



Department of  
**Agriculture, Environment  
and Rural Affairs**

[www.daera-ni.gov.uk](http://www.daera-ni.gov.uk)

**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**

**Licence to install an outfall pipe to service a proposed development on Stockbridge Road,  
Donaghadee**

**Licence Number:** ML2025064

**PART 1 – PARTICULARS**

**1. Licensee(s) Name & Address:**

████████████████████  
Westland House,  
Westland Road,  
Belfast,  
Co. Antrim.  
BT14 6TE

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

To be provided as per Condition 6.

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

Construction of a new surface water sewer on Stockbridge Road, Donaghadee. This will include excavation, laying and reinstatement of 5m of 200mm diameter uPVC outfall pipe.

Below the MHWS mark, the existing concrete seawall will be dismantled to allow for laying of outfall pile, before being re-constructed to its original condition. Large stones on the beach will be removed prior to work commencing and replaced upon completion of the outfall.

**4. Location of works:**

Works will take place on Stockbridge Road, Donaghadee: Irish Grid Reference J 56996 82143 (54.663091 N, -5.5673298 W).

Refer to **Appendix A, Figure 1.**

## **5. Valid:**

From: 02 April 2026

Until: 01 April 2027

## **6. Licence Documentation**

- Marine Construction Licence Application Form – (dated 07 March 2025)
- Habitats Regulation Assessment (HRA) – (dated 03 September 2025)
- Construction Environmental Management Plan (CEMP) – (dated 13 November 2025)
- Method Statement – (dated 12 November 2025)
- Details of Permanent Deposits below MHWS – (received 21 November 2025)
- Site Map – (dated 19 November 2025)

## **PART 2 - CONDITIONS**

The Department of Agriculture, Environment & Rural Affairs (referred to as the licensing authority) authorises the Licensee(s) to deposit in the sea, the substances or articles (except for dredged material) used in the execution of works described in Part 1 of this licence. This licence is subject to the under-mentioned condition(s):

### **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 with **12 months** of the date 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) must 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 09 January 2026. 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. This information should be provided to the Department by email to [MLComplianceandEnforcement@daera-ni.gov.uk](mailto:MLComplianceandEnforcement@daera-ni.gov.uk) no less than 24 hours 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) must be submitted to [MLComplianceandEnforcement@daera-ni.gov.uk](mailto:MLComplianceandEnforcement@daera-ni.gov.uk) at least **4 weeks** prior to the commencement of construction to ensure effective avoidance and mitigation methodologies have been planned for the protection of the water environment.

**Reason:** To prevent pollution of the water environment during construction activities and to ensure appropriate measures are in place to manage fuels, chemicals, and site drainage in accordance with best practice and relevant pollution prevention legislation.

8. A notification must be sent to The Source Data Receipt team, UK Hydrographic Office (email: [sdr@ukho.gov.uk](mailto:sdr@ukho.gov.uk)) of commencement of the licensed activities, at least **10 days** before commencement of the works. The information supplied must include the start date and end date, a description of the works, positions of the work area (WGS84), and details of any marking arrangements. A copy of the notification must be sent to the DAERA within **5 working days** of the notification being sent.

**Reason:** To adhere to maritime safety legislation and to protect human health and marine users.

9. A biosecurity plan must be submitted and agreed by the Department at least **4 weeks** before works commence, this should be submitted to [Marine.Wildlife@daera-ni.gov.uk](mailto:Marine.Wildlife@daera-ni.gov.uk) . [MLComplianceandEnforcement@daera-ni.gov.uk](mailto:MLComplianceandEnforcement@daera-ni.gov.uk) must be copied into the correspondence.

**Reason:** To prevent the introduction and spread of invasive non-native species as required under the Wildlife (Northern Ireland) Order 1985 (as amended).

10. A revised Habitats Regulation Assessment, which included the SAC(s) within range for marine mammals should be submitted and agreed by the Department at least **4 weeks** before works commence. This should be submitted to [Marine.Wildlife@daera-ni.gov.uk](mailto:Marine.Wildlife@daera-ni.gov.uk). [MLComplianceandEnforcement@daera-ni.gov.uk](mailto:MLComplianceandEnforcement@daera-ni.gov.uk) must be copied into the correspondence.

**Reason:** To ensure that mobile marine mammals are included in environmental assessments.

11. A full environmental assessment, including in combination effects with other discharges/sewage outfalls, should be submitted and agreed by the Department at least **4 weeks** before works commence. This should be submitted to [Marine.Wildlife@daera-ni.gov.uk](mailto:Marine.Wildlife@daera-ni.gov.uk). [MLComplianceandEnforcement@daera-ni.gov.uk](mailto:MLComplianceandEnforcement@daera-ni.gov.uk) must be copied into the correspondence

**Reason:** To determine the likelihood of significant impacts which could arise associated with the proposed works.

12. The Licensee(s) must identify all Marine Users to be notified and inform the Licensing Authority [MLComplianceandEnforcement@daera-ni.gov.uk](mailto:MLComplianceandEnforcement@daera-ni.gov.uk) to agree a list at least **5 working days** prior to the commencement of work.

**Reason:** To ensure all relevant local marine users are to be made aware of the works.

13. The Licensee(s) must complete a wildlife survey for Otters (*Lutra lutra*) within the work site with a buffer radius of 30m. All results from the survey must be sent to [MLComplianceandEnforcement@daera-ni.gov.uk](mailto:MLComplianceandEnforcement@daera-ni.gov.uk) at least **4 weeks** before works commence.

**Reason:** To ensure the protection of protected otter species under the Wildlife (Northern Ireland) Order 1985

14. 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](mailto:MLComplianceandEnforcement@daera-ni.gov.uk) must be copied in on the notification.

**Reason:** To make local marine users aware of the works.

***During the Licensed Activity***

15. The licensee(s) shall ensure that all mitigation measures included in the marine licence application package, including those set out in the Construction Environment Management Plan (CEMP) and Habitats Regulations Assessment (HRA), are implemented for the duration of the licensed activities.

**Reason:** To ensure that disturbance and physical damage to Marine Protected Areas, intertidal and subtidal habitats and communities are minimised, as required under the Conservation (Natural Habitats, etc.) Regulations, The Marine Act (Northern Ireland) 2013 and The Environment Order (Northern Ireland) 2002.

16. 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) not disturb the site further and (3) report your discovery to and contact [MLComplianceandEnforcement@daera-ni.gov.uk](mailto:MLComplianceandEnforcement@daera-ni.gov.uk) immediately so further advice may be sought.

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

17. 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**.  
[MLComplianceandEnforcement@daera-ni.gov.uk](mailto:MLComplianceandEnforcement@daera-ni.gov.uk) should be copied into any correspondence.

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

***Upon Completion of the Licensed Activity***

18. The Licensee(s) must inform the licensing authority of the finishing date of the licensed work within **28 days** of completion.
19. 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](mailto:MLComplianceandEnforcement@daera-ni.gov.uk)
20. The Licensee(s) must within **eight weeks** after the completion of the licensed works, send a report of the details of the final build to the UK Hydrographic Office to enable Admiralty Navigational products to be updated. This report should be submitted to [MLComplianceandEnforcement@daera-ni.gov.uk](mailto:MLComplianceandEnforcement@daera-ni.gov.uk) and [SDR@UKHO.gov.uk](mailto:SDR@UKHO.gov.uk).

Signed on behalf of the Department:



Dated: 02 April 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 Licensee(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>"

### **Maritime & Coastguard Agency advice on pollution prevention**

- The Licensee (s) should ensure that bunding and/or storage facilities is installed to contain and prevent the release of fuel, oils, and chemicals associated with plant, refuelling and construction equipment, into the marine environment.

### **DAERA advice on marine safety**

- [Zone34@hmcg.gov.uk](mailto:Zone34@hmcg.gov.uk) should be notified prior to commencement of activities. DAERA should be sent a copy within 5 days of the issue of this notification.

### **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.
- If there is any potential during the construction phase of the development for contaminants such as oil, cement, silt, soil etc. to be discharged into the surface water environment (soakaway or waterway), then adequate treatment prior to discharge will be needed and also a consent to discharge site drainage and/or dewatering effluent under the **Water (Northern Ireland) Order 1999** will be required. The relevant consent to discharge application form, as well as guidance and details of fees are also available at: <https://www.daera-ni.gov.uk/articles/regulating-water-discharges>.
- The Licensee(s) should be aware that no fuel or oil should be stored close to the marine environment and that any refuelling should only occur at a non-hydrologically linked location using a buffer of at least 10 m. This will reduce the likelihood of accidental spills into the marine environment.

### **DAERA 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 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 pollution**

- Given the proposal's proximity to the marine environment, there is a risk of pollutants (e.g. sediment, fuel) entering adjacent waterways and dispersing into the marine ecosystem. We therefore advise that [DAERA Pollution Standing Advice](#) is strictly followed to minimise the risk of significant adverse impacts. All fuel storage and operations should be located at least 10m from the marine environment and in areas not hydrologically connected to it.

- Following DAERA Pollution Standing Advice will help to prevent adverse impacts to Marine Protected Areas (MPAs), 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.

#### **NIEA Water Catchment Unit advice on marine pollution**

- Suitable arrangements to deal with concrete-contaminated washings/run-off must always be in place to prevent pollution. Treated or untreated washings / run-off must never enter any drain, or surface water. Wash waters / run-off from concrete and cement activities should never be discharged into the water environment. WCU would recommend that any such effluent be collected and contained for disposal at appropriately licenced premises.
- The Licensee(s) should note that all works must comply with the Control of Pollution (Oil Storage) Regulations (Northern Ireland) 2010 – this is a regulatory requirement.
- The Licensee(s) should note that 'double-skinned' bowsers and/or tanks do not comply with the Control of Pollution (Oil Storage) Regulations (Northern Ireland) 2010 - integrally bunded tanks do comply.

#### **DAERA advice on marine litter**

- This proposal has the potential to generate marine litter through operations within the marine environment. However, it also presents an opportunity to remove existing litter. We recommend:
  - Litter is collected and appropriately disposed of during works.
  - Adequate waste facilities (bins/bags) are provided or pointed out.
  - Consideration is given to litter prevention throughout the project lifecycle
- We advise adherence to the [DAERA Marine Litter Standing Advice](#) to reduce the risk of marine litter entering the environment and adversely impacting Marine Protected Areas, Habitats and Species, as required under the Environment Order (Northern Ireland) 2002, Draft Marine Plan for Northern Ireland 2018 and the UK Marine Policy Statement.

#### **DAERA advice on Seals**

- We would like to make the Licensee(s) aware that August is a peak month for Harbour seals to haul out, as this is when they undergo their annual moult of their fur coat. Through September, Harbor seal numbers tend to decline, however, significant numbers of Grey seals come ashore to have their pups throughout the late autumn. Therefore, when planning for the time period to conduct these works, the contractor should be aware of this information and consider avoidance of these time periods.

#### **DAERA advice on wildlife disturbance**

- The Licensee(s) should ensure that [DAERA Marine Wildlife Disturbance Guidance](#) should be followed at all times to prevent wildlife disturbance as required under the Conservation (Natural Habitats, etc.) Regulations (Northern Ireland) 1995 (as amended) and the Wildlife (Northern Ireland) Order 1985 (as amended).

#### **Standing Advice and Guidance**

- [DAERA Marine Invasive Non-native Species Guidance](#)
- [Check Clean Dry](#)
- [Decisions affected by marine policy - authorisation decisions](#)
- [DAERA Discharges to the water environment Standing Advice](#)

**Appendix A** - Figure 1. Location of the works demarked by a redline boundary.

