

Cork County Council
Comhairle Contae Chorcaí
Coastal Management and Flood Projects Department



WhitePoint Marina, Cobh

Part 8 Planning Application Report
March 2019

1. Introduction

This planning application is for a marina facility at WhitePoint, Ringmeen, Cobh, Co. Cork which would be developed in partnership with Cobh Sailing Club.

The proposed marina development at Whitepoint, Cobh, Co. Cork will be all tide access marina suitable for the full range of power and sail craft in Ireland today. The marina has been designed to operate in accordance with the requirements of the Blue Flag for Marinas criteria.

2. Description of the Project

In 2010, Cobh Sailing Club was granted planning for a development of a 74 berth marina and associated infrastructure under planning application 10/ 52015. Some of the infrastructure was procured and installed, but the planning application subsequently lapsed prior to substantially completion.

This proposed intends to utilise the existing infrastructure in place and develop a scaled down version of the previously planned development in line with current funding streams.

The proposal would see the installation of floating pontoons, floating breakwaters and access gangways all secured in place with chain and precast block achors. It would have a planned capacity for 25 berths.

A foreshore lease is in place between Cobh Sailing Club and the Department of Housing, Planning and Local Government which covers the extent of the previously proposed larger development.

Please refer to the drawings and technical documents scheduled in App A for more detail on the planned works.

3. Requirements of the Planning and Development Regulations

Section 179 of Part XI of the Planning and Development Act 2000, as amended; and Part 8 of the Planning and Development Regulations 2001, as amended set out the requirements in respect of certain classes of development by or on behalf of local authorities. Part 8 of the Regulations comprises 7 Articles – 79 to 85.

Article 80(1) lists the type of Development to which Part 8 applies and includes at (k) – Any development other than those specified in paragraphs (a) to (j), the estimated cost of which exceeds €126,000, not being development consisting of the laying underground of sewers, mains, pipes or other apparatus. The proposed development is covered under this article.

4. Appropriate Assessment Screening.

An Appropriate Assessment Screening exercise has been undertaken in relation to the potential effects of the proposed development on designated European Sites, taking into account the nature, scale and location of the proposed development. A copy of this screening exercise is including in this planning pack.

It has been objectively concluded that:

- The proposed Project is not directly connected with, or necessary to the conservation management of the European sites considered in this assessment.
- The proposed Project is unlikely to indirectly significantly affect the Qualifying interests or Conservation Objectives of the European sites considered in this assessment.
- The proposed Project, alone or in combination with other projects, is not likely to have significant effects on the European sites considered in this assessment in view of their conservation objectives.
- It is possible to conclude that there would be no significant effects, no potentially significant effects and no uncertain effects if the proposed Project were to proceed.

It is the view of Moore Group Environmental Services that it is not necessary to undertake any further stage of the Appropriate Assessment process.

Part 8 Document Schedule

Scheme Drawings

- CM1199_MA_0401_DWG_01 Location Map 10560
- CM1199_MA_0402_DWG_01 Location Map 2500
- CM1199_MA_0403_DWG_01 Location Map 1000
- CM1199_MA_0404_DWG_01 Cross Sections
- CM1199_MA_0405_DWG_01 Services
- CM1199_MA_0406_DWG_01 Fire Safety
- CM1199_MA_0407_DWG_01 Ferry Access
- CM1199_MA_0408_DWG_01 Typical Anchor Plan
- CM1199_MA_0409_DWG_01 Marina Flow Impact

Technical Reports

- CM1199_MA_R0401_00 Planning Design Report
- CM1199_MA_R0402_00 Construction Method Statement
- CM1199_MA_R0403_00 Fire Safety Plan
- CM1199_MA_R0404_00 Flow Regime Impact Hypothesis
- Whitepoint Marina Appropriate Assessment Screening Report

APPENDIX B. Bodies to whom a Notice and copies of the proposal will be sent as Scheduled in Section 82