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# Wirral Local Authority Web Site plans for Sailing School and W.K Marine Lake

Posted by Anonymous - 2004/07/21 14:24

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Look shocking, no car park, replaced by hotels and apartments, looks like everthing is being thought of apart the actual users of the Marine Lake.

\*\* Original Source link \*\*

## The Sail Option 1

The redevelopment of the sailing school is maximised by utilising the existing Council-owned car park adjacent to Dee Lane.

The car park location is the perfect site for a new 80-150 bed hotel building with an integral quality restaurant and bar facility making use of the extensive views over the Dee Estuary.

In order to offset the loss of car parking, a deck of parking could be added to the Safeway Car Park and could be supplemented by parking at strategic locations along South Parade.

A replacement sailing school facility is proposed on the existing site in an iconic new building. It is proposed to include:

- West Wirral Coast and Countryside Interpretation Centre, specifically focusing on the offer of Hilbre Island and making wider connections to the Mersey Waterfront Regional Park and Wirral Waterside Way;

- watersports centre to include all existing facilities;

- beach and Marine Lake changing facilities;

- marine retail centre;

- toilets.

## The Sail Option 2

The existing Sailing School is proposed to be replaced by an iconic new building to include:

- West Wirral Coast and Countryside Interpretation Centre;

- watersports centre to include all existing facilities;

- beach and Marine Lake changing facilities;

- marine retail centre;

- restaurant and bar

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- toilets.

The existing Marine Lake slipway and car parking area would be developed to take account of its stunning location and views. Possible end uses could be high quality apartments or a hotel.

Any loss of car parking would be balanced by the retention of the Council-owned car park adjacent to Dee Lane and could be supplemented by parking at strategic locations along South Parade.

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## Wirral Local Authority Web Site plans for Sailing School and W.K Marine Lake

Posted by Shawn - 2004/07/21 17:28

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shit feck - Someones got to be having a laugh here. That's plain loopy.

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## Wirral Local Authority Web Site plans for Sailing School and W.K Marine Lake

Posted by mark - 2004/07/21 17:33

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I have a feeling the council will not care two hoots about the proposed "wind shadow" at West Kirby.

Wildlife however is far more of a concern to the council. I suggest enrolling the local bird watching club to the plight. They obviously have some influence "Winter sailing restrictions".

good luck

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## Wirral Local Authority Web Site plans for Sailing School and W.K Marine Lake

Posted by Ernie - 2004/07/21 17:52

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well as it say's on the website.....

We welcome your views and thoughts you have and would ask you to send your comments to the following address:

Andrew Teage

Building Design Partnership

Sunlight House

PO Box 85

Quay Street

Manchester

M60 3JA

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Or you can email your views to a-teage@bdp.co.uk

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## Wirral Local Authority Web Site plans for Sailing School and W.K Marine Lake

Posted by jose - 2004/07/21 19:58

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I think the best thing is to start making people aware about the plans, at the end of the day is only a consultation. If there is no noise, they will go ahead but if there is enough groups of people complaining, not just windsurfers and kitesurfers, they will not!! We need to get a wide range of people involved.

Ernie: Any chances of e-mailing all the members of iwindsurf to send comments to the chap you've just mentioned.

I'll try to e-mail some people for advice.

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## Wirral Local Authority Web Site plans for Sailing School and W.K Marine Lake

Posted by Big\_K - 2004/07/23 12:37

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BDP or Building Design Partnership are a developers / designers and will most likely delete your emails unread and or bin your letters. They are looking to make profit!!!

You would be better directing your comment to the council planners and WK's locally elected representative.

For what it is worth the council have imposed a ban (meant to last ten years but no doubt will be reviewed before then) following government guidelines on the construction of dwellings in West Wirral apart from a 1 for 1 (ie demolish a bungalow and put up a house to replace it)

K

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## Wirral Local Authority Web Site plans for Sailing School and W.K Marine Lake

Posted by Shawn - 2004/07/23 13:20

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copy of e mail sent to developer and ward cllrs - for info. Should anyone else wish to comment, the ward councillors are:

Councillor Geoffrey Watt (Con) - West Kirby & Thurstaston Ward

41 Croome Drive, Grange, West Kirby, Wirral, CH48 8AD no email address available so you'll have to post it!

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Councillor Jeffrey Green (Con) - West Kirby & Thurstaston Ward

Leader of the Conservative Group

181 Irby Road, Irby, Wirral, Merseyside, CH61 2XE

E Mail : [jeffgreen@wirral.gov.uk](mailto:jeffgreen@wirral.gov.uk)

tel: 0151 648 5913 fax: 0151 648 8926 mobile: 07766 725 125

Councillor David M Elderton (Con) - West Kirby & Thurstaston Ward

Ennis House, 11 Roman Road, Meols, Wirral, CH47 6AG

E Mail [avidelderton@wirral.gov.uk](mailto:avidelderton@wirral.gov.uk)

tel: 0151 632 3195 mobile: 07973 662395 fax: 0151 632 3875 business email: [davidelderton@aol.com](mailto:davidelderton@aol.com)

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Andrew

With reference to <http://www.wirral.gov.uk/pe/hwkmp/westksailing.asp>

I'm sure you're going to get inundated with mails about this development, from concerned windsurfers, boaters and other water sports enthusiasts. I've just had a quick look at the 'masterplan' and must admit to being a tad concerned myself.

West Kirby marine lake is a fabulous spot for water sports and has featured in magazines worldwide because of its almost individual characteristics. It also undoubtedly raises a significant revenue for Wirral MBC through annual memberships and day licences. West Kirby itself benefits greatly from the number of visitors who appear there on a weekly basis throughout the year to take advantage of the conditions.

I commend the decision to work towards the regeneration of west Kirby, it does indeed look a bit 'tired' and could benefit greatly from a suitable scheme (as would those people using the marine lake). However, it is essential to design a scheme which will not spoil the ideal conditions which exist there, as doing so may have an effect opposite to that which is intended. There are other venues not so far away that also benefit from good winds (Crosby marina for one), and which are also popular venues, and I feel it likely that if the conditions at West Kirby were spoilt then a significant number of visitors to that area may well abandon it in favour of other spots.

Any structures built around the marine lake must be carefully considered - I already hear people complaining about the wind shadow caused by cars in the car park when the wind is blowing in certain directions - now imagine what would happen if an "80 -150 bed hotel building with an integral quality restaurant and bar facility" were put there instead.... I think you'd find there was a distinct lack of sailing going on from the sailing club - even more so if the water sports

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enthusiasts were required to carry their equipment a considerable distance to get to the water due to the fact that the hotel will have taken the place of the existing car park.

There's not much else I can add to this that you won't hear again, suffice to say that I'd prefer to drive to Anglesey every weekend than have to carry a load of kit down the road at West Kirby and go sailing behind a huge hotel.

I'd love to hear your comments on the matter and have posted a copy of this email on [www.iwindsurf.co.uk](http://www.iwindsurf.co.uk) (whom it may be beneficial to consult before progressing the scheme any further) and also forwarded a copy to the West Kirby & Thurstaston Ward councillors . We'd all love to see West Kirby improved, but not at the cost of the excellent conditions there.

.....and here's the reply.....

David

Many thanks for your comments and observations on the proposals at West Kirby Marine Lake titled 'The Sail'.

We are aware of the issue of wind shadowing and have highlighted the potential impacts in our final recommendations to Wirral MBC. Any further development of 'The Sail' project by Wirral MBC, which includes the potential for a hotel, will require further detailed feasibility on such impacts.

Regards

Andrew Teage

For Building Design Partnership

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Senior Consultant

0161 8362216

a-teage@bdp.co.uk

edited by: Shawn, Jul 23, 2004 - 05:58 AM

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## Wirral Local Authority Web Site plans for Sailing School and W.K Marine Lake

Posted by Yoda82 - 2004/07/25 10:43

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Hello All.

We at the centre are as much in the dark as the rest of you. However. The hotel they want to build will be on the car park by Safeways and not the licence holders car park as rumour would have it. This is only likely to affect the wind from the north east and east which is already a bad direction.

The centre location will stay in roughly the same place and the same height but with better use of the site area. This is however unlikely if they intend to make it an iconic building (architects do like to F\*\*\* things up don't they). That has more effect on us at the school than the lake users as the building will only effect easterly winds.

To sum up as far as we know the wind will only be affected when blowing from the east which is c\*\*p anyway. Time will tell if this comes to fruition (knowing the council they will spend millions on consultation plans and nothing will come of it). These are my personal feelings anyway. How many times have they tried to do something with New Brighton and it has come to nought.

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## Wirral Local Authority Web Site plans for Sailing School and W.K Marine Lake

Posted by Ernie - 2004/07/26 14:45

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Despite certain comments the correct e-mail address to put views on this subject is/was as per my original post (as the prompt reply to Shawn's e-mail proves), however it also appears the original consultation period has now ended (I need to confirm)

An important point to note is one of the aims of the 8-point Hoylake/West Kirby Master plan.....

6. Improvements to the West Kirby Marine Lake frontage. Whilst the Lake is a major attraction to water-sports enthusiasts all over the region there is a lack of supportive and quality further amenity in the immediate vicinity. In particular the frontage lacks a key focal point, which can provide a wider range of facilities.

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These people are not idiots they know that a huge wad of their income from the lake comes from sail powered sports.

Another point, as Yoda correctly points out, these things can go down the plug hole if we are not constructive in our approach. A re-development of the facilities at the marine lake would be fantastic, as a group of local sailors we need to be unbeat and co-operative and give our feedback in just such a constructive manner.

However pressure brought to bear on the relevent local ward councillors and Planning committee members is also a good alternative, but again should be done in a postive manner. Having had experience of these guys they generally don't know about these things until the meeting where they're voting on it - so gentle, constructive profile raising of the issue/opportunity should be the name of the game.

We should act as a postive group of people the council want to work with (as Darkside/Tattyhead has done with the sailing restrictions) not a bunch of negative minded people who come across as a pain in the arse everytime a new proposal is made.....

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## Wirral Local Authority Web Site plans for Sailing School and W.K Marine Lake

Posted by Anonymous - 2004/07/27 00:06

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This may be good, it may be bad (for sailing and windsurfing). I can't tell without seeing the plans, and knowing the heights of any redevelopments. Does anyone know where we can get hold of the plans? I've emailed the developers to send me a copy, but don't yet know if they will.

Even if it does not affect the quality of the windsurfing, do we have any idea how much disruption there would be in the short term, and how much more it might cost to use the lake?

We should also realise that large structures downwind can affect wind strength and direction, so a high, long or poorly shaped building could cause problems even in 'favourable' wind directions.

In the process of redevelopment, would people favour asking for the marine lake to be enlarged? It could be a condition of approval, to compensate for loss of good sailing area.

We should involve the RYA as they have much experience and more clout than a small body of locals - has anyone told them? It needs to be clear to council officers that at present W Kirby is the best sailing spot for a hundred miles, and it's major assets are a clean wind, easy lakeside parking and launching, and a choice of lake or estuary conditions. There are many locals who chose to live here at least in part because of it. Loss of any of these could be a long term disaster for the sailing community, and for the town's businesses that this activity supports.

At a local level, is the WK sailing club interested? There are many influential people there.

Peter Moore

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## Wirral Local Authority Web Site plans for Sailing School and W.K Marine Lake

Posted by Anonymous - 2004/08/15 10:12

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As for a plan to build a hotel on the Marine Lake car park - glad to see the rumour is wrong. It would be just a tad exposed out there - imagine a W gale on a 10 metre tide! Also it would be somewhat of an eyesore stuck out there. Not so concerned about a Hotel next to the Safeways car park. But where are all the people that go to the beach supposed to

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park? The council spend a fortune keeping that beach clean, these day trippers bring a lot of money to the town.

Richard smith

[www.deeestuary.co.uk](http://www.deeestuary.co.uk)

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## Wirral Local Authority Web Site plans for Sailing School and W.K Marine Lake

Posted by Anonymous - 2004/08/15 10:20

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Any enlargement of the Marine Lake would be extremely unlikely. As well as being very expensive the Dee Estuary is protected by a load of marine and bird protection laws and treaties. This means that any further encroachment on to the sand/mud would have to be approved by various conservation bodies - e.g. Environmental Agency, English Nature and, indeed, the government. Their approval is unlikely to say the least.

Remember the fuss the winter before last when kite surfers were causing disturbance to waders roosting on Little Eye and West Kirby Shore. Luckily disturbance was much lower last winter.

Richard Smith

[www.deeestuary.co.uk](http://www.deeestuary.co.uk)

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## Wirral Local Authority Web Site plans for Sailing School and W.K Marine Lake

Posted by DARKSIDE - 2004/08/15 19:31

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Luck ,had nothing to do with the reduced disturbances.It was through everyone's willingness to comply with the increased restrictions and their hard efforts,in trying to preserve their right to sail at West Kirby,by working with the local bird watching community.{ Sorry ,must have hit a nerve }

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## Wirral Local Authority Web Site plans for Sailing School and W.K Marine Lake

Posted by Anonymous - 2004/09/28 12:39

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I've got a 100 page document that makes uncomfortable reading.

Nothing like the one you'll find at <http://www.wirral.gov.uk/pe/hwkmp/>

Wed 6 October Westbourne Hall 6-8...have your say, looks like a final public workshop.

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## Wirral Local Authority Web Site plans for Sailing School and W.K Marine Lake

Posted by Anonymous - 2004/09/28 14:35

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Go on then, let us know just how uncomfortable is the reading?? if it is that bad, then we should all turn up to the public meeting on the 6th of October if it is going to be the last chance for public involvement.

Sim

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## Wirral Local Authority Web Site plans for Sailing School and W.K Marine Lake

Posted by TwoFish - 2004/09/29 08:52

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and could you let us know the title of this document together with details of where one obtains it?

Consultation on this issue seems 'low key' to put it mildly. Where are the notices at the lake? Where are the letters to lake users (they have our addresses)?

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## Wirral Local Authority Web Site plans for Sailing School and W.K Marine Lake

Posted by Anonymous - 2004/09/29 11:40

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yeah - a quick summary would be appreciated.. and where's the hall, and how'd ya get the document etc.....

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## Wirral Local Authority Web Site plans for Sailing School and W.K Marine Lake

Posted by Anonymous - 2004/10/10 21:12

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Quote:Luck ,had nothing to do with the reduced disturbances.It was through everyone's willingness to comply with the increased restrictions and their hard efforts,in trying to preserve their right to sail at West Kirby,by working with the local bird watching community.{ Sorry ,must have hit a nerve }

Sorry so long replying to this, I couldn't locate this forum again then forgot about it - just happened to come across it again. Anyway - just to say that everyone (birdwatchers, bird wardens, Rangers etc.) fully appreciate the effort that went in to reducing bird disturbance last winter. There was really a big difference for which many thanks. Apologies also that the buoys which mark the no go areas (protecting the bird roosts) were so late going out this year - just an unfortunate combination of circumstances. But they are out there now and you will see that there is a bit more room to sail in - thank Dave Rose (Kite Surfer) for that who has been liasing with the Coastal Ranger.

Richard Smith [www.deeestuary.co.uk](http://www.deeestuary.co.uk)

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