

**REPORT OF THE MARINE LICENCE VETTING COMMITTEE (MLVC)**

**on**

**FORESHORE LEASE APPLICATION FOR THE INSTALLATION OF A 74  
BERTH MARINA, ACCESS PLATFORM, GANGWAY AND ASSOCIATED  
INFRASTRUCTURE AT COBH, CO. CORK**

**BY**

**COVE SAILING CLUB**

**Dr. Terry McMahon  
Chair, Marine Licence Vetting Committee  
26 June 2012**

**Cove Sailing Club – Foreshore Application for the installation of a 74 berth marina, with access platform, gangway and associated infrastructure on the foreshore at Cobh, Co. Cork (MS51/8/1388)**

**Background**

In January 2011 Cove Sailing Club submitted a Foreshore Lease application for the installation of a 74 berth marina, with access platform, gangway and associated infrastructure on the foreshore at Cobh, Co. Cork

The marina will be protected by an outer array of floating concrete breakwater units and the breakwater will form part of the berthing infrastructure. Access to the marina from the landside will be controlled via a security gate located at the access platform. The marina will be anchored using a chain and anchor system consisting of 5 and 10 tonne anchor blocks connected to the pontoon / breakwater by 60mm chains.

It is proposed to treat foul water from vessels using the marina with an on-site package treatment plant before discharging to the existing public foul water drainage system

It is not intended to supply fuel at the marina.

The location and details of the proposed development is shown in the following drawings that were submitted with the application.

- Drawing No. C293/F/1 Rev A, - 1:10,560 Location Map
- Drawing No. C293/F/2 Rev A, - Foreshore Lease Map
- Drawing No. C293/F/3 Rev A, - Layout Plan and Anchorage Details
- Drawing No. C293/F/4 Rev A, - Site Plan and Services Layout
- Drawing No. C293/F/5 Rev A, - Cross Sections
- Drawing No. C293/F/6 Rev A, - Gangway Access Detail
- Drawing No. C293/F/7 Rev A – Admiralty Chart

The total area of foreshore involved is 2.6278 Hectares. Planning Permission for the development, subject to 17 Conditions, was granted by Cobh Town Council on the 24<sup>th</sup> January 2011.

While in the foreshore application it is stated the marina would provide 10 dedicated visitor berths, Condition 8 of the Planning Permission requires that at least 12 berths shall be designated as berths for visitors, unless otherwise agreed in writing with the Planning Authority.

The site for the proposed marina is partly located in an area used by a number of private pleasure craft owners for mooring their vessels on swing moorings. The applicants propose to offer an alternative mooring location for those users of the swing moorings who do not wish to relocate to the proposed marina.



The site of the proposed works is not located within a Natura 2000 site.

The EC (EIA) (Amendment) Regulations (S.I. No.93/1999) require that an application for a Foreshore Lease for a sea water marina with greater than 300 berths shall be accompanied by an Environmental Impact Statement. As this application proposes the development of 74 berths only, an EIS is not mandatory. However as seawater marinas are included as an EIS-development class in the regulations, further consideration of whether significant effects on the environment would arise was required. The MLVC screened the proposal in accordance with the 3<sup>rd</sup> Schedule of the EIA regulations and concluded that the proposed works would not have significant effects on the environment and therefore did not require the submission of an Environmental Impact Statement.

The application was accompanied by copies of letters of support for the development from, Port of Cork, the Naval Service Yacht Squadron, the Irish Sailing Association, Cobh & Harbour Chamber, Rushbrooke Rowing Club, Cobh Sea Angling Club and Cork Harbour Angling Hub.

### **Public Consultation**

The application was advertised in "Irish Times" and "Southern Star" newspapers on 24<sup>th</sup> September 2011. The public display documents were made available for inspection in Togher Garda Station, Cork City from the 27<sup>th</sup> September to 24<sup>th</sup> October 2011.

No submissions were received.

### **MLVC Considerations**

The following documents were considered:

- Foreshore Application and accompanying drawings
- Marina Development Foreshore & Design Report, Cronin Millar, 5<sup>th</sup> January 2011
- Hydrodynamic Study, Cronin Millar, January 2010
- Cove Sailing Club, Whitepoint Marina, Foreshore Application – Information Report, January 2011
- Letters of Support, July 2010
- Maritime Cultural Heritage Assessment of Cove Sailing Club Marina Development at Cobh, Co. Cork, Moore Marine Services, June 2010
- Natura Impact Statement and Appropriate Assessment Screening, Moore Group Environmental Services, 1<sup>st</sup> July 2010.
- Environmental Appraisal Report submitted by Bord Gais Networks
- Written submissions from DECLG (Engineering Division), DAHG (NPWS, Underwater Archaeology Unit), DAFF, Marine Institute, Inland Fisheries Ireland, Sea Fisheries Protection Authority and the Marine Survey Office.

No objections to the proposal were raised.

### **MLVC Conclusions**

Considering the nature, scale, and location of the proposed works the MLVC concludes that, subject to compliance with the specific conditions set out below, the proposed works would not have a significant negative impact on the marine environment, navigation or fishing, would not adversely impact on any Natura 2000 site and recommends that a lease be issued.

### **Proposed Conditions**

1. The Lessee shall use that part of the Foreshore the subject matter of this licence for the purposes as outlined in the application and for no other purposes whatsoever.
2. The Lessee shall notify the Department of the Environment, Community and Local Government at least 14 days prior to the commencement of any works on the foreshore.
3. Method Statements in respect of all construction activities on the foreshore shall be submitted by the Lessee and agreed with DECLG the commencement of any works on the foreshore.
4. Within 2 months of completion of the works the Lessee shall provide, to the Department of the Environment, Community and Local Government, a statement by a Chartered Engineer certifying that the works have been completed in accordance with Drawings Drawing No. C293/F/1 Rev A, Drawing No. C293/F/2 Rev A, Drawing No. C293/F/3 Rev A, Drawing No. C293/F/4 Rev A, Drawing No. C293/F/5 Rev A, Drawing No. C293/F/6 Rev A, Drawing No. C293/F/7 Rev A.
5. The Lessee shall adopt appropriate methods of operation in order to ensure that no spillages of hydrocarbons, cement or other hazardous substance occur to the Foreshore during the course of the works.
6. All vessels and floating plant to be used in the works shall have appropriate certification from the Marine Survey Office.
7. On completion of the works all temporary plant and floating plant shall be removed from the foreshore and the foreshore reinstated to its original condition to the satisfaction of the Department of the Environment, Community and Local Government.



8. All works shall be carried out in accordance with relevant Health and Safety legislation.
9. The Lessee shall arrange the publication of a local marine notice. This notice shall give a general description of the operations and the approximate dates of commencement and completion and the Port of Cork Harbour Authority are advised to issue a Port Marine Notice to the same effect.
10. The Lessee shall notify the Port of Cork Harbour Authority / Port of Cork Company at least 14 days in advance of the commencement of the works and liaise with the Harbour Authority prior to and during the construction phase of the works.
11. In order for charts and nautical publications to be updated the Lessee shall inform the British Admiralty Hydrographic Office at Taunton, UK of the location and nature of the works.
12. The Lessee shall ensure that marina is suitably illuminated at all times.
13. The Lessee shall apply to the Commissioners of Irish Lights for sanction of new aids to navigation and / or alteration to existing aids to navigation.
14. The refuelling of vessels at the marina is not permitted.
15. The treatment of foul water shall be carried out in accordance with the plans and particulars submitted to DECLG with the lease application and discharge of foul water from vessels directly onto the foreshore at the marina is not permitted.
16. Unless otherwise agreed with the DECLG at least 12 berths shall be designated as berths for visiting boats. These berths shall be maintained for short stay visiting boats only.