

31st July, 2008.

Ms. Patricia Buss,
Dept. of Agriculture, Fisheries & Food,
Coastal Zone Management Division,
Building "C",
West Cork Technology Park,
Clonakilty,
Co. Cork.

Your Ref. MS 51/8/1340

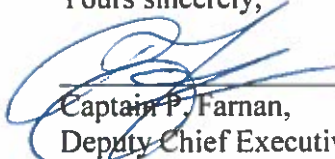
Dear Ms Buss,

Re: Foreshore Application to construct an 82 Berth Marina at Monkstown Cork Harbour

I am pleased to advise that the proposal for the construction of the above marina meets with my approval.

I also confirm that the works in connection with the above application will be carried out in compliance with the Harbour Master's instructions and I am satisfied that the works will not pose a hazard to safe navigation.

Yours sincerely,


Captain P. Farnan,
Deputy Chief Executive/
Harbour Master.

*Copy to M. Cantwell
June 09*

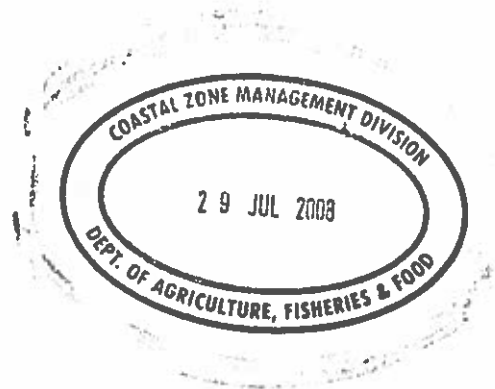
cc Mr James O'Brien



Comhshaol, Oidhreacht agus Rialtas Áitiúil
Environment, Heritage and Local Government

28th July 2008

Our Ref: M2008/102
Your Ref. MS51/8/1340



Eucharía Cotter
Coastal Zone Management Division
Department of Agriculture, Fisheries and Food
Building C
West Cork Technology Park
Clonakilty
Co. Cork

Re: Foreshore application for proposed 82 berth marina with access platform and gangway at Monkstown, Cork Harbour, Co. Cork.

A Chara,

The Department of Environment, Heritage and Local Government has **no objections on nature conservation grounds** to this foreshore licence being granted for this application.

Mise le meas,

Ciara Beddy
Development Applications Unit



Páipéar 100% Athchursáilte
Printed on 100% recycled paper

Cotter, Eucharía

From: Michael Mc Partland [mcpartland@swrfb.ie]
Sent: 18 July 2008 09:57
To: Cotter, Eucharía
Subject: FW: Foreshore Licence Application MS51/8/1340

Eucharía,

4) The Board has no objection to the proposed marina on the understanding that it is of a floating nature and does not involve the infilling of an significant portion of foreshore area. Additionally any works which may result in siltation should be carried out outside the salmon draft net season which runs from June-mid August.

Michael Mc Partland
Senior Environmental Officer
South Western Regional Fisheries Board
Sunnyside House
Macroon
Co.Cork
Phone: 026-41221
Fax: 026-41223
mcpartland@swrfb.ie

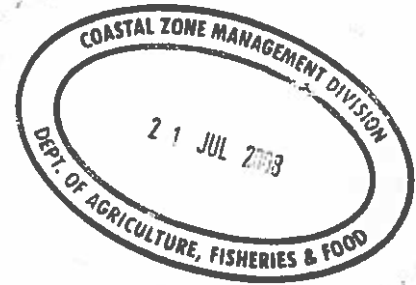
22/07/2008



Comhshaol, Oidhreacht agus Rialtas Áitiúil
Environment, Heritage and Local Government

17th July 2008

Our Ref: M2008/102
Your Ref: MS51/8/1340



Eucharia Cotter
Foreshore Section
Coastal Zone Management Division
Department of Agriculture, Fisheries and Food
Building C
West Cork Technology Park
Clonakilty
Co. Cork

Re: Foreshore application for proposed 82 berth marina with access platform and gangway at Monkstown, Cork Harbour, Co. Cork.

A Chara,

We refer to your recent notification in relation to the above-proposed development. The Department of Environment, Heritage and Local Government has **no objections on underwater archaeological grounds** to this foreshore licence being granted for this application.

X If plans change so that dredging will be undertaken, this Department may have further requirements in this regard. This may entail underwater archaeological assessment or archaeological monitoring of the dredging works, or both. If there is a change to the proposed works, the Underwater Archaeology Unit shall be informed immediately.

Mise le meas,

↑ No dredging required as of application form

Ciara Beddy

Ciara Beddy
Development Applications Unit



Marine Survey Office,
Ballyshannon Town C,
Ballyshannon,
Co. Donegal.
Ireland.

Tel: 071-9822400

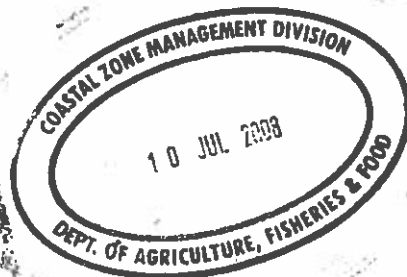
Memorandum to	CZAD – Foreshore Section
Attention	Patricia Buss
Fax No	
From	Nick Cantwell
No of Pages	1
Date	08 July 2008
Reference	MS 51/8/1340 Monkstown Marina .Cork Harbour Co. Cork
CC	

- This office has no objections from a navigational viewpoint to the above application.
- 1)
- In order for charts and nautical publications to be updated **the applicant is required** to inform the British Admiralty Hydrographic Office at Taunton, UK, of the location and nature of the proposed works.
(Fax: 0044 1823 284077, email: hdc@hdc.hydro.gov.uk)
- 2)
- **The applicant is required** to arrange the publication of a local marine notice. This local marine notice should give a general description of operations and approximate dates of commencement and completion. An advertisement in a locally read newspaper will suffice.
 - The views of the Divisional Engineer should be sought.
- 3)
- **The applicant is required** to apply to the Commissioners of Irish Lights (Web Site: www.cil.ie, Fax: 01-6618094, email: marine@cil.ie) for sanction of new aids to navigation and/or alteration of existing aids to navigation in addition to lighting requirements.
 - A letter of authorisation from the Cork Harbour Master should be forwarded to this office.

See letter of 1/8/08

Yours faithfully

Nicholas W. Cantwell
N.W.Cantwell (Capt.)
Nautical Surveyor



Buss, Patricia

From: OShea, Gearoid
Sent: 07 July 2009 10:28
To: Buss, Patricia
Subject: RE: Monkstown Marina MS51/8/1340

Patricia,

I agree with the condition.

Gearoid

From: Buss, Patricia
Sent: 07 July 2009 10:07
To: OShea, Gearoid
Subject: Monkstown Marina MS51/8/1340

Hi Gearoid,

As discussed recently regarding the Shore Based Facilities recommendation 2.2 of your report dated 9th July 2008 I intend to attach the following condition to the lease:

"Shore based facilities shall be provided on site within 5 years of the lease being agreed"

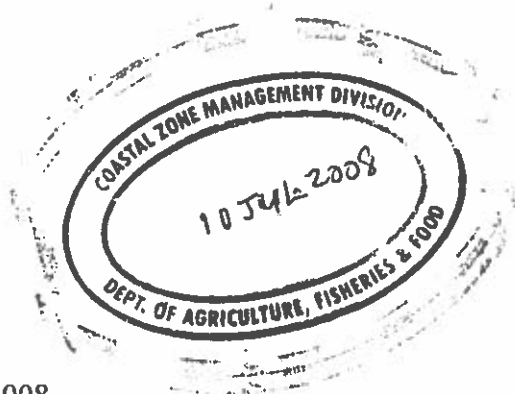
5

Can you please confirm if you agree with this condition?

Regards,

Patricia

07/07/2009



Department of
**Agriculture,
Fisheries and Food**
An Roinn
**Talmhaíochta,
Iascaigh agus Bia**

File Ref: MS51/8/1340

09 July, 2008

Foreshore Section, CZMD

Engineering Report: A foreshore lease/licence application to construct an 82 berth marina, with access platform and gangway at Monkstown, County Cork.

Applicant: Monkstown Bay Marina Company Ltd
Site: Monkstown, County Cork

Cronin Millar Consulting Engineers submitted an application on behalf of Monkstown Bay Marina Company Ltd, for a lease/licence under the Foreshore Acts, to facilitate the above-mentioned marina development.

1.0 Background

A marina development is proposed at Strand Road, Monkstown, County Cork. The development will comprise of 74 private berths, 8 dedicated visitor berths, access gangway and a fixed platform. The marina will be constructed of floating concrete pontoons and floating concrete breakwaters both restrained by a seaflex anchor system.

In my opinion, marinas are vital for future marine development within the Cork Harbour. The current lack of marina berths within the harbour is undesirable.

2.0 Recommendations

2.1 Marina Size and Phases

I understand, from discussions between the applicant and the Engineering Division, that the proposed marina is a phase of a larger marina development. The applicant should indicate how the proposed marina integrates into the larger scheme agreed with John O'Keeffe, Divisional Engineer. 21

2.2 Shore Based Facilities

A map clearly indicating the location of the shored based facilities in relation to the proposed marina should be submitted. If possible, the scale of this map should not be greater than 1:2500. 1

A plan layout of the facilities at the Monkstown Sailing Club building should be submitted. The proposed method of access to the shore based facilities including the methods of access out of normal working hours should also be submitted. 62

The distance between the shore based facilities and the proposed marina is unacceptable. Please inform the applicant that it will be the recommendation of the Engineering Division to place a clause in the proposed lease regarding these facilities. The proposed clause will make it a requirement that such facilities are provided on site within 5 years of the lease being agreed.

2.3 Foreshore lease Map

The 1:1000 scale map should be titled 'Foreshore Lease Map'. An outline of all proposed marina structures and their associated moorings and anchors should be drawn into the proposed foreshore lease map. The layout of the steel piles for the proposed platform should also be indicated. 1

2.4 Proposed Layout Plans

The 1:500 scale Marina Site Plan should show the proposed marinas moorings and anchors. The plan should also show the steel piles layout for the proposed platform.

2.5 Foreshore lease Map

The submitted drawing C285/F/3/A indicates the use of SF Marina Concrete Breakwater Type SF400 sections. The applicant should provide details of the wave study, statistical analysis and subsequent breakwater layout and design. 1

2.6 Monkstown Rowing Club

The applicant should indicate what arrangements or accommodation has been reached with the existing rowing club.



Gearóid O'Shea
Engineer

Murphy, Sylvester

From: OShea, Gearoid
Sent: 13 March 2009 15:58
To: Murphy, Sylvester
Subject: Monkstown Marina 51/08/1340

Sylvester,

I received documents today from Cronin Miller Consulting Engineers regarding the proposed marina at Monkstown. Please find attached my response regarding the submitted details. Mr. Cronin mentioned he forwarded these details to you by post today also.

Regards,

Gearoid

Gearoid O'Shea
Engineering Division
Department of Agriculture, Fisheries and Food
Oak House
Bessboro Road
Mahon
Co. Cork
Tel 021 4515112
Fax 021 4515121
email gearoid.oshea@agriculture.gov.ie

File Ref: MS51/8/1340

13 March, 2009

Department of Agriculture, Fisheries & Food
Foreshore Section
Coastal Zone Management Division,
Johnstown Castle Estate
Wexford

Dear Sylvester,

I received the further information from Cronin Miller Consulting Engineers enclosed with your letter of 22 January 2009. In my opinion, the responses to my report, of 09 July 2008, are satisfactory.

On 13 March 2009, the consulting engineer also submitted further details requested regarding the boundary between private and state owned foreshore in Monkstown. I am satisfied that the larger folio map is sufficient to illustrate the private foreshore mentioned in this application.

I have no objection to this foreshore lease application proceeding to public notice.

Yours Faithfully,

Gearóid O'Shea
Engineering Division

Murphy, Sylvester

From: Terry McMahon [terry.mcmahon@marine.ie]
Sent: 12 March 2009 18:01
To: Murphy, Sylvester
Subject: FW: Foreshore Application for 82-Berth Marina at Monkstown Bay, Cork Harbour File Ref. MS 51/8/1340

Sylvester

Thanks for the e-mail and documents from Cronin Millar Consulting Engineers in relation to the application for a foreshore permit for an 82 berth marina at Monkstown Bay in Cork harbor.

I am satisfied that the applicants have clarified the question of the status of the proposed development i.e. that it is a stand alone project and have confirmed that if any further developments at this site are proposed applications for relevant permits will be accompanied by a detailed EIS.

The DEHLG have previously confirmed that it has no objections to the proposed development on underwater archeological or nature conservation grounds and An Bord Pleanála granted Planning Permission for the development, subject to 6 conditions, on 7th September 2007. The SWRFB have also indicated that it has no objections to the proposal, on the understanding that it is of a floating nature and does not involve the infilling of a significant portion of the foreshore.

On the basis of the above I recommend that a foreshore permit be issued subject to the specific recommendations from Engineering Division of 9th July 2008 and comments from MSO of 8th July 2008.

Terry

From: Murphy, Sylvester [mailto:Sylvester.Murphy@agriculture.gov.ie]
Sent: 03 March 2009 14:28
To: Terry McMahon
Subject: Foreshore Application for 82-Berth Marina at Monkstown Bay, Cork Harbour File Ref. MS 51/8/1340

Terry

With regard to this application, Cronin Millar Consulting Engineers have asked me to forward to you the documents attached below.

They were posted by Cronin Millar on 4 February 2009 but did not arrive in Foreshore Section, possibly because they included the Forest Service as part of the address.

Regards

Sylvester Murphy

Department of Agriculture, Fisheries and Food
Foreshore Section
Coastal Zone Management Division
Johnstown Castle Estate
Wexford

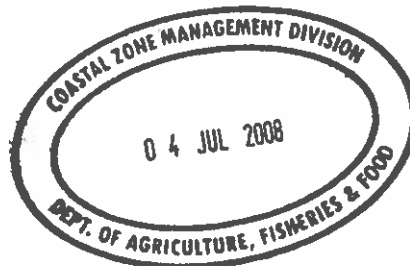
Tel. 053 916 3400 (ext. 3182)

-----Original Message-----

16/03/2009

Sea-Fisheries Operations Unit,
SFPA Headquarters,
Unit G,
West Cork Technology Park,
Clonakilty,
Co. Cork.

T: 023-59309
F: 023-58796



03rd July 2008

Foreshore Section
Coastal Zone Management Division
Dept of Agriculture, Fisheries & Food

Attn Patricia Buss

**FORESHORE LEASE/LICENCE APPLICATION –
MONKSTOWN, CO CORK
D.A.F.F. Ref MS51/8/1340**

1. The attached application has been forwarded by Foreshore Section, Coastal Zone Management; D.A.F.F. for our observations.
2. The proposed area is not located in a Designated Shellfish Production Area.
3. It is considered unlikely that it will interfere with any sea-fishing operations.

Regards,



Christopher Nalty
Sea Fisheries Operations Manager

SFPA Mission Statement

"The Sea-Fisheries Protection Authority's mission is to enforce Sea Fisheries Conservation legislation and Seafood Safety legislation fairly and consistently to ensure that the marine fish and shellfish resources from the waters around Ireland are exploited sustainably and may be consumed safely for the long-term benefit of all"

Comhairle Contae Chorcaí Cork County Council

Dept Agriculture, Fisheries & Food
Building C
West Cork Technology Park
Clonakilty
Co Cork

Planning Department,
County Hall,
Carrigrohane Road, Cork.
Tel (021) 4276891 • Fax (021) 4867007
Email: planninginfo@corkcoco.ie

Web: www.corkcoco.ie

An Rannóg Pleanála,
Halla an Chontae,

Bóthar Charraig Ruacháin, Corcaigh.

Fón: (021) 4276891 • Faics: (021) 4867007

R-phost: planninginfo@corkcoco.ie

Suíomh Gréasáin: www.corkcoco.ie



10/11/2008

Re: Planning Reg. No. 08/9317

Construction of marina to include 285 no. berths, ~~three storey~~ over basement marina building to include storage in basement, cafe/bar/restaurant, gym, provision shop, public toilets on ground floor, changing room, chandlery, marine training room on first floor, boat sales office, marina management office and public toilets on second floor, dedicated gated rowing club area to include single storey rowing club boat/equipment store, slipway & pontoon, provision of 174 no. car parking spaces, information/notice boards, viewing platform & public amenity walkway, bird hide, rock armour protection, diesel and petrol refuelling facilities, foul water pump out facilities, waste deposit facilities and associated infrastructure, reclamation of foreshore to provide for the above, and associated site works to include landscaping, piling and underground bunded fuel tanks and associated vents and ancillary site works at Strand Road Monkstown

A Chara,

I wish to acknowledge receipt of your submission on 07/11/2008 in respect of the above Planning Application.

Mise, le meas,


K. DALY
STAFF OFFICER
PLANNING DEPARTMENT



msc. 18/1340

PLANNING AND DEVELOPMENT REGULATIONS, 2001 - 2002

**ACKNOWLEDGEMENT OF RECEIPT OF SUBMISSION OR
OBSERVATION ON A PLANNING APPLICATION.**

THIS IS AN IMPORTANT DOCUMENT

**KEEP THIS DOCUMENT SAFELY. YOU WILL BE REQUIRED TO PRODUCE THIS
ACKNOWLEDGEMENT TO AN BORD PLEANALA IF YOU WISH TO APPEAL THE DECISION
OF THE PLANNING AUTHORITY.**

CORK COUNTY COUNCIL

PLANNING APPLICATION REFERENCE NO. 08/9317

A submission/observation in writing has been received from:

Dept Agriculture, Fisheries & Food
Building C
West Cork Technology Park
Clonakilty
Co Cork

ON 07/11/2008 in relation to the above planning application.

The appropriate fee has been paid. (not applicable to prescribed bodies)

**The submission/observation is in accordance with the appropriate provisions of the Planning and
Development Regulations, 2001 and will be taken into account by the Planning Authority in its
determination of the planning application.**

**Cork County Council
Planning Authority
County Hall
Cork**


Official's Name
Cork County Council

Planning Authority
Stamp
10/11/2008

5th November 2008

Our Ref: MS51/8/1340

Please quote on all correspondence)

Cork County Council
Planning Department
County Hall,
Carrigrohane Road
Cork

APPLICANT:	MONKSTOWN BAY MARINA COMPANY LTD
PROJECT:	MONKSTOWN
LOCATION:	CORK HARBOUR CORK
PLANNING REF:	08/9317

Dear Mary,

I write in response to your 23rd October 2008 in relation to the above.

This Division requests that a condition be placed on any permission, which may be granted to the following effect:

If any part of the proposed development extends onto, or if any structures are to be placed on foreshore (i.e. below the High Water Mark) or tidal area, or if use of the foreshore is required to facilitate any of the proposed work e.g. for access or storage of materials, machinery etc., the applicant shall consult with Coastal Zone Management Division (CZMD) of the Department of Communications, Marine & Natural Resources and shall obtain a foreshore lease/licence/permission/consent from the Minister for Communications, Marine & Natural Resources if instructed to do so by CZMD, prior to commencement of works on the foreshore or tidal area.

If I can be of any further assistance do not hesitate to contact me.

Yours sincerely



Patricia Buss
Foreshore Section
Coastal Zone Management Division

Block C
West Cork Technology Park
Clonakilty
Co Cork

Cronin Millar Consulting engineers
The Mews
7 Copperfields
Cobh
Co Cork

5th November 2008

Re	Foreshore lease/licence application for marina
Applicant	Monkstown bay Marina Company Ltd
My Ref	MS51/8/1340

F A O Adam Cronin

Dear Adam

I refer to application submitted in May 2008 for permission to construct 82 berth marina with access platform and gangway at Monkstown.

I note that an application has been made to Cork County Council for permission to develop a much larger marina with associated works

Please confirm by return if you propose to proceed with the application on hand, or will there be a new application submitted.

I await your response before advancing the application on hand.

Yours Faithfully

Geraldine Hayes

MARINE LICENCE VETTING COMMITTEE:-

Meeting Held: **The Marine Institute, Harcourt Street Dublin**

Time: **10th December, 2008 at 10.30 am**

In Attendance: **Terry McMahon Marine Institute Chair of MLVC**

Margot Cronin, Marine Institute

Francis O'Beirn,, Marine Institute

Jimmy King, Central Fisheries Board

Declan MacGabhann, Sea Fisheries Protection Authority

Allen Williams, Engineering Division, DAFF

Padraic Dempsey, Dept of Agriculture, Fisheries and Food

Geraldine Hayes, Dept of Agriculture, Fisheries and Food

Grace O'Brien, Dept of Agriculture, Fisheries and Food (Secretary)

MS51/8/1340

As the location of this proposed development is in close proximity to the Cork Harbour SPA the MLVC is of the view that an appropriate assessment, as required under Article 6 of the Habitats Directive, is needed. The MLVC understand that this application is Phase 1 of a larger, 285 berth marina development.

CZMD to clarify this matter with applicant. Due to the proximity of the proposed marina development site to the Cork Harbour SPA the MLVC recommend that an EIS should be submitted by the applicant. ..