

**Cobh Town Council**

**Planning and Development Acts, 2000-2006**

To: M/s. Cove Sailing Club,  
C/o Cronin Millar,  
Consulting Engineers,  
The Mews,  
7, Copperfields  
Cobh  
Co. Cork.

**Register Reference Number: T.P. 10/52015**

Re: Application for Permission received on 14/07/2010

from M/s. Cove Sailing Club

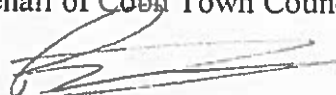
Of: c/o Cronin Millar, Cons. Eng., The Mews, 7, Copperfields,  
Cobh, Co. Cork.

for Installation of 74 berth marina with access platform and  
gangway, underground water treatment unit and associated  
infrastructure

at Whitepoint  
Cobh  
Co. Cork.

Further to Notice dated , Cobh Town Council hereby conveys a grant of Permission for the development described above subject to the conditions set out in the schedule attached to the said Notice of its intention to Grant Permission.

Signed on behalf of Cobh Town Council



**Paraig Lynch**  
**Town Clerk**  
24/01/2011

**NOTE FOR GUIDANCE OF DEVELOPERS**

A grant of Permission does not of itself empower a person to carry out a development unless that person is otherwise legally entitled to do so.



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M/s. Cove Sailing Club  
C/o Cronin Millar, Cons. Eng.  
The Mews  
7, Copperfields  
Cobh  
Co. Cork.

**Cobh Town Council**  
**Carrig House, Cobh,**  
**Co. Cork**

Tel: 021 - 4811307 Fax: 021 - 4811732  
Website: [www.cobhtowncouncil.ie](http://www.cobhtowncouncil.ie)  
Email: [cobhcdc@eircom.net](mailto:cobhcdc@eircom.net)

Your Ref.

Our Ref.

14<sup>th</sup> December, 2010.

**Re: Planning Reg. No. 10/52015:**  
**Installation of 74 berth marina with access platform and gangway,**  
**underground water treatment unit and associated infrastructure at**  
**Whitepoint, Cobh, Co. Cork.**

Dear Sirs,

I attach herewith copy Notification of Decision to Grant Permission for the above development.

Please Note Condition No. 17 with regard to development contributions for parking. The Town Manager has indicated that Cobh Town Council would be willing, in principle, to consider accepting that the parking contribution be paid over 10 years in equal indexed linked instalments. The first instalment would be required to be paid to the Planning Authority prior to the commissioning of the permitted Marina.

In the event that Cove Sailing Club wish to avail of this option full details shall be agreed, in writing, with the Planning Authority prior to the commencement of any development.

Yours faithfully,

**Paraig Lynch**  
**Town Clerk.**

**COBH TOWN COUNCIL**  
**LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 2000-2006**  
**NOTIFICATION OF DECISION TO GRANT PERMISSION [SUBJECT TO CONDITIONS]**

**TO: M/s. Cove Sailing Club**  
**c/o Cronin Millar, Con. Eng.**  
**The Mews**  
**7, Copperfields**  
**Cobh**  
**Co. Cork**

**Planning Register Number:** 10/52015

In pursuance of the powers conferred upon them by the above-mentioned Acts and for the reason set out in the First Schedule hereto, the Council of the Town of Cobh, have, by Order dated 13<sup>th</sup> December, 2010, decided to GRANT PERMISSION for the development of land, namely:-

**Installation of 74 berth marina with access platform and gangway, underground water treatment unit and associated infrastructure at Whitepoint, Cobh, Co. Cork.**

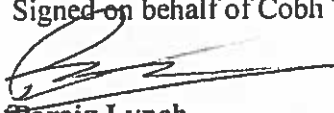
in accordance with the plans and particulars lodged with the Council on 14/07/2010 and in accordance with further information submitted on 18/11/2010 and subject to the 17 No. Conditions set out in the Schedule attached hereto. The reason for the imposition of the said conditions is set out in Column 2 of the Schedule.

An Appeal against the decision of the planning Authority may be made to an Bord Pleanala by any person BEFORE THE EXPIRATION of the period of FOUR WEEKS beginning on the day of the giving of the decision [i.e. the date of the order] of the Planning Authority. [See Notes Attached].

If there is no Appeal against the said decision, a GRANT OF PERMISSION in accordance with the decision will be issued after the expiration of the period within which an appeal may be made to An Bord Pleanala.

It should be noted that until a Grant of Permission has been issued, the development in question is NOT AUTHORISED.

Signed on behalf of Cobh Town Council

  
**Paraig Lynch**  
**Town Clerk.**

**14<sup>th</sup> December, 2010.**

## **FIRST SCHEDULE**

### **Planning Reg. No. 10/52015**

Having regard to the nature and scale of the proposed development and the provisions of the Cobh Town Development Plan, it is considered that, subject to compliance with the conditions attached to the Second Schedule, the proposed development would be in accordance with the provisions of the Development Plan, would be acceptable in terms of public health, safety and public convenience and would, therefore, be in accordance with the proper planning and sustainable development of the area.

**SCHEDULE**  
**PLANNING REG. NO. P.D. 10/52015**

	<b>CONDITION</b>	<b>REASON</b>
1.	The proposed development shall be carried out in accordance with the plans and particulars lodged with the Planning Authority on 14/07/2010 and 18/11/2010 save where amended by the conditions herein.	To clarify the documents to which this permission relates in the interests of the proper development of the site.
2.	<p>[a] Unless otherwise agreed in writing with the Planning Authority no construction works shall commence before the 1<sup>st</sup> March and shall not continue beyond 31<sup>st</sup> October.</p> <p>[b] All mitigation measures outlined in the Environmental Impact Statement and the Natura Impact Statement shall be implemented in full.</p>	To avoid disturbance to important bird wintering sites.
3.	The proposed marina shall accommodate no more than 74 berths.	In the interest of orderly development.
4.	Prior to the commencement of development the requisite Foreshore Licence shall be obtained from the Department of Communications, Marine and Natural Resources.	In the interest of orderly development.
5.	<p>[a] The public access to, or movement along the adjacent public walkway shall not be interfered with by the operation/construction of the proposed marina. No advertising signs or structures of any kind whatsoever shall be placed on the railing access gates, gangway or on the marina structure.</p> <p>[b] An Operational Plan in relation to the construction phase shall be agreed in writing with the Planning Authority prior to the commencement of development.</p>	To ensure that full public access is maintained along the public walkway.
6.	No noisy, noxious or objectionable engines, radio or other apparatus or machinery shall be operated within the marina so as to cause nuisance to any other users of the marine, or any other person residing in the immediate area.	To protect the amenities of the area.

**SCHEDULE**  
**PLANNING REG. NO. P.D. 10/52015**

	<b>CONDITION</b>	<b>REASON</b>
7.	No works shall be done to vessels whilst in the marina other than minor running repairs or minor repairs or minor maintenance of a routine nature by the owners not causing any nuisance or annoyance to any other users or any other person residing in the immediate area. The marina shall not be used for the repair or overhaul of boats nor for the sale or display of boats for sale. .	In the interest of protecting the amenities of the area.
8.	Unless otherwise agreed in writing with Planning Authority at least 12 berths shall be designated as berths for visiting boats. These berths shall be maintained for short stay visiting boats only and shall not be licensed out for seasonal or long-term moorings. Details of these berths and the operation of the berths shall be submitted to the Planning Authority for written approval.	In the interest of orderly development.
9.	An oil spill kit shall be kept at the site at all times during the construction and operation of the proposed development. Full details to be agreed with the Planning Authority prior to the commencement of development.	To minimise the impact of any oil spill.
10.	The final effluent from the Waste Water Treatment Plant shall comply with the following requirements:- <ul style="list-style-type: none"> <li>• Total BOD concentration shall not exceed 20 mg/L</li> <li>• Total Suspended Solids concentration shall not exceed 30 mg/L</li> <li>• Total Nitrogen concentration shall not exceed 15 mg/L</li> <li>• Total FOG concentration shall not exceed 5 mg/L</li> <li>• Ph shall be between 6 and 9</li> </ul>	In the interests of public health.

**SCHEDULE**  
**PLANNING REG. NO. P.D. 10/52015**

	CONDITION	REASON
11.	<p>[a] The Waste Water Treatment Plant shall be operated and maintained in perpetuity to the satisfaction of the Planning Authority and the applicants shall enter into a maintenance agreement with the supplier of the treatment plant. The duration of the maintenance contract shall be for a period of at least one year following commissioning of the treatment plant and the contract shall be renewed annually. A copy of the maintenance contract shall be submitted to the Planning Authority for written approval prior to the commissioning of the marina.</p> <p>[b] The foul line pump out system shall be operated and maintained to the satisfaction of the Planning Authority.</p>	To ensure the satisfactory operation of the treatment plant.
12.	<p>[a] A public sewer is routed through the site. The exact line of the sewer shall be verified prior to any excavation works associated with the proposed development. Details of the location of the sewer shall be submitted to the Planning Authority</p> <p>[b] Unless otherwise agreed in writing with the Planning Authority, no permanent structure, including the proposed sewage treatment plant shall be located within 5 metres of the centre line of the said sewer.</p>	In the interest of orderly development.
13.	<p>[a] All water supply to the proposed development shall be from the public water supply scheme. Full details of the proposed connection shall be agreed in writing with the Planning Authority.</p> <p>[b] All water supply to the proposed development shall be metered. Full details to be agreed in writing with the Planning Authority prior to the commencement of development.</p>	In the interest of orderly development.

**SCHEDULE**  
**PLANNING REG. NO. P.D. 10/52015**

	<b>CONDITION</b>	<b>REASON</b>
14.	No storm water from the proposed development shall drain to the public foul sewer.	To avoid overloading the foul sewer.
15.	The proposed Waste Water Treatment Plant shall be installed and be fully functioning prior to the commissioning of the permitted marina facility.	In the interest of public health.
16.	Ancillary buildings, garages, sheds, stores etc. other than those shown on plans shall not be constructed on site without the prior permission/approval of the Planning Authority notwithstanding the Exempted Development Provisions of the Local Government [Planning and Development] Regulations, 2001, as amended.	In the interests of orderly development.
17.	At least one month before commencing development, the developer shall pay a contribution of €109,520.00 to Cobh Town Council in lieu of the absence of the provision of on-site car parking as is required by Cobh Town Council Development Contribution Scheme. The value of this contribution is calculated in accordance with the Council's Development Contributions Scheme on 13/12/2010 and shall be increased at a rate of 8% per annum in the period between the date this value was calculated and the date of payment. No development shall take place until the monies have been paid to the Council.	It is considered appropriate that the developer should contribute towards the expenditure incurred by the Council or on behalf of the Council in providing services which facilitate the proposed development.