



**APPLICATION FOR A LEASE/LICENCE/PERMISSION UNDER THE
FORESHORE ACT 1933 (AS AMENDED)***

*(This form should **NOT** be used for Applications for Offshore Electricity Generating Stations)*

Please read Guidance Notes before completing this form

USE BLOCK CAPITALS IN BLACK INK

For Office Use

Application Ref. No. _____

Date of receipt. _____

1. A. Name(s) of Applicant(s) in full

Monkstown Bay Marina Company Ltd.

B. Address(es) of Applicant(s) in full

Monkstown, Cork Harbour, Cork.

Telephone 021 4841031

Mobile N/A

Fax N/A

E-mail monkstownmarina@gmail.com

PPS No.

VAT No. I.E. 9579360Q

C. Signature of Applicant

James O'Brien (Director) Date: 23/06/08

(where the signatory is an officer of a local authority or a company, the position held should be stated and the signatory's name should also be provided in block capitals).

D. Name of contact person if different from above

Adam Cronin

Address

Cronin Millar Consulting Engineers,
The Mews, 7 Copperfields, Cobh, Co. Cork

Telephone 021 4815441

Mobile 087 7920630

Fax 021 4815441

E-mail adamcronin@cmce.ie

*** Legislation Applicable**

Foreshore Act, 1933 (No. 12); Foreshore (Amendment) Act, 1992 (No.17); Fisheries and Foreshore (Amendment) Act, 1993 (No. 54), Fisheries (Amendment) Act, 2003 (No. 21); European Communities (Environmental Impact Assessment Regulations, 1989 to 1999; Foreshore (Environmental Impact Assessment) Regulations, 1990 (S.I. No. 220); Planning and Development Act 2000 (No. 30) Part XV

E. Name and Address of Applicant's Legal Advisors

(Applicants are strongly advised to seek legal assistance, prior to agreeing to accept an offer of a foreshore lease/licence/permission as all are legally binding documents. Where an offer is made of a Foreshore Lease/Licence/Permission it will be done through the Applicant's Legal Advisors)

Michael Powell & Co.
48 Grand Parade, Cork

Telephone 021 4270451 **Fax** 021 4270454 **E-mail** sduncan@mlpowell.com

2. (A) A detailed description of the proposed works which are to be carried out on the foreshore.
(Please feel free to use additional sheets, which should be signed and dated).

The proposed works will comprise the installation of an 82 berth marina with access gangway, and fixed platform. The marina will be constructed of floating concrete pontoons and protected from waves by floating concrete breakwaters. The marina will be restrained by a seaflex anchor system. Piling may be installed depending on ground conditions.

(B) A Statement of reason for the works

Provide safe, all tide access, mooring facilities for vessels using Monkstown Bay and Cork Harbour. The marina will be used by members of local sailing clubs, schools, and the general public.
See also Additional Information Section.

A statement of the disturbance to the foreshore, arising from these works, should be attached covering the impact on the marine environment including the impact on coastal erosion, navigation, fishing, fisheries (various species known to inhabit the area), pleasure boating and sailing, air navigation (if appropriate).

(C) Provide the following location details in respect of the area of foreshore for which the

Lease/Licence/Permission is sought

(i) Bay Monkstown Bay, Cork Harbour.

(ii) County Cork

(iii) Geographic co-ordinates in degrees, minutes and seconds

Lat: 51deg 50min 43sec, Long: 8deg 19min 58sec

(iv) OS Map No. 6472-07

(v) Size (hectares) 1.8437 hectares

(vi) Local Authority Cork County Council

3. RECORD OF DOCUMENTS ENCLOSED WITH THIS APPLICATION



An application for a lease or licence must be accompanied by 10 copies (15 copies if there is a possibility of significant impact on the marine environment, such as for sewerage schemes, dredging, marinas and any project requiring an EIS) of all relevant documents.

- (i) **Ordnance Survey Map (Scale of 1:10,560, ie a six inch map)**
Applicants must certify and date all maps submitted, stating the area of foreshore involved in metric measurements (i.e. hectares or square kilometres etc) with the area involved clearly delineated in red thereon. ☒
- (ii) **British Admiralty Chart (largest available scale)** ☒
- (iii) **Decision of planning authority or An Bord Pleanála under Planning Acts (Required)**
Developments on the foreshore require planning permission in addition to a Foreshore Lease/Licence/Permission. All Foreshore Leases, Licences and Permissions are without prejudice to the powers of the local planning authority. Applicants should, therefore, consult initially with the local planning authority regarding their proposal. ☒
- (iv) **Copy of licence under Section 4 of Local Government Water Pollution Act, 1977** ☐
- (v) **Environmental Impact Statement** ☐
- (vi) **Drawings of the structures to be used and/or layout** ☒
- (vii) **Copy of any correspondence with the Department of the Environment, Heritage and Local Government (Heritage and Planning Division)** ☐
- (viii) **Certified copy of Company's Memorandum and Articles of Association (Only one copy is required)** ☒
- (ix) **Certificate of Incorporation of a Limited Liability Company/ Rule Book/Constitution for a Club or Co-Operative Society as appropriate** ☒
- (x) **Other (specify) See cover letter for full schedule of submitted supporting documentation.**

(Note: It may not be necessary to include all of the above documents please refer to the accompanying "Guidance Notes".)

4. Details of any previous Leases/Licences/Permissions received by the applicant for this or any adjoining sites (if appropriate)

- (i) **Date of Lease/Licence/Permission** N/A
- (ii) **Reference number(s)** N/A

5. Is all or any part of the Foreshore (the subject of this application) in private ownership?
(This search should be carried out in the Registry of Deeds and Land Registry and copies of results, including where appropriate, folio maps should be included).

If yes, please provide details of ownership.

The area between the high water mark and the low water mark is in the ownership of Cork County Council. A 99 year lease of this land was granted by Cork County Council on 24th July 2003. See attached letter.

Have adjacent land owners, whose properties may be affected by these works been consulted?

Please provide details/permissions as appropriate.

Yes. See above.

6. Employment Implications (if any) 1 Full time employee, 1 Part time employee.

7. Capital cost of proposed works (€ - Euro) €1,500,000

8. Do the proposed works involve the draw down of European Union or State funding?

No.

If "Yes" give details, including any time restrictions, etc. applying

9. Do the proposed works provide for public use, restricted use or strictly private use? (give details)

The proposed works will provide 74 private berths and 8 dedicated visitor berths.

10. Are there public health/safety implications arising from the proposed works? (e.g. effluent disposal, navigational safety, removal of derelict or dangerous structures etc.)

Navigation lights will be located at the outer corners of the marina in accordance with the specification of the Commissioner of Irish Lights and the Marine Survey Office.

11. Will the works involve the storage and/or disposal of waste?

Yes. See additional information.

If "Yes" please give details of the type of waste and the proposed method of storage and/or disposal (including location)

**Certain developments are subject to the European Communities (Environmental Impact Assessment) Regulations, 1989 to 1999. It is the responsibility of the applicant to consult and comply with these Regulations. Where the relevant threshold in the Regulations is exceeded an application for permission under the Foreshore Acts must include an Environmental Impact Statement (EIS). Applicants are encouraged to seek the Department's opinion at the scoping stage of the EIS.*

An appraisal of the environmental effects of a development below the threshold must be submitted by the applicant to allow the Minister to decide whether it is likely to have significant effects on the environment. Where the decision is "yes" an EIS is mandatory.

In the case of developments on foreshore for, by or on behalf of a Local Authority where an EIS is required, applications should be made to An Bord Pleanála under Part XV, Planning and Development Act, 2000. 10 copies of any applications made under this Act must be sent to this Department at the time of application to An Bord Pleanála.

Note: While every effort will be made to deal promptly with applications, priority will be given to dealing with applications involving public infrastructure, public health, public use and those having employment implications.

Any additional Information

See attached drawings and Foreshore & Design Report.

Section 2B:

The development of this marina will have minimal impact on the foreshore:

Coastal Erosion

The public road is currently protected by a vertical stone seawall. The proposed marina and access platform will not have any adverse impact on the hydrodynamic regime in the area.

Navigation

The proposed marina will provide much needed, safe, all tide access berths. It is expected that many of the existing swing moorings in the area will move into the marina. Navigation in this part of Cork Harbour includes commercial shipping, leisure sailing and rowing. All of the organisations representing these activities have been consulted and are in support of the development.

Fishing Activities

There is no known commercial or leisure fishing activities in the area of the proposed marina.

Fisheries

The potential marine species that may inhabit the area are as follows:

- | | |
|------------------|------------------------|
| ⇒ Sea Sponges | ⇒ Velvet Swimming Crab |
| ⇒ Anemones | ⇒ Hermit Crab |
| ⇒ Common Prawn | ⇒ Sand Goby |
| ⇒ Snake Pipefish | ⇒ Flounders |

The proposed development will have little, if any impact on the above species as it will not involve any dredging and the form of construction of both the marina and access platform will have a minimal footprint on the seabed.

Section 11:

A foul water pump out unit will be installed in the marina to allow boats with holding tanks to discharge their effluent. This waste will be pumped to the existing public foul sewer serving the Monkstown Area.

Solid waste streams will be catered for by the provision of dedicated waste receptacles, which be located behind the security gates at the marina access platform. A bank of waste receptacle bins will have provisions for the following waste streams:

- ⇒ Hazardous (batteries, etc.)
- ⇒ Recyclables (paper, plastic, glass, etc.)
- ⇒ Refuse (general refuse)

The waste facilities will be managed and operated in accordance with Cork County Council requirements. A licensed waste collection company will be appointed to collect all waste streams.

Please send completed application form to:

Foreshore Section

Coastal Zone Management Division

Department of Communications, Marine and Natural Resources

Leeson Lane, Dublin 2

Tel: + 353 1 678 2000

LoCall: 1890 44 99 00

Fax: + 353 1 678 2159

E-mail: foreshore@dcmnr.gov.ie

**Incorrectly completed or incomplete application forms cannot
be processed and will be returned.**