PART 8 CHIEF EXECUTIVE’S REPORT
WHITEPOINT MARINA, COBH

2nd May 2019.
Cork County Council

Report under Section 179 of the
Local Government (Planning and Development) Act, 2000

Whitepoint Marina

Installation of ramp access, a floating breakwaters and pontoons with capacity for 25no berths.

Notice in respect of the above was published in the Irish Examiner dated Friday, 15 March 2019 in accordance with article 81 of the Local Government (Planning and Development) Regulations, 2001. The closing date for the receipt of submissions and observations was Friday, 26 April 2019.

1. **Background**
   This planning application is for a marina facility at Whitepoint, Ringmeen, Cobh, Co. Cork which would be developed in partnership with Cove 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.

   In 2010, Cove 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.

2. **Nature and Extent of the Proposed Development**
   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 anchors. It would have a planned capacity for 25 berths.

   A foreshore lease is in place between Cove Sailing Club and the Department of Housing, Planning and Local Government which covers the extent of the previously proposed larger development.
   Cork County Council has “Interest in Title” from the Foreshore Consenting Authority.

3. **Implications with respect to Planning and Development of the area.**
   It is considered that the proposal is consistent with the policies and objectives of the Cobh Municipal District Area Plan (2013), The Cork County Development Plan (2014) and with the proper planning and sustainable development of the area.

4. **Appropriate Assessment**
   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.

   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.

5. Persons or bodies who were notified.
   - Failte Ireland
   - Dept. of Communications, Climate change and the Environment.
   - Port of Cork

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<tr>
<th>Issues Raised</th>
<th>Submission received</th>
<th>Chief Executive’s Response</th>
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<tr>
<td>Dept. of Communications, Climate change and the Environment.</td>
<td>Details of excavations and site investigations shall be submitted to GSI.</td>
<td>The proposed construction will not require site investigation works to be carried out. There are no proposed excavations for the development.</td>
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<td>IFI</td>
<td>Vessels shall not discharge sewerage to adjoining waters.</td>
<td>Cove Sailing club shall install and maintain signage to caution against the discharge of sewage to the adjoining waters and direct users to the existing Cove sailing Club toilet facilities on site.</td>
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<tr>
<td>Sean Crowley</td>
<td>I object to the granting of planning permission on the ground that the applicant has no right to make such an application due to lack of required consent to do so.</td>
<td>The development shall obtain and comply with foreshore consents as required. Cork County Council has “Interest in Title” from the Foreshore Consenting Authority.</td>
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<td>I object to the granting of planning permission on the ground that it would be inappropriate to develop a passenger ferry terminal on the grounds of increased traffic movement on site and no details are provided on the location of support services e.g. ticket office.</td>
<td>This objection relates to the option of using the proposed facility as a future landing point for a ferry to service Spike Island. If this option is exercised all other consents necessary will be obtained and the impact on existing amenities and services will be evaluated.</td>
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<td>I object to the granting of planning permission on the ground that the applicant fails to provide sufficient clarity to determine the overall suitability of the development and its compliance with existing conditions.</td>
<td>The documents submitted for public consultation are in accordance with Section 81 (2) of the Planning and Development Regulations. Cork County Council is satisfied that sufficient detailed information was provided to enable it to assess the application.</td>
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Planning notice. The documents were not available online as per the site notice.

The documents were on public display at the Council offices, Cobh and County Hall as indicated on the site notice and in accordance with Section 81 (1) of the Planning and Development Regulations. The submission comments in relation to the online link is noted but not considered material as there is no statutory requirement for CCC to provide the documents in an online manner.

Section 2.2 of planning report refers to a report that is 14 years old.

Noted but not considered material.

Conflict between App. A page 9 of fire safety plan and Clause foreshore 9.12 of foreshore lease with regard to refueling of vessels.

No re-fueling of vessels will be permitted for the proposed development.

Location of Services berth is not identified nor the locations of the first aid/emergency kits.

15 No. service / emergency bollards are proposed for the development which is more than sufficient given the scale of the marina. Final location of these are to be decided upon agreement with successful contractor prior to construction. It is not proposed to have a single services berth. This may be considered as part of any future plans which will be subject to receiving the relevant statutory consents.

That the applicant has no right to offer “users who do not wish to berth in the marina will be offered an alternative location for their mooring” as indicated Section 8.7 of the planning Design report.

Cove Sailing Club currently has a lease of the foreshore at Whitepoint, Cobh, Co. Cork (FS No. FS005903) which comprises of 2.6287 hectares of foreshore within Cork Harbour. Any swing moorings which may be within the red line of the foreshore lease map may not have the required foreshore lease for their mooring. It is hoped that any affected swing mooring holders will consider berthing their boats in the marina. If they do not wish to do so, every effort will be made to source an alternative swing mooring. The Port of Cork have agreed to facilitate the moving of any swing moorings which may be within the footprint of the foreshore lease area under foreshore No FS005903 to an alternative location.
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<th>The Marina is not sufficiently large enough in scale.</th>
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<td>The proposed development in principal, follows the layout of the original marina proposal which received planning permission (planning number 10/52015). Any further developments which Cove Sailing Club may undertake which may increase the size of the marina will be subject to detailed design and the acquisition of relevant consents.</td>
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<td>The layout does not provide protection to the pontoons on the western end of the proposed development</td>
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<td>The preliminary hydrodynamic (wave) modelling indicated that the significant design waves will be wind generated waves from the east of the harbour. Wind generated waves from the west do not have sufficient distance (Fetch limited) to develop to a height that will impact on the safety of the marina.</td>
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<td>The lack of provision of a pump out waste facility in the proposal would devalue the development</td>
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<td>It is not envisaged that the lack of a pump out facility would devalue the development. The installation of any pump out waste facilities at the proposed location will be subject to detailed design and the acquisition of relevant consents as part of any future extension(s).</td>
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<td>Public access to or movement along the adjacent walkway shall not be interfered with by the operation/construction of the proposed marina.</td>
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<td>Installation of the marina and all infrastructure will take place from barges in the water. While water &amp; power services may need to be brought to the fixed platform, it is considered that the impact of this work on the public is negligible. Public access or movement along the adjacent Five Foot Way will not be restricted curing the operation of the marina.</td>
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<td>Environment constraints and statutory constraints with regard to Foreshore lease application and planning do not allow sufficient time for the procurement, supply and construction of the proposed development.</td>
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<td>Cork County Council is confident that the project can be construction within the statutory constraints subject to funding approval.</td>
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7. Proposed Modifications

There are no modifications to the proposed development exhibited.

8. Conclusion / Recommendations

Having considered the submissions and the internal Reports from the Planning Department, I am satisfied that the proposed development is in accordance with the proper planning and development of the area and recommend to members of Cork County Council that the development should proceed as set out in the Part 8 Planning Documents and drawings as published.

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| Declan Daly  
Divisional Manager | 21/5/19 |