DAERA Standing Advice – WTR – Pollution Prevention Guidance – Sept 2022 Final.pdf \(daera-ni.gov.uk\)](#)
- [DAERA Standing Advice – Marine Litter.pdf \(daera-ni.gov.uk\)](#)
- <https://www.daera-ni.gov.uk/articles/marine-invasive-non-native-species-guidance>
- [Marine Wildlife Disturbance](#)
- [Marine Map Viewer](#)
- [Decisions by marine policy – authorisation decision](#)

APPENDIX A – insert map of location

