foreshore Submission 1

From:
Sent: 04 March 2014 03:17
To: foreshore
Subject: Ref.FS005826

My name is I am living at County Cork which is a 20 minute drive to Monkstown also in county cork....I have a marina berth space number at The Cork Harbour Marina Monkstown which suits my needs as I suffer from a number of disabilities due to health problems. I am also a holder of a disabled driving disc which is very important to me as a am very restricted in my movement when I can park my car ..This is why when I use this wonderful facility this allows me to have a full and active recreational boating pleasure on a 24 hour basis.....If such a facility was not in place I would not have the pleasure of being able to take part in the water activities that are provided here at the Cork Harbour Marina Monkstown County Cork

The second phase of this wonderful project needs to get underway and from my perspective a number of very fundamental issues as regards my disability would help not only myself but other people with other disabilities also who could also be in a position to be given an opportunity to have full use of the facility that is already operational. Car parking.....toilets.....shower facilities.....and many more facilities would certainly be a great advantage and I can't reiterate this fundamental issue enough but for the fact that I and others due to the nature of our disabilities are at a disadvantaged position until this second phase can get the go ahead and be granted the foreshore consent
Hoping this my submission will meet with your kind approval.....

Yours

Submission 2

foreshore

From:
Sent: 06 March 2014 11:24
To: foreshore
Subject: Foreshore Licence Application FS005826

To whom it may concern,

I have seen the proposed plans for the expansion of Monkstown marina and would like to show my support for the proposed marina development in
Monkstown, Ref: FS005826

While the current marina has dramatically improved access to the water for all marine users in the harbour, more is still needed. Cork Harbour Marina, Monkstown proved to be popular for the past two years, attracting users from all over the county. The marina was full to capacity form April to October, which would proof the case that a larger marina is required and would be of great benefit to Cork Harbour.

In the years prior the first marina development, Monkstown as a town was taking a turn for the worse, shops and bars were starting to shut down. Since the opening of the first phase, Monkstown as a town and community has been reignited with life and community once again. During the summer months, it is next to impossible to get parking in the village due to amount of visitors to the town, some of which using the marina, others being those who want to enjoy the the seaside walk that is on offer. The development would allow all the community to interact with the harbour, whether they're boat users or not.

Monkstown aspires to be a destination of leisure and amenity, and this proposed marina expansion would act as a catalyst to allow Monkstown to become this; and reach its full potential.

I hope you will take my positive observation in to consideration while reviewing this proposed development.

Regards,

--

SUBMISSION 3

foreshore

From:
Sent: 10 March 2014 20:50
To: foreshore
Subject: FS005826

I am writing in order to submit my comments about the application for foreshore consent by Monkstown Bay Marina Company Ltd. I am a resident of Monkstown and have lived here all my life. I am a member of the sailing club and my family own our own boat. The difference the marina has made to the level of activity in Monkstown is immeasurable. The ease of access makes boating and enjoying the harbour all the more appealing to people and allows water access throughout the year. The idea of having even more amenities in our town is an exciting prospect and one I look forward to seeing. I was part of an event this past weekend and the marina played an instrumental part in this event,allowing members of the public to view the event as well as allowing the sailers participating to get on and off the boats easily. I have viewed the plans for the next phase and I hope to see it go ahead. The marina has made a huge difference in Monkstown and I look forward to the next phase.
Yours sincerely,

SUBMISSION 4

foreshore

From:
Sent: 11 March 2014 16:02
To: foreshore
Subject: Re:Foreshore Licence Application Ref:FS 005826

Dear Minister,

I have seen the plans and drawings for the proposed expansion to the marina in Monkstown, Co Cork and would like to register my full support for the development.

Best regards.

Yours sincerely,

SUBMISSION 5

foreshore

From:
Sent: 12 March 2014 10:18
To: foreshore
Subject: Ref FS005826

Dear Mr Hogan,

I am writing in relation to the foreshore consent application made by the Monkstown Bay Marina Company Ltd. Having seen the plans and the opportunity provided by this build I would like to offer my support in favour of this.

This would be an ideal opportunity for our waterway to be utilised in a manner which has not been seen in Cork to date.
The provision of 35 permanent jobs can also not be overlooked.
Much of the work in the harbour to date has been focused on industrial works, it is about time we started to leverage our natural resources and create facilities to encourage the use of the harbour from a leisurely point of view.

I trust you will take my comments into consideration.

Best regards,

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Submission 6

foreshore

From:
Sent: 12 March 2014 14:26
To: foreshore
Subject: Monkstown Bay Marina Co. Ltd., foreshore consent; Ref: FS005826

Dear Sir/Madam,
As a long time resident of Monkstown village I would like to voice my support for the granting of consent to Monkstown Bay Marina Co. Ltd to occupy an area of foreshore for an extension to the existing marina development and associated works at Monkstown in Cork Harbour. I feel the further development of the marina would increase the number of visitors to the area and therefore have a beneficial knock on effect to the existing business in the village.

Yours faithfully

Submission 7

foreshore

From:
Sent: 19 March 2014 10:16
To: foreshore
Subject: RE: Ref FS005826

Dear Mr Hogan,

I am writing in relation to the foreshore consent application made by the Monkstown Bay Marina Company Ltd. Having seen the plans and the opportunity provided by this build I would like to offer my support in favour of the application.

This would be an ideal opportunity for our waterway to be utilised in a manner which has not been seen in Cork to date. The provision of 35 permanent jobs can also not be overlooked.
Much of the work in the harbour to date has been focused on industrial works, it is about time we started to leverage our natural resources and create facilities to encourage the use of the harbour from a tourism and leisure point of view.

I trust you will take my comments into consideration.

Kind Regards,

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foreshore SUBMISSION 8

From:
Sent: 21 March 2014 09:36
To: foreshore
Subject: Re: Foreshore Licence Application Ref: FS 005826

Dear Minister,

I would like to express my support for the proposed expansion to the marina in Monkstown Bay, County Cork. As a member of the local sailing club and someone who uses the harbour and Monkstown bay area on a very regular basis I think this development will add much needed facilities to the inner harbour. It will provide safe and secure berthing for watercraft of all kinds on a long or short stay basis and will be a welcome amenity for local residents. Successive governments have failed to invest in infrastructure for the coastal leisure industry on the South Coast so I welcome this project.

foreshore Submission 9

From:
Sent: 25 March 2014 14:49
To: foreshore
Cc: info@corkharbourmarina.ie
Subject: Quoting Ref: FS005826

Dear Sirs,

I have reviewed expansion plans to the Cork Harbour Marina Monkstown and believe that it is a brilliant proposal. I believe this expansion would work large in environmental impact of the Harbour and economic growth to the area.

Sincerely,

Robert B. Bratton
General Manager
Bass River Marina
Cape Cod, Massachusetts, U.S.
Office: 508.394.8341
Fax: 508.394.1660
E-Mail: bbratton@bassrivermarina.com
www.bassrivermarina.com

SUBMISSION 10

Irish Marine Federation

Minister for the Environment, Community & Local Government,
Foreshore Unit,
Department of the Environment, Community & Local Government,
Newtown Road,
Wexford,
Co. Wexford.

March 26th. 2014.

Re: Foreshore Application; Ref; FS 005826, Monkstown Bay Marina Company.

Dear Minister,

The Irish Marine Federation together with the Irish Marina Operators Association wish to make the following observations in support of this application.

Marine Tourism:

Ireland currently has one of the of lowest boat ownership ratios in Europe, according to the ICOMIA statistics, 1 boat for every 156 people. The boat ownership in the UK is put at 1.106 and France 1:33. The ratio for Ireland is a surprisingly low when you consider that we are an island nation and have on the doorstep of Cork Harbour the best sailing cruising grounds in Europe, West Cork and South Kerry. One of the impediments to growth in this sector is the lack of facilities such as marinas and access to the sea. In Ireland we only have a total of 3,600 marina berths in the whole country. There are more marina berths in North Wales, over 6,000 than the Irish total. The potential for growth in this sector has been recognised in the Irish Governments Strategy, "Harnessing Our Ocean Wealth". The strategy sets out ambitious targets to achieve this growth from €453million in 2007 to €1,500 million by 2020. This growth can only be achieved by the provision of facilities such as marinas and better access to the sea. The Marina development at Monkstown, if it proceeds, will support the Governments ocean economy strategy.

Cork Harbour is already a gateway port into Ireland for leisure boats, however, the existing marinas are located at the entry to the harbour and are not within the confines of the Cork urban area. Monkstown provides an attractive location and destination almost within the city and on the city bus service to the centre of Cork. Further more the location provides easy access to most of the south Cork suburbs such as Mahon, Douglas and Passage West.

Dept. of Environment, Community & Local Government
28 MAR 2014
Wexford

IRISH MARINE FEDERATION
Confederation House 84/86 Lower Baggot Street, Dublin 2
TELEPHONE +353 (0)1 605 1652 FACSIMILE +353 (0)1 6381652
E-MAIL mark.mcauley@ibec.ie www.irishmarinefederation.com
Registered in Dublin No. 40384

Irish Marine Federation

With use of the cross river ferry the marina will provide berthage for boat owners based in East Cork, where marina space is limited to East Ferry, some considerable distance away from the population centre.
In terms of tourism income, research has shown that overseas visiting boats spend approximately €180 per night in the on other services such as fuel, groceries and local restaurants. Visiting Irish boats spend considerably more at over €300 per night. The location of a marina can have a significant economic impact on the area both in terms of discretionary visitor spend and also in terms of the permanent berth holders. Research has shown that the average boat owner spend is in the order of €6,000 per annum most of which stays in the community. Marinas continually demonstrate their ongoing contribution to the "Blue Economy" and assist in the regeneration of coastal communities. With more facilities such as Monkstown Bay Marina the marine leisure sector will have the opportunity of growing marine leisure tourism in Cork Harbour. Monstown Bay Marina will play an important role in the development of the Cork Harbour by providing new facilities for boat owners, visiting boats and will provide a convenient point from which to visit Spike Ireland and the coastal forts when they become tourist attractions.

Socio-economic Contribution:
The socio-economic contribution of this development should also be considered as part of this application as it will provide facilities for the existing Monkstown Sailing Club and also the Monkstown Rowing Club. Both of these are family orientated members clubs and as such are inclusive in terms of their membership, which is drawn from all aspects of the local community. The social aspect of this development should be evaluated and considered as part of this foreshore application. The marina will also provide a community social focus for all aspects of marine leisure making available the advantages of a marina to a wide number of people from the local community who would not normally be able to avail of these facilities.
The marina will also provide much improved shore side accommodation for these clubs and will also provide unrestricted access to the water in a safer environment that what was available previously when using the old Monkstown slip way. This will be of particular importance in the youth sail training activities that the Monkstown Sailing Club carries out each summer. The marina will provide a marine based facility in which the local community can enjoy the social and sporting dividend that the marina will generate.

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Registered in Dublin No. 40384

Irish Marine Federation

Job Creation:
Our research has shown that together with the estimated 35 direct full time jobs that the marina and associated business will create that a further one job for every 3.7 berths is supported in associated businesses. With a 285 berth marina this means that a further 75 jobs are supported in other locations such as boat yards, boat sales, chandlery and financial services.

The Irish Marine Federation supports this application as it is aligned with the Failte Ireland's Marine Leisure Tourism Policy, the National Integrated Marine Policy as described in Harnessing Our Ocean Wealth.

As a member of ITIC, the Irish Tourist Industry Confederation the Irish Marine Federation endorses this application as it provides much needed coastal infrastructure and will drive expansion in the marine leisure sector.

Yours sincerely,

Stephen Conlon.
Director of Development.
Please reply to:
Beginsish,
Killarney Lane,
Bray.
087 6472746. steve@dmm.ie

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SUBMISSION 11

foreshore

From:
Sent: 29 March 2014 16:52
To: foreshore
Subject: Extension to Monkstown Bay Marina, Cork

Ref: FS005826

Dear Minister, I hope you will carefully consider the proposal to extend the facilities at Monkstown Bay Marina in Cork harbour. The existing marina has been a wonderful addition to the harbour and as someone who has been boating in the harbour since 1970, I now look forward to finally seeing our wonderful natural amenity begin to be fully utilised. At present Cobh, Aghada and Crosshaven are the only places in the lower harbour where sailors can dock for refreshments. Monkstown is a beautiful village that would benefit greatly from an influx of day tourists. The proposed facility would also offer employment to those in the surrounding areas of Passage West and Carrigaline, two places that have been badly affected by the recession in Ireland. I hope you will favourably consider the proposal and I avidly look forward to its completion. Regards

SUBMISSION 12

foreshore

From:
Sent: 01 April 2014 18:00
To: foreshore
Subject: Fwd: Ref:FS005826

To whom it concerns,
I wish to register my support for the application FS005828. As a native of Monkstown and someone who has worked in the marine industry for over twenty years I can only see benefit to the surrounding area. Not only will there be an opportunity for employment but having facilities as outlined in the proposal will mean that national and international marine events can be accommodated in this area of the harbour.
Kind regards.

SUBMISSION 13

Dept. of Environment, Community & Local Government

4 APR 2014

Wexford

03 April, 2014

The Minister for the Environment, Community and Local Government,
Foreshore Unit,
Department of the Environment,
Community and Local Government,
Newtown Road,
Co. Wexford.

Re: Foreshore Reference FS005826

Dear Sir,

I would like to state that I am fully in favour of the proposed foreshore development by Monkstown Bay Marina Company Limited which will greatly improve maritime facilities in Cork Harbour as a whole.

Yours faithfully,

SUBMISSION 14

of Environment, Community
& Local Government

4 APR 2014

Wexford

03 April, 2014

The Minister for the Environment, Community and Local Government,
Foreshore Unit,
Department of the Environment,
Community and Local Government,
Newtown Road,
Co. Wexford.

Re: Monkstown Bay Marina Company Limited
Foreshore Application
Reference: FS005826

Dear Sir,

I am completely in favour of the proposed development of the marina in Monkstown by the above company.

The installation of the present marina two years ago was a great addition to both the locality and the harbour in general.

For the last eight years, I have acted as Junior Sail Training Officer in Monkstown and I cannot overemphasise the benefit the marina has proved to be in the context of training and coaching youngsters during the summer months. The marina, as well as providing an ideal platform for supervising sailors on the water, also has been of immense benefit from a safety point of view.

I would be completely in favour of any development that facilitates getting children on the water in safety and clearly the new development will be a further improvement on the present facility.

Yours faithfully,

foreshore SUBMISSION 15

From:
Sent: 03 April 2014 14:26
To: foreshore
Subject: Ref: FS005826

Dear sirs, Ref: FS005826 Foreshore Consent Monkstown Bay Marina Company Ltd. As a local resident of Buncoille, Monkstown, I wholeheartedly want to voice my support for this project and very much hope you will look favourably on this application as I feel it will be a tremendous addition/ Asset to the lower harbour!! Yours sincerely

foreshore SUBMISSION 16

From:
Sent: 03 April 2014 09:35
To: foreshore
Subject: monkstown marina

Dear Sir/Madam,

As local residents living in close proximity to Monkstown Marina, Monkstown, Co. Cork, we would like to add our whole-hearted support to the plans for continued and to us exciting development of the Marina, an amenity which has already added enormously to the area in our opinion.

Sincerely,

foreshore Submission 17

From:
Sent: 07 April 2014 14:36
To: foreshore
Subject: Foreshore Application Ref:FS005826

Hello,

Just wanted to add my support to the planning application for foreshore development by Monkstown Bay Marina Company Ltd.

As an active sailor in Monkstown and Cork Harbour I think the additional facilities proposed would be a significant benefit to Monkstown and the harbour as a whole.

Additional development would extend the fantastic marina facilities that already exist and make Monkstown a very popular destination for visitors/tourists and for hosting major sailing race events that would need enhanced facilities to cope with larger numbers of participants.

Regards,

Submission 18

Dept. of Environment, Community & Local Government
8 APR 2014
Wexford

6 April 2014

To: Minister for the Environment, Community and Local Government
Foreshore Unit
Department of the Environment, Community and Local Government
Newtown Road
Wexford
Co. Wexford

Re: Application for extension to Marina at Monkstown Bay, Co. Cork.

Ref FS005826

A chara,

I wish to object to the proposal to fill in a significant section of the foreshore at the Strand Road, Monkstown, Co. Cork to facilitate the construction of a 285 berth Marina and support facilities.

The proposal to construct this facility and the intention of utilising a large section of the public sea waters and foreshore at Monkstown Bay for a private Marina facility has previously been discussed by Cork County Council. The relevant applications were:

- **No. 06/11584 of 10 October 2006** which sought to construct an 82 berth Marina near Carlisle Place on the Strand Road at Monkstown.
- **No. 085544 of 19 March 2008** which sought to relocate the 82 berth Marina.
- **No. 08/9317 of 15 October 2008**

These applications were granted planning permission by Cork County Council. The current state of the Monkstown Marina Company's plans can be seen in its application to the Department of the Environment, Community and Local Government:
http://www.environ.ie/en/Foreshore/ApplicationsSubjecttoEIA/MonkstownBayMarinaCompany/.

The document ***Monkstown Marina Appropriate Assessment*** of April 2010 is particularly useful and updates previous the literature and supporting documentation in the three applications cited above. The Appropriate Assessment was compiled by EirEco Environmental Consultants. The Document ***Monkstown Marina Phase II Development Monkstown, Co. Cork (Foreshore and Design Report of 19 October 2012)*** is also valuable when examining the company's plans and intentions.

The applications of 19 March 2008 – No. **08/5544** - sought permission to make 'minor adjustments to the position of the floating pontoons in relation to the seawall for the 82 berth Marina' near Carlisle Place, Strand Road, Monkstown. This adjustment was required to position the Marina 20 metres further into the Bay. According to the details on **Map No C285/3/P/A of 12 March 2008** (which accompanied the application), access to this Marina from the roadway would have been via a 'Hardwood Timber Deck Area supported on 457^{mm} Steel Piles.' This was connected to the Marina structure by way of a painted Steel gangway. Thus, under this proposal, the Marina would have been connected to the foreshore by way of a walkway supported on a half-dozen steel piles. Consequently, no damage would have been caused to the foreshore, and no infilling would have been required in the construction of this Marina or its predecessor, **06/11584**.

Wildlife

Under the proposal of 15 October 2008 (**No. 08/9317** referred to above) to create a 285 berth Marina, it is anticipated that an area of almost three acres of the existing foreshore should be incorporated into the development. This particular foreshore is an important source of food and rest for wading birds. A few years ago the Department of Environment, Heritage and Local Government, and the Minister at that time, Mr John Gormley, provided details of their highly significant and laudable decision to designate Cork Harbour as a '**Special Protection Area**' for the preservation of a variety of birds. In the Department of Environment, Heritage and Local Government's document on the Cork Harbour SPA (Site Code 004030) it is clearly stated that 'Cork Harbour is of major ornithological significance, being of international importance both for the total numbers of wintering birds (i.e. 20,000) and also for its population of black-tailed godwit and redshank. . . .' (pp. 2-3) Point No. 4 of the Department's document – ***Safeguarding Special Protection Areas*** – tells us that 'In order to protect ecologically important sites, certain potentially harmful works are restricted within SPAs. These works (known as Notifiable Actions, damaging activities or operations requiring consent) are works liable to destroy or to significantly alter, damage or interfere with the ecology of the site. . . .' Included in the list of notifiable activities, we find 'developing, operating or allowing leisure or sporting activities liable to cause significant disturbance to those birds listed at (3) above or damage to their habitats.' Birds from the list at No.3, which are constantly to be seen in the site of the proposed marina, include Cormorant, Grey Heron and Black-headed gull, etc. (p.3) Again, the proposed alteration of the road / foreshore wall, the intention to infill the strand and foreshore, construct a car park and dredge the mud flats would infringe the list of notifiable activities. (p.4) The site of the proposed 285 berth Marina is adjacent to the wildlife conservation area and, in fact,

some of the foreshore, indicated on the maps accompanying the announcement of Mr Gormley's initiative, would be destroyed by the proposed development.

Two fresh water streams flow into the river near the village of Monkstown. These are an important source of fresh water for the area's wading birds and also for native wild animals. One of these streams enters the river adjacent to the slipway at the Sand Quay. This quay has been used as a storage area for yachts and other sailing craft for a number of years. During summer months in particular, this slipway is in almost constant use by people launching boats, and others engaged in a variety of activities. As a result, birds are frequently prevented from using this stream. The other stream enters the river through a culvert at Perrott's Spout – about 100 meters from Monkstown Village - on the Strand Road. This stream and the adjacent strand are a constant scene of activity with different types of birds drinking water, or cleaning and pruning themselves. At evening or night time, I have occasionally seen foxes, otters and other native wild animals in this area. It offers safety from dogs and other predators because of the extent of strand on both sides of the stream and the fact that there is high wall between the shore and the road. Many birds, such as swans, bring their young to feed and rest here. The water at Perrott's Spout has always been freely and readily available to wildlife. As part of the proposed Marina development, it is planned to cover over and divert this fresh water stream it into deep water. Consequently, wildlife will no longer have access to this freshwater supply or to the foreshore in this area. The proposed discharge point is in deep water so the essential strand with fresh water will be unavailable to birds and other wildlife. Thus, a long-standing routine for generations of birds, and a safe haven for wildlife, will be irreparably damaged by the proposed infilling.

In the ***Monkstown Marina Marine Ecology Survey*** *(August 2008)* which accompanied the application by the Monkstown Marina Co. it is acknowledged that 'Cork Harbour is of international importance for wintering waterfowl as it regularly supports in excess of 20,000 birds and is one of the top five wintering sites in the country.' (p.3) Results of a survey, which was undertaken as part of the study, confirm that the Bay has a large variety of marine life which attract and provide food for birdlife. (p.3) The study provides details of the number and variety of birds which inhabit the Bay. The report attempts to minimise the damage which would result from the imposition of the Marina, by saying that 'the limited intertidal area within the footprint of the proposed marina, would be of little foraging value to any of these species on account of the coarseness of the substrate and the proximity of the road to the shore.'

Many residents and visitors who are interested in wildlife would contradict this finding. I frequently watch dozens of birds happily feeding in the area which would be reclaimed or covered by the Marina and its infrastructure. Indeed, I have often watched up to four Cranes / Herons catching fish in the exact area of foreshore which would be sacrificed for the construction of car-parking lot. If the proposed development were permitted to go ahead, the foreshore would be destroyed and buried under a car park, meeting rooms, services etc. Dredging would of course be necessary to provide access for craft using the facility – this certainly would also cause permanent and irreversible damage to the feeding sources and customary habits

of wildlife. Again, the report attempts to minimise damage by implying that the results would only interfere with a 'small number' of named bird species. The displacement of these birds would in turn interfere with the feeding habits of other species. I certainly dispute the assertion that 'the intertidal zone within the site does not provide foraging for waterfowl other than small numbers of such species as curlew, oystercatcher and turnstone that feed amongst coarse substrates and weed'. (p.5) Even a cursory glance at the area in question reveals the inaccuracy of this statement.

The ***Marine Ecology Survey*** does acknowledge that the proposed development could have a 'significant impact on water quality, marine life and birds or marine mammals'. It also warns us that, by their nature, activities associated with the functioning of the Marina, can pose 'threats to water quality through waste water and sewage, fuel and oil spillage, anti-fouling and paints associated with boat maintenance, etc.' (p.5)

Leisure

The Road from Glenbrook, through Monkstown and on to Raffeen has long been recognised as a safe and uncongested walking area. During all times of the year the Strand Road offers interesting, varied and scenic views of Monkstown Bay. Because of its safe, interesting and pleasant nature, the Strand Road – the section from Monkstown towards Raffeen - is constantly used by walkers from the local area and more distant places. People from Cork City and further afield come here regularly to relax and stroll in this tranquil haven, free from the commercial pressures and bustle of other seaside destinations. It is well known that people who have had heart surgery, hip-replacement, or knee-replacement are attracted, and sometimes directed by their advisers, to this walk because of its level and uninterrupted nature.

In the unlikely event that the projected Marina is permitted to go ahead, local roads will become congested and dangerous during construction work. Thereafter, the roads would be busy and congested at all times as owners and friends come to set off on boating trips, visit their craft and carry out maintenance. For local residents and visitors, the unique character and tranquillity of Monkstown would be irreparably damaged. The entire area would be utterly transformed and irreversibly altered by the extent of this negative development. Traditionally, the centre for small-scale, leisure boating activities is located at the Sand Quay in the village. With the advent of the proposed Marina this leisure pursuit would be transformed into a commercial activity and transferred and expanded downstream towards Raffeen.

In the ***Project Brief*** which accompanies Planning Application **08/9317**, it is stated that 'an extension to the existing road side walk will become part of the reclaimed lands, so as to allow residents and visitors to walk safely along a beautifully landscaped scenic waterfront walk with grass areas and seating'. For people who wish to enjoy the diversion of a rural stroll, there are dozens of routes around Monkstown village which can also include a walk along the edge of the Bay. These leisure walking areas are well sign-posted. It is not necessary to destroy a traditional and renowned leisure area by creating an unnecessary diversion which would bring

pedestrians through a car-park and away from the existing waterside walk. Certainly, the present unhindered walk offers far more safety than a diversion via a car-park. Again, the ***Brief*** promises that the design of the Marina buildings 'shall be unique in character and will enhance the visual impact of the Marina by catching your eye from the road and water.' Is such a distraction necessary in an area where visually exciting and satisfying views are already in abundance? The answer is certainly "No".

In the Project Scope section of the ***Brief*** it is suggested that the Marina car-park would 'ease the traffic and parking problems in Monkstown village.' The aspiration may be to provide a public car-park, but there can be no doubt that the Marina Company's insurers would insist that the facility is for the sole use of Members Only. This scenario is acknowledged when the ***Brief*** deals with the Rowing Club House where access would be 'through the main entrance to the Marina, with a barrier entrance to the facility to prevent non-members parking in the vicinity.' The construction of a car-park at the edge of the Strand Road would exacerbate, not ease, traffic problems. On this busy Raffeen to Glenbrook road, congestion would certainly be caused by traffic entering and leaving the Marina car-park; there seems little doubt that accidents could also result. The ***Brief*** is alert to the danger of traffic when it mentions that the Rowing Club's intended relocation to the Strand Road is because members 'found it increasingly dangerous trying to cross the R610 road from their club house and storage [at the Monkstown pier] in previous years.' Of course, the overspill from the marina car park would in turn cause problems with the traditional roadside parking in the Strand Road area.

The ***Brief's*** promise that the toilets and changing facilities in the complex would be available to the general public can also be dismissed on the grounds of the conflict between the demands of Private / Public Property and Insurance. Its claim that the complex would 'provide a large amount of amenities to the users of the Marina and the public alike', can be dismissed on the same grounds.

Monkstown Bay is not the preserve of any one interest group. As well as giving enjoyment at boating, the bay caters for a variety of other interested groups, such as walkers, bird-watchers, scuba-divers, wildlife-photographers, anglers and sightseers. The Bay is not, and never has been, the preserve of any one section of the local, or wider community. It is almost incredulous to think that a private developer should submit a planning application which seeks to usurp or commandeer a large public amenity area. It is sinister that Cork County Council, which is charged with preserving the interests of all the area's users and particularly its inhabitants, has agreed to lease 'the relevant area of the foreshore' to the developers without consulting local residents about the impact of the proposal on their native area. (This can be seen in a letter of 24 July 2003 in support of application which is contained in the application file **08/9317**) The projected development would certainly have a major impact on the local community. According to documents contained in the planning application, Cork County Council officials and Mr. John O Keeffe from DAFF participated in formal discussion with representatives of the Monkstown Marina Co. on at least seven occasions, viz: 13 March 2002, 10 September 2004, 18 February 2005, 25 February 2008, 21 April 2008 and 26 May 2008

As a lifelong resident of Monkstown, who has lived on the Strand Road for most of my life, I strongly object to the proposal to radically change and destroy this peaceful and always interesting part of Cork Harbour.

I trust that the Minister and the officers of the Department of the Environment, Community and Local Government will take my concerns, as detailed above, into consideration when they study the impact that such an unnecessary commercial venture would have on this area, its inhabitants and its visitors.

Yours sincerely

_____

foreshore SUBMISSION 19

From:
Sent: 08 April 2014 14:06
To: foreshore
Subject: Marina Development in Monkstown, County Cork

Dear Sir/Madam

I am lucky to be one of the people who can avail of the Marina in Monkstown. The ability to get out into the harbour and enjoy the sense of freedom that being on water brings is so valuable to me. I suffer from chronic pain and fatigue and a few hours a week in this magnificent environment does more for me than most medications and treatments have ever achieved.

I hold a disabled parking permit, I often find it very difficult to walk more than a few meters and sometimes crossing a road is challenging.. Access to a car park would be a major benefit. Access to toilet facilities and the opportunity to sit down and have a cup of coffee and chat with people would be trans formative for me.

--

foreshore Submission 20

From:
Sent: 08 April 2014 14:16
To: foreshore
Subject: Monkstown Marina Cork

To whom it may concern

The marina in Monkstown, Cork is a great facility but parking is a problem. We need to cross a busy road to access the marina. This is both dangerous and inconvenient when we regularly need to bring equipment to the boat. This problem would be removed completely by the provision of parking facilities in the new development and would make the whole experience much more enjoyable. It would also be much safer.

The proposed facilities development would open up the use of the harbour to many more people. Any visitors who have traveled out on the water with us have been really taken with Cork Harbour and the facilities as they stand. Improved facilities can only improve this experience.

foreshore SUBMISSION 21

From:
Sent: 08 April 2014 18:56
To: foreshore
Subject: Foreshore Application Ref:FS005826

Hello,

Just wanted to add my support to the planning application for foreshore development by Monkstown Bay Marina Company Ltd.

As an active sailor in Monkstown and Cork Harbour I think the additional facilities proposed would be a significant benefit to Monkstown and the harbour as a whole.

Additional development would extend the fantastic marina facilities that already exist and make Monkstown a very popular destination for visitors/tourists and for hosting major sailing race events that would need enhanced facilities to cope with larger numbers of participants.

Regards,

foreshore SUBMISSION 22

From:
Sent: 08 April 2014 22:44
To: foreshore
Subject: Foreshore Application Ref: FS005826

Hi,

I would like to support the planning application for foreshore development by Monkstown Bay Marina Company Ltd. I feel it is important that these facilities are in place to promote the harbour as a recreational facility to be used by all.

Regards

Dept. of Environment, Community & Local Government

09 APR 2014

Wexford

Submission 23

Tue 8th April 2014

Reference: Submission/Observation re Foreshore license Ref: FS005826 – Monkstown Marina

Dear Manager,

I wish to make a Submission against the granting of foreshore consent to Monkstown Marina – Ref No:- FS005826 for the following reasons:-

The current 82 berth Marina has been underutilised since its inception and expanding further is not in the public interest – See attached photos.

The requirement of a marina in the inner harbour does not meet sailors' expectations for access to the outer harbour as sailing time to reach outer harbour can take nearly 2 hours.

Monkstown Village will be further developed into a Marina Village by granting such a foreshore license. Only 35% of current residents have a sailing interest yet 85% of the village sea views could be compromised by sailing infrastructure which will potentially only be enjoyed by people outside of the locality.

The enlargement of the existing marina will only further add to the "Industrialisation" of the inner harbour. (See attached photos')

The properties adjacent to the development are comprised of Edwardian, Georgian, Victorian and Gothic Victorian buildings which are part of the story of Monkstown Village and granting of the foreshore license will detract enormously from the story of the village and setting of these structures. (See attached photos')

As per Drawing Foreshore lease Map – (DWG No:- 285/11/F/1 – Rev A). The Stream Discharge point 1 from "Perrot's Spout" at Thorncliffe has been moved more than 300 metres from its current discharge point in front of the property. Thorncliffe is a protected structure the owners of which have "rights of inspection" of said waterways. Their approval has not been sought on this matter.

The stream running through Thorncliffe property out to the culvert has been modified in recent times by Cork County Council. These works have not been completed and are with Cork County Council to complete. Diverting the culvert as per the drawing proposal (DWG No:- 285/11/F/1 – Rev A) will lead to further flooding of the lands and roadway adjacent to Thorncliffe and adjoining

properties. Additional flooding will also undermine the retaining walls below Alta Terrace which are structurally unsound.

The owner of Thorncliffe, a protected structure – which is adjacent to the said proposed Marina, has not been consulted. The Owner is visually impaired.

A mooring ring on the sea wall in front of Thorncliffe "a protected Structure" has been enjoyed by the residents of Thorncliffe since its installation when the train line was commissioned from Cork City to Crosshaven. Prior to this the previous owner of Thorncliffe, Captain John A. Perrot would alight his Vessel to a rowing boat once in the inner harbour and proceed to the jetty in front of Thorncliffe where he would take residence while his Ships cargo was removed at Passage West. The granting of foreshore consent will destroy this amenity. No proposal has been made to the owner of Thorncliffe as to an alternative solution at this stage.

The roadway in front of the proposed Marina has flooded in the past few months (for the first time on record) and the current development will only exacerbate future flooding and damage retaining walls on the opposite side of the roadway, some of which are in a poor state of repair and of which Cork County Council have been notified.
(Flooding i.e. complete submersion of the two traffic lanes of the road from Monkstown Sand Quay to beyond Murph's Pub, Strand Road occurred for the first time this winter 2013 - this can only get worse with expected climate change.
How can all these additional structures be created on this area of flooding?)

Dredging of foreshore as outlined in Drawing "Dredging and Anchor Plan - (DWG No:- C285/11/F/6 – Rev A) – As the current ground base line is comprised of solid limestone bed rock, considerable vibration of grounds will occur during Dredging. The adjacent 6m high retaining walls in front of properties along Alta Terrace, which currently show signs of fault lines and distress, need to be protected. No proposals for protecting said walls have been submitted. Failure of these retaining walls could potentially have catastrophic consequences for the properties above. (See attached photos')

The proposed development is primarily for private benefit and will be of no benefit to those locals who are not associated with the sailing fraternity.

Pedestrian access is in use by all residents of all properties adjacent to the proposed marina development. There is no mention of traffic Calming measures to assist these pedestrians when accessing their properties. This development will create a severe H&S dilemma for these users. (See attached photos')

Lighting of the proposed parking areas along with the proposed buildings on the proposed marina will further add to lighting pollution of the Lower Monkstown area. No solution has been proposed to compensate for the additional lighting.

Noise pollution from the additional maintenance and out of hours sailing that goes with such a marina will add to the industrialisation of the Monkstown area and further detract from the current amenities' enjoyed by the community.

In shore salmon fishing which has been enjoyed in the area proposed for over 100 years will no longer be available to fishermen. (See attached photo)

I am also aware that the applicant is in discussions with a 3rd party to do further development of this site should he be successful with this application.

The proposed development deviates further from original proposed Marina where by the stipulation as laid down by Cork County Council is not met:-
"While the design/layout of the proposed marina should be informed by a thorough assessment of the visual impact within the EIS, the Planning Authority considers that the overall design and layout of the scheme should be revised in terms of its spatial arrangement, with a view to improving its integrity, permeability, connectivity and links to the surrounding area. Similarly, the new public amenity walk should connect seamlessly with the existing walk and this should be seen as public and inviting to existing users."

I believe the Owners of the Marina are in hoc to Cork County Council and I fail to see how they can develop the Marina further at this stage and contend that should Application for Foreshore Consent be granted that the marina will be sold to developers who will construct houses and apartments on the area concerned to the detriment of the environment and the people of Monkstown.

The attached taken from newspaper - The Examiner;-

"The promoters of a marina officially opened by Marine Minister Simon Coveney are being pursued by a local authority for failure to pay planning contributions. However, Cork County Council spokesman confirmed its planning enforcement section had been pursuing the developer of the Monkstown Bay Marina Company for several months as payment of the contributions was a condition of planning permission. It is believed the sum owed is under €100,000."

I await your reply.

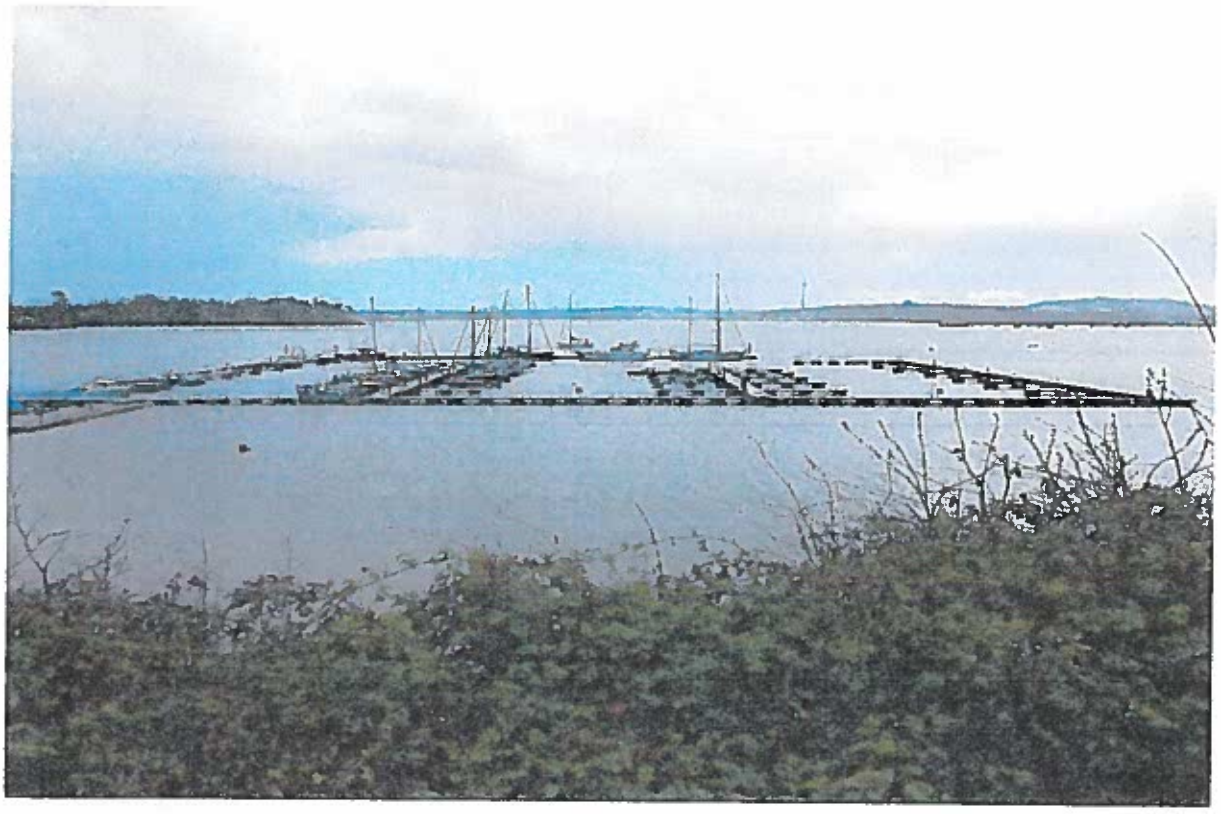


Fig 1. April 2014 – les that 40% utilised with only 6 yachts at the marina. The waterfront prior to the marina being built would have had more pleasure boats moored in the same footprint area.

Fig 2. 2012 – Marina underutilised. Monkstown could not sustain a larger marina based on these facts.

Fig 3. 2011 – Only 6 yachts – yachts and pleasure boats of a small type that could not sustain a larger marina going forward.

Fig 4. Mooring ring adjacent to entrance to Thorncliffe - a protected structure. Enjoyed by all residents of Thorncliffe since its installation in 1890s'.

Fig 5. – Current view of sea enjoyed by residents from Alta Terrace to Lower Monkstown. Area marked red location of proposed Marina. Note: only a few of these residents sail.

Fig 6. Some of the Victorian properties that's views will change from sea view to predominantly car parking, buildings, boat yard and marina view.

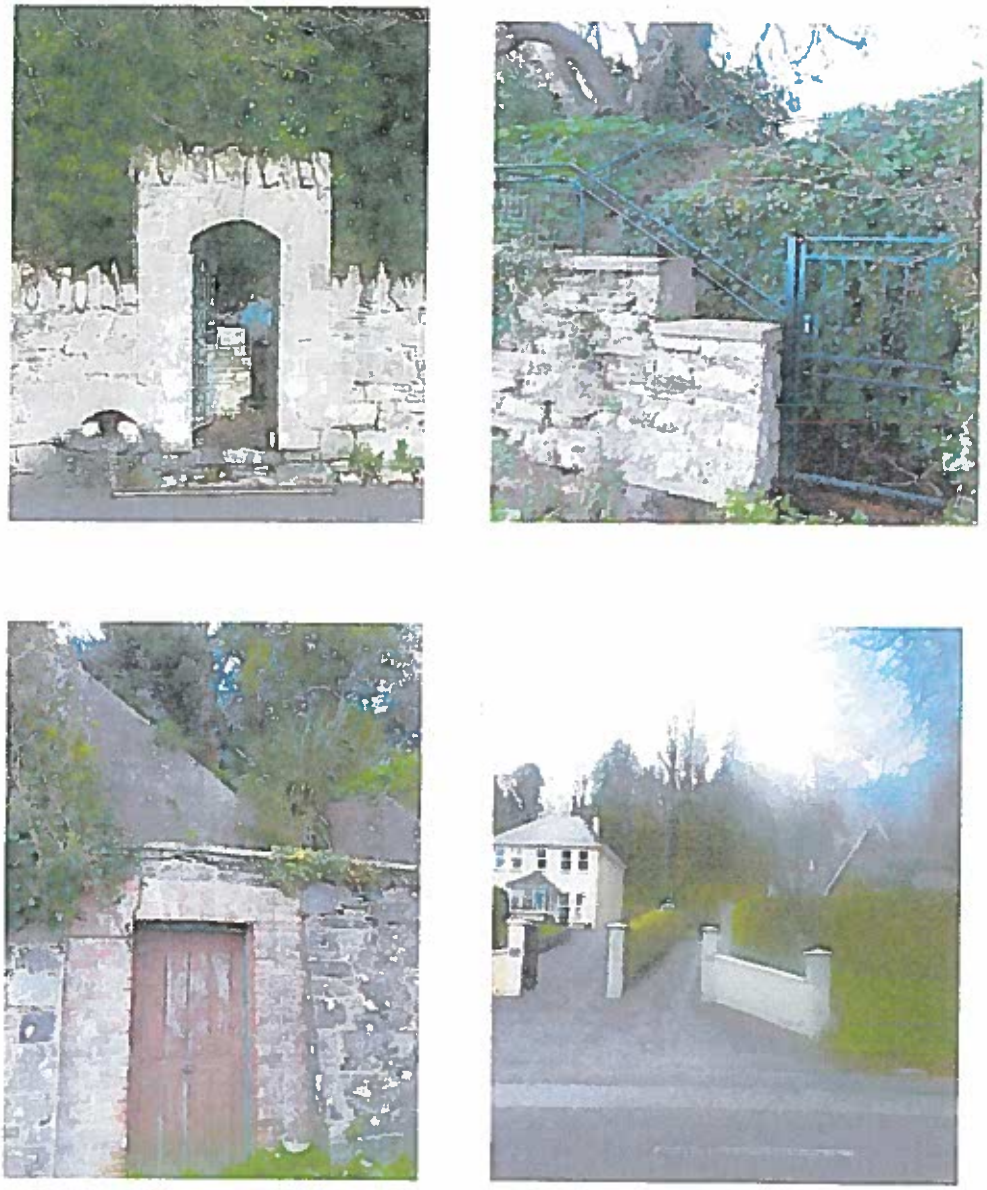


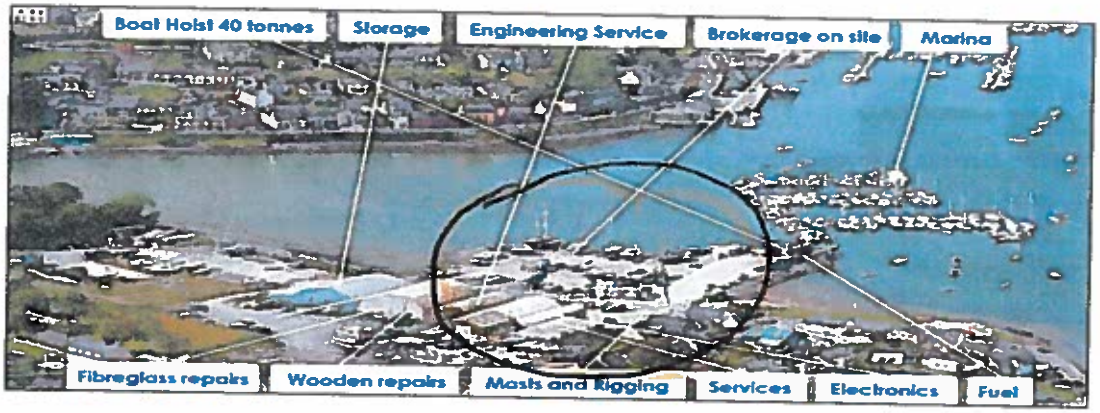
Fig 7. Some of the pedestrian access points to main footpath area adjacent to Marina. No traffic calming measures proposed, thus creating a Health and Safety hazard to users.

Fig 8. Area inside redline to comprise proposed marina area. Note: low pedestrian wall to footpath.

Pedestrians will lose their current view of seafront as barrier necessary to protect proposed Marina will be installed. This is also exactly what happened with Crosshaven Marina.

The area within the red line would be lost to Anglers, Salmon net fishermen, rowing boat users, etc..

The area outside the redline is subject to rougher waters and the shipping lane so not available to said users.



F8.1 – PTO

Fig 8.1 – Shore line will become a Yacht parking area off season adding to unsightly views as per the above photo taken of Crosshaven boat yard. It will also add to additional noise pollution when yachts/boats undergo maintenance and repairs.

Fig 9. The Sand Quay in Monkstown. It is currently used by local sailing boat enthuastists from Monkstown and the general area. This area was originally a green park area with a Victorian Band stand located in the centre. The area is being dominated more and more by the sailing community the vast majority from outside the area as the current Marina will testify. There is no benefit to the local community and proposed buildings in the Marina area will be for existing Clubs who will relocate. The only additional jobs which will be of low value will not add to area to any measurable extent.

Fig 10. On Shore Salmon Fishing - This photo taken in 1952 – directly where the proposed Marina is to be located.

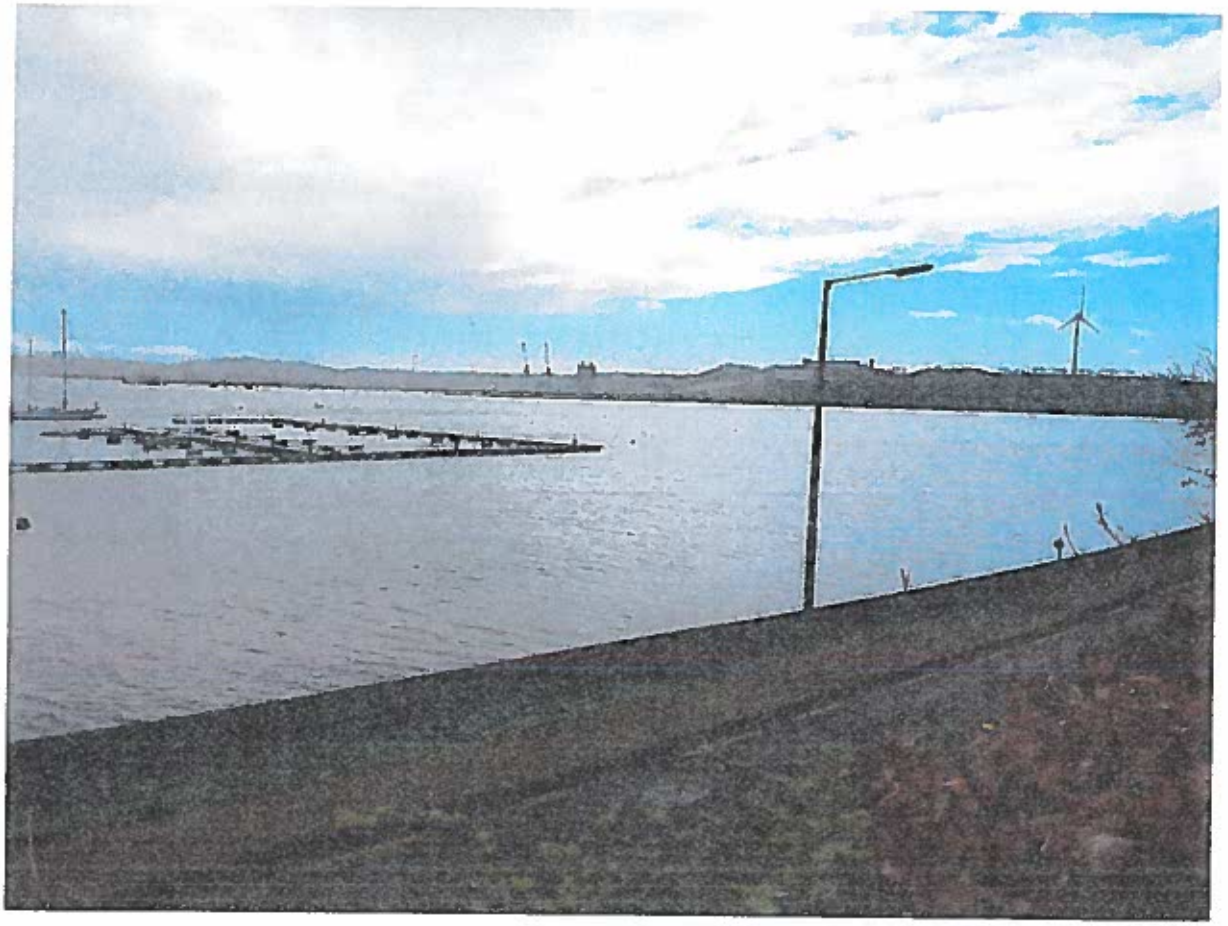


Fig 11. Proposed Marina will further add to the industrialisation of the inner harbour and the Monkstown/Rafeen areas.

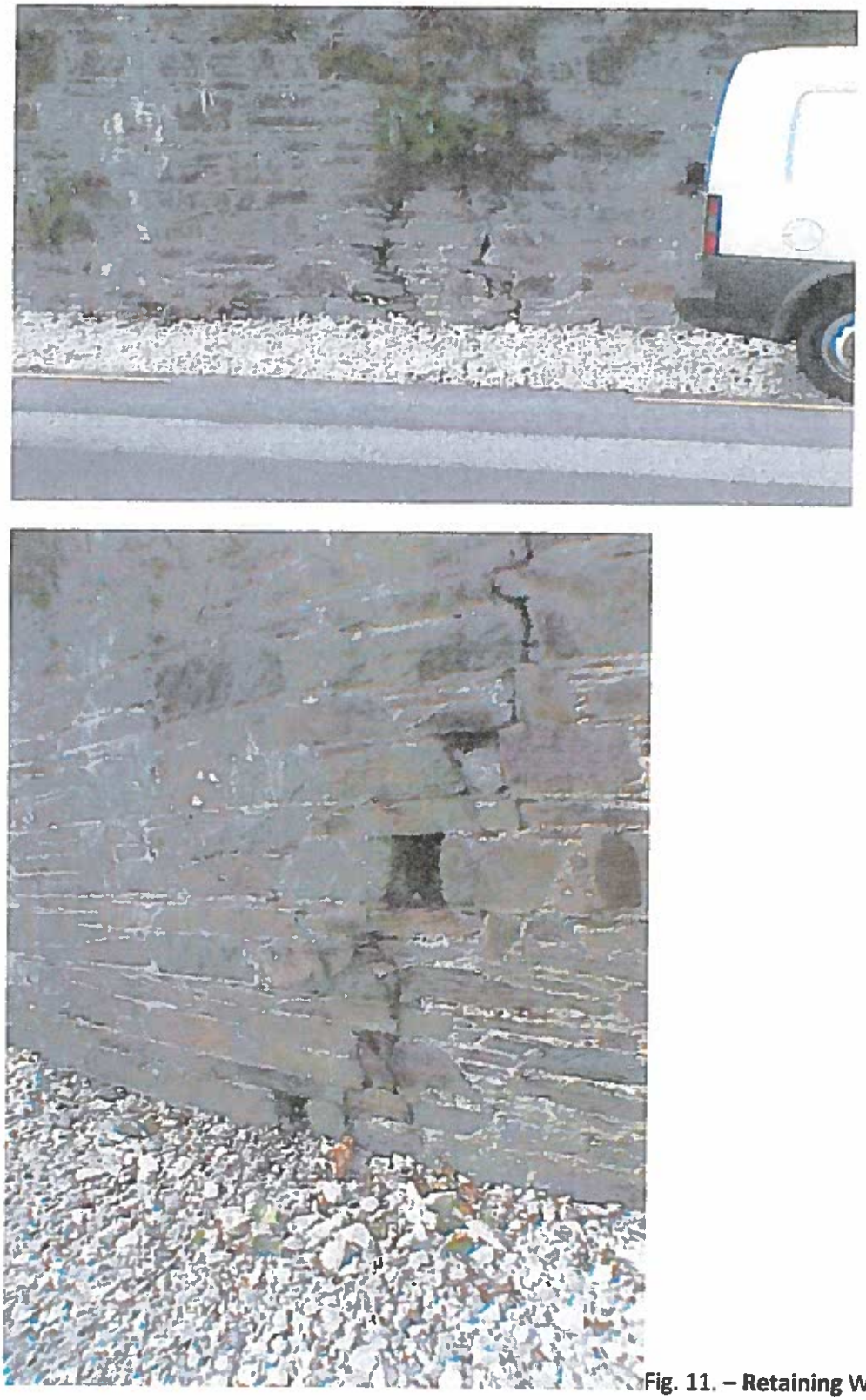


Fig. 11. – **Retaining** Wall of Alta Terrace subject to Failure in numerous areas. Council notified. Proposed dredging by Marina may further damage walls causing catastrophic damage to properties above.

SUBMISSION 24

[redacted]

8/4/14.

Dear Minister,

I have seen the plans for the Marina development in Monkstown, and would like to show my support for the plan which I would consider a great amenity for Cork Harbour.

It should also be a welcome boost for job creation, and the local economy.

Looking forward to a positive reaction, in the very near future.

Yours faithfully,

[redacted]

SUBMISSION 25

[redacted]

8/4/14.

Dear minister,

I have seen the plans for the marina here, where I live and would like to show my full support for the development, which would be a wonderful amenity for the harbour, not to mention a welcome boost for the job market.

Hoping for a favourable response.

Yours faithfully,

[redacted]

Submission 26

It has come to my notice that an application is sought for the extension of the existing marina development at Monkstown Bay Marina, Monkstown, Co Cork.
Having travelled throughout France, Canada and the USA, I have had the pleasure of seeing the many marinas within those spots.
In particular, the Cote d'Azur has at least 15 marinas all dotted around that area and Marina Saint Sauveur is notable in Toulouse. Normandy and Bretagne offer many marinas also.
Canada, both east/west coasts with Cape Cod in the USA have some of the finest.
Marinas offer much by way of employment, leisure activities both on the water and social gatherings on the club houses. They enhance the aesthetics of the surrounding areas especially Monkstown which is in need of further development and what better way than by an extension to the present marina

Dept. of Environment, Heritage
& Local Government
10 APR 2014
Wexford

Submission 27

Dear Sir/Madam

Re extension etc to marina
at Monkstown Bay
Cork Harbour

I see no reason why you should not grant permission for this. This marina has brought business + tourist to this area and is well run.

Yours

Ref FS 005826
FORESHORE LICENCE. MONKSTOWN.

SUBMISSION 28

08 Apr 2014

To whom it may concern,

I strongly oppose the proposed three and a half acre infill on the stradd road by Monkstown Bay Marina Company. Ref (FS005826

The existing 83 birth Marina is an eye sore and has been quite frustrating for the residents of Alta terrace.

Monkstown Bay Marina company have acted in a very unprofessional manner. Sight location maps were not correctly followed for the existing Marina, as can be seen by both the position of the Marina itself and its entrance. As part of the planning conditions for this Marina MBMC were ordered to pay money to the Cork County Council to help with traffic calming ~~(Monks)~~ measures in Monkstown. To date, the money has not been payed.

The exisiting Marina has not been full to capacity since it opened, which calls into question the need for a larger Marina?

I am officialy objecting to a foreshore licensc being granted to 'MBMC'.

Kind Regards.

Dept. of Environment, Heritage & Local Government
10 APR 2014
Wexford

SUBMISSION 29

Dept. of Environment, Heritage & Local Government
10 APR 2014
Wexford

2nd April, 2014.

Foreshore Unit,
Department of the Environment,
Community and Local Government,
Newtown Road,
Wexford,
Co. Wexford.

Re: FS 005826. Foreshore Application – Monkstown.

Dear Sir/Madam,

The Monkstown Bay Marina Company is currently operating an 83 berth marina which has less than 40% occupancy all the year round. The granting of a foreshore licence for the infill of 3.5 acres of a very scenic area of the foreshore and an additional 200 berths does not make any commercial sense. It is hard to comprehend where they think another 200 boats are going to come from in the current climate. As local residents we are very concerned that this area of the water front will turn into an unfinished waste ground for boat and scrap storage.

There is a current condition attached to their planning permission granted in relation to the existing 83 berth marina that the developer was to make a 'special planning contribution' of €27,000 to Cork County Council to enable traffic calming to be put in place as well as to provide adequate parking for the Marina. To date, after several requests by Cork County Council, no contribution has been made even though it was a condition of their planning permission. Developers who do not abide by national law should not be granted a foreshore licence.

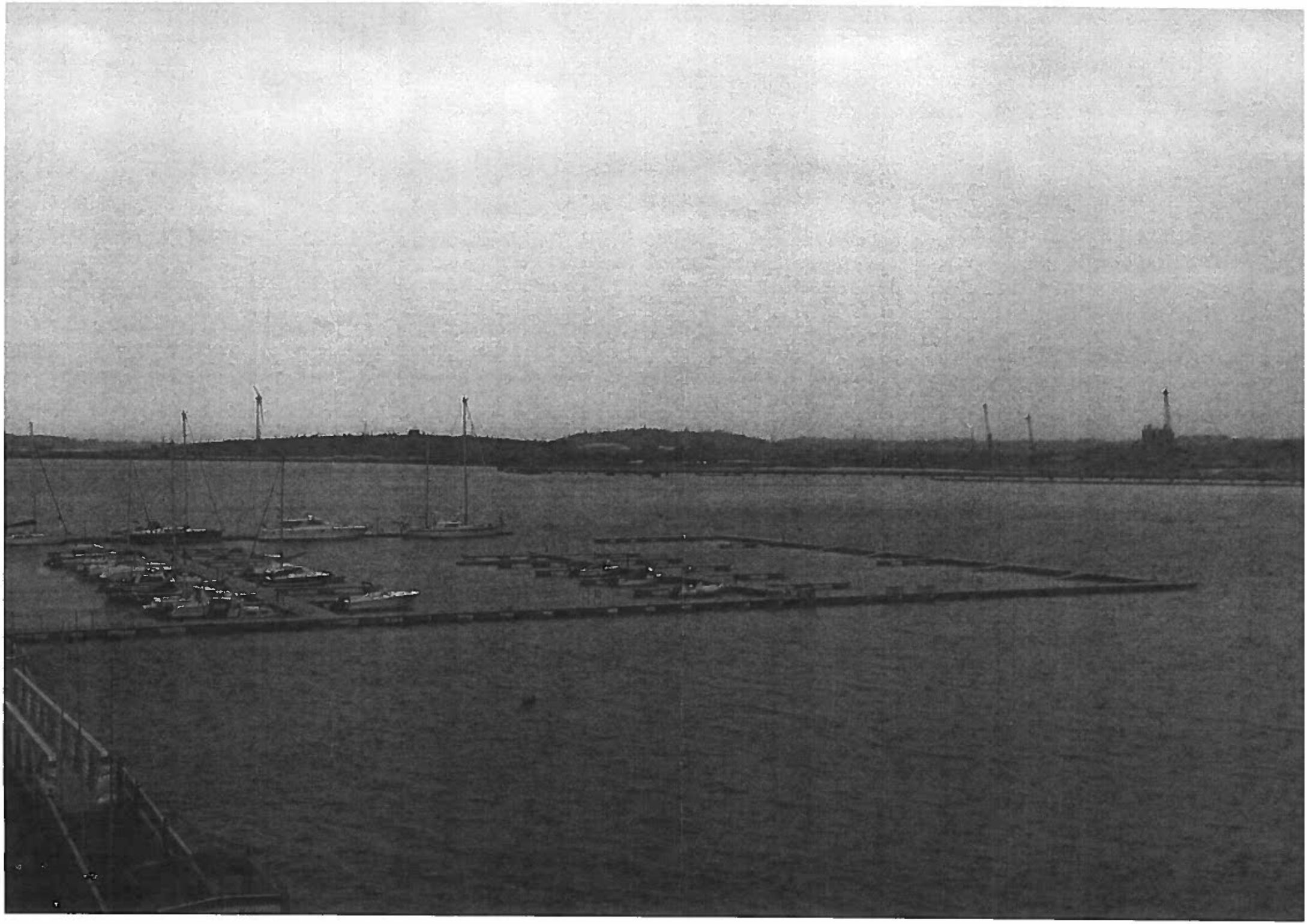
The existing pontoons and entrance were, also, sited in the wrong position and not in accordance with their site location map as drawn up by their Engineers Cronin Miller. Both Cork County Council and An Board Pleanala acknowledged the deviation but neither party were willing to enforce it. If the Marina company could not, or were not willing to, follow the site map in relation to the existing 83 berth marina what would they do if they were granted a foreshore licence to infill the foreshore?

Another important point to consider would be that without proper tidal modelling being completed there will be a build-up of silt that will extend out into the pathway of a very busy shipping channel. Who would be responsible and pay for dredging the sea bed?

In addition, local residents attended a meeting in Monkstown National School on Tuesday 11th March, hosted by Irish Water and Cork County Council. A representative from Irish

Water outlined their plans for sewerage treatment in Cork harbour. They are looking to locate a sewerage treatment pumping house in Monkstown, and we are of the opinion that is the reason a foreshore licence is being requested. The marina company are proposing to lease back the foreshore infill to Irish Water for the construction of a sewerage treatment pumping house. This would totally contradict Cork County Councils development plans for Cork Harbour as well as the terms and conditions of the planning permission which was granted.

As residents o we overlook this area of the foreshore and we are opposed to any foreshore licence being granted to a private company what will close off this area of the waterfront to the public. We are, also, opposed to a sewerage treatment pumping house being located in this very scenic area which is currently enjoyed by many residents and visitors to the area. We are requesting that this application be turned down and that the Foreshore Unit maintains their fiduciary duty to the general public to keep in line with ethical and social responsibility.

Please note the points mentioned in your appraisal and ultimate feasibility for granting a licence.

Yours faithfully,