SUBMISSION 62

San Remo
Monkstown
Co. Cork

9th April, 2014

Minister for the Environment, Community
and local Government at foreshore Unit
Department of the Environment, Community
and Local Government
Newtown Road
Co Wexford

Re: Foreshore Licence Application Reference No. FS 005826

Dear Minister,

My name is James O'Brien and I am writing this as a resident of Monkstown and I am also the Managing Director of Monkstown Bay Marina Co. Ltd., which is applying for this licence. I was born, reared and still reside in my family home in Monkstown. My house is on the seafront just a 100 metres west from this development. The other two Directors were also born and reared in Monkstown. My Father William O'Brien was one of the five founder members of the Monkstown Bay Sailing Club formed in 1970. I continue our family association with the club and to this day, I remain a Director of the club.

I have spent the last fifteen years working on this project bringing it forward. Please find enclosed a copy of the original earlier correspondence with the Department of Marine dated 2001. As you will see from the enclosed document, this project is not based on a quick buck return exercise, but instead it has developed from my experience as a harbour user and resident, my passion for the harbour and my understanding of the lack of facilities in general and the potential that exists for this harbour regarding tourism/public amenity and job creation all of which are widely documented in harbour reports/surveys published over the past decade.

I am also enclosing copies of articles printed in the Irish Examiner dated 12th, 13th and 14th March, 2014 outlining the opinions of the other stake holders in the harbour, all of whom agree we need to invest into the harbour to unlock its massive potential.

You will see from the enclosures the dedication, length of time and commitment it has taken to progress this project to where it is today, and I am hopeful that this application will have a favourable result.

Yours sincerely,

James O'Brien

List of Enclosures – Supporting Documentation Gathered Over the Years

Booklet (1) Local Clubs
MBSC, Irish Marine Federation, Monkstown Rowing Club & Irish disabled Sailing Association.

Booklet (2) Local Businesses & Community Groups
Port Of Cork, Monkstown Amenity Association.

Booklet (3) Cork Harbour Water Sports & Activity Centre.
Marina Companies Aims for the future.

Booklet (4) Failte Ireland & Cork County Council.
Views on Marine Leisure in Cork Harbour.

Booklet (5) Sailing Magazines, Articles on this Development.
Afloat, Yachting Life & Practical Boat Owner.

Booklet (6) Newspaper Articles about the Marina Development.

Booklet (7) Sailing Courses in Monkstown spanning over 41 Years.
All three of the Company Directors are in the 1971 picture and their children are in the other two

Booklet (8) Marine Litter, Cleaning up Cork Harbour.
Company Directors views on litter in the Harbour in a previous project.

Booklet (9) Cork Harbour – Then, Now & Tomorrow?
Promotional picture booklet giving an insight to the harbour and the project,

A3 pages. A three day feature in The Irish Examiner about Cork Harbour.

Department of the Marine
and Natural Resources

Roinn na Mara agus Acmhainní Nádúrtha

2 July 2001

Our Ref: MS51/8/1168

Mr James O'Brien
Monkstown Marina Company Ltd
Bay View Lodge
Monkstown
Co Cork

MARINA AT MONKSTOWN, CO CORK

Dear Mr O'Brien,

I wish to acknowledge receipt of your application for a foreshore permission for a Marina at Monkstown, Co Cork and to state that the matter is receiving attention.

To assist in the speedy processing of this application I would be grateful if you could advise on the following,

- **Have all appropriate planning permissions been obtained. If so, please forward a copy of the said permissions.**
- **If planning permission has not been sought, please advise on the timescale for the lodging of an application.**

You should note that it is not possible to conclude the foreshore application process until such time as all planning permissions are in place.

Yours sincerely,

Marie Flynn
Coastal Zone Administration Division

Leeson Lane, Dublin 2
Lána Chill Mochargán
Baile Átha Cliath 2

Tel +353 1 619 9200
LoCall 1890 44 99 00
Fax +353 1 661 8214

e-mail contact@marine.irlgov.ie
GTN +1 18

Monkstown.

7th. June, 1970.

Dear

MONKSTOWN BAY SAILING CLUB.

We, the undersigned, intend forming a sailing club in Monkstown to be known as the Monkstown Bay Sailing Club.

Initially the Club will run a series of evening handicap league races for Enterprises and other small craft as per attached programme.

You are invited to subscribe to the Club (minimum subscription 10/-) You will thus become a founder member, and will enable the organising Committee to defray expenses for the 1970 season.

Should the project prove successful, a General Meeting would be called in the Autumn to put the club on a more formal basis.

If you have sailing friends, who would be interested please forward their names to the Committee.

Yours sincerely,

)
)
)
) Organising Committee.
)
)

P.S. We have arranged for the Irish Yachting Association to run a one-week Training Course for children in mid-July. As numbers will be limited, please submit names and ages of intending pupils (boys and girls) as soon as possible.

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

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

Re: Foreshore Licence Application Ref No. FS 005826

Dear Minister,

With regard to the above application, I would like to show our clubs continued support for this proposed development. We await the construction of this proposal, which incorporates modern rowing facilities which are badly needed in this area.

Please find enclosed copies of letters which we have been sent over the years showing our continued support for this development.

We trust you will look on this application favourably.

Yours sincerely

Niall O'Regan

7th April, 2008

The Planning Department,
Cork County Council,
County Hall,
Cork.

Dear Sir/Madam,

The Monkstown and Cork Harbour Rowing Club is an active rowing club since 1968. The club house and storage area are on the north side of the R610 road which passes through Monkstown village. With the increase in traffic through Monkstown over the past decade or so it has become increasingly more dangerous trying to cross the R610 road to access the water with the rowing boats, as some of these rowing boats are 20 metres in length.

For a number of years the rowing club have been on the look out for a more suitable site with out success. Over the last six months we have been working with Monkstown Bay Marina Company Ltd to formalise a plan which would include more suitable rowing club facilities on the seaward side of the R610 with direct access to the water. The phase 2 proposed Marina development is the ideal solution to our rowing club needs and will encourage more participation in this sport.

With a positive result to this planning application the Cork County Council will be recognising and rewarding the hard work that the clubs committee has been doing for the past forty years in promoting young people to get involved in sporting activities.

Yours sincerely,

Carla James
Hon. Secretary

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Lock premises

ote they have
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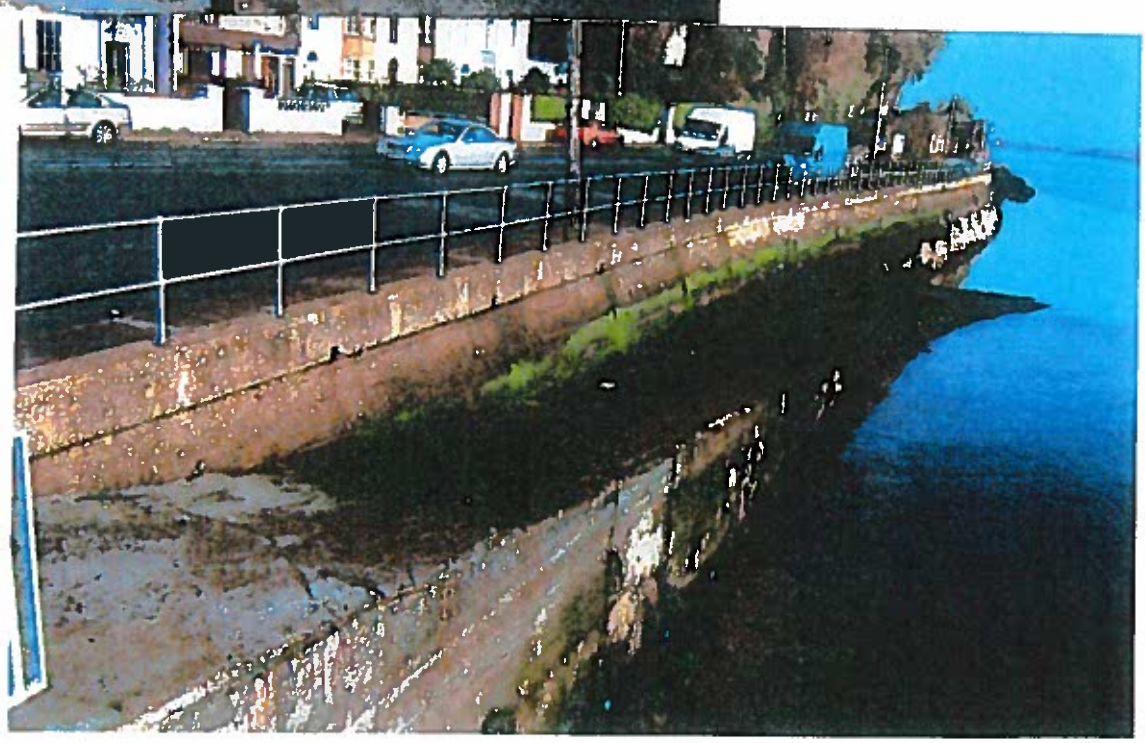
Storage &
training area



25th April, 2008

Mr. James O'Brien
Monkstown Bay Marina Company Ltd
Monkstown
Co Cork

Dear James,

We have read the objection made by M , dated the 15th April, 2008 to the proposed Marina planning application No. 085544 and were disappointed that there was a reference made to the Monkstown Rowing Club (Monkstown Cork Harbour Rowing Club), We would like it noted that the Monkstown Cork Harbour Rowing Club are fully behind this proposed Marina Development and believe that it will be a major benefit from a marine safety view and a great facility for all forms of marine sport and leisure including rowing in this community.

Yours sincerely,

Carla James
Hon. Secretary

SUBMISSION 62 - APPENDIX 1

Irish Marine Federation
Commercial Marine. Leisure Marine. Irish Marine.

Confederation House
84/86 Lower Baggot Street, Dublin 2

T: +353 (0)1 605 1652
F: +353 (0)1 638 1652
E: mark.mcauley@ibec.ie
www.irishmarinefederation.com

Registered in Dublin No. 40384

Mr. James O'Brien,
Monkstown Marina Company Ltd.,
Strand Road,
Monkstown,
Co. Cork.

November 14th.

Dear Mr. O'Brien,

The Irish Marine Federation supports the development of sustainable marinas around the Irish coast and particularly welcomes the proposed development in Monkstown, County Cork.

Marinas are a vital component in the development of the Irish marine leisure industry as they are major socio-economic drivers and can contribute substantially to the local economy. Marinas also supply facilities for the growing marine leisure tourism sector by providing berths and tourism facilities for visiting boaters.

There is a shortage of marina berths in Cork Harbour with all of the marinas operating waiting lists. Any new development is welcome from an industry view point as a shortage of marina berths is an impediment to the growth of potential boat sales.
The marine leisure industry has increased by over 30% over the past four years, however, further maritime growth is very dependent on having marina berths available for new entrants. Ireland currently has one of the lowest boat ownership ratios in Europe 1:162. In the UK it is 1:106, in France 1:66. As you can see from the statistics there is enormous potential for development given that we are an Ireland nation

The socio-economic benefits which accrue to other social groups should be considered. A marina is a safe place for the launching and recovery of boats. Marinas are used by numerous clubs and organisations as diverse as the Sea Scouts to Sailing for the Disabled.

In terms of income generated, our research has shown that an average marina berth generates a boaters spend of approximately €7,000 per annum much of which is spent in the local community. Research conducted by Failte Ireland indicates that the average visiting boat spends €220 per night in each location over and above the marina charges. This spend is mostly with local businesses. Irish boats spend upwards of €350 per night.

Irish Marine Federation
Commercial Marine. Leisure Marine. Irish Marine.

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Registered in Dublin No. 40384

For a marina which has no other ancillary businesses attached to it such as a full service boat yard it is important that it is of a sustainable size. The British Marine Federation, The Yacht Harbours Association and Euromarina all agree that for a marina to be fully economically sustainable it must have a minimum of 220 berths.

Well run marinas offer the boating public, as well as visiting maritime tourists, safe and practical facilities in which to enjoy boating. It is essential that sustainable marinas are as carbon neutral and environmentally friendly as possible offering their customers approved waste management programmes, full pump out facilities and also recognition of their place in the community through schemes such as the blue flag. The Irish Marine Federation is working with the Environmental Department of Failte Ireland on a "Clean Boating Policy" which will emphasise the importance of environmental best practice.

With the current trend towards larger boats and more expensive equipment owners no longer wish to have their boats swinging on a length of chain in vulnerable locations. Insurance companies are increasingly ruling out cover for such moorings in certain locations. The potential hazard of boarding and leaving a boat by a small and often unstable dinghy can be an unnecessary hardship.

If the Irish Marine Federation can be of further assistance to you in the promotion of your proposed development please do not hesitate to contact this office.

Yours faithfully,

Stephen Conlon,
Director.

MONKSTOWN BAY SAILING CLUB LTD.
3. de Vesci Place, Monkstown, Co. Cork.

4th September 2013

James O'Brien
Cork Harbour Marina
The Strand Road
Monkstown
Co. Cork

Dear James,

1720 National Championships 2013

On behalf of the Members of MBSC and the 1720 Class I wish to thank you and your colleagues for you kind gestures during our recent Championships.

It turned out to be a very successful event for both the club and the class, with some very good quality racing and equally good quality fun ashore.

Your help was part of what made it so successful.

Thanks again,

Yours sincerely,

John Crotty
Commodore
Monkstown Bay Sailing Club

Telephone: (021) 4859935
Internet: www.mbsc.ie
Company Reg. No. 344111

Fax: (021) 4859946
Email: mbsc@eircom.net
Registered Office:
91. South Mall, Cork.

MONKSTOWN BAY SAILING CLUB LTD.

3. de Vesci Place, Monkstown, Co. Cork.

05th/December/2012

To whom it may concern,

As Commodore of Monkstown Bay Sailing Club and life long harbour user, who has experienced some success on the international sailing circuit and having cruised many of the waters of the world I feel it is important for me to express my support for The Cork Harbour Water Sport & Activity Centre. Monkstown Bay Sailing Club (MBSC) have hosted many prestigious events in the past, such as The Irish National 505, National 18, Laser & Feva Championships, but we unfortunately have been limited in the type and size of events we host by the lack of onshore facilities. This is a shame as Cork Harbour is home to some of the best sailing areas in the world.

At present MBSC runs a very successful 505 international sailing event annually, which attracts boats from England, Wales, Scotland & Northern Ireland including multiple world champion, Ian Pinnell. The International 505 Sailing Committee has approached MBSC on more than two occasions to host The 505 World Championships which usually attracts upwards of 200 boats each with their crew & shore team. The 14 day event would bring a huge economic boost to the surrounding area, in terms of tourism. With the infrastructure that The Cork Harbour Water Sport & Activity Centre proposes, we would no longer have to pass up on opportunities like these.

My goal as Commodore, over the next few years is to increase Cork Harbour's stake in the international sailing scene, by attracting a larger and more diverse number of international events.

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MONKSTOWN BAY SAILING CLUB LTD.

3. de Vesci Place, Monkstown, Co. Cork.

At the moment I am working with James O'Brien, on running a spring league for the 1720 class over four weekends in the month of March, from the existing marina facility in Monkstown. We are confident that we will be able to encourage overseas boats to participate in this league over the coming years.

Having had substantial cruising in European waters and with first hand experience of their purposely built marine tourism facilities, I think it is very important to have a marina facility that is independent of any clubs or societies and whose primary aim is to cater to tourists needs, whether they arrive by sea or by air.

Yours Sincerely,

John Crotty,

MBSC COMMODORE

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MONKSTOWN BAY SAILING CLUB LTD.

3. De Vesci Place, Monkstown, Co. Cork.

28th April, 2008

Mr. James O'Brien,
Monkstown Bay Marina Company Ltd.,
Monkstown,
Co. Cork.

Dear James,

The Monkstown Bay Sailing Club (M.B.S.C.) has become aware of an objection made by to your company's planning application 085544. We would like to put on record that are M.B.S.C. Members but do not in any way represent the views of the club committee or the rest of the members.

From a dingy sailing safety point the present number of moored boats, mooring bouys and submerged ropes extend far beyond the outer limits of the proposed Marina Development. The sheer volume of obstacles above and below the water makes it extremely dangerous to sail unnecessarily in this area of the bay. A sailing dingy is much more likely to get into trouble in these restricted waters which could result in a dingy capsizing with a great risk to the sailors getting snarled in underwater hazards which could result in a tragedy. The proposed Marina Development will make Monkstown a much safer place for all types of sailors as rescue crafts will be more readily available from a Marina berth and cut down the response time.

We wish to confirm our full support for this proposed Marina Development.

Yours sincerely.

Dion Barrett
Commodore M.B.S.C.

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91. South Mall, Cork.

MONKSTOWN BAY SAILING CLUB LTD.

3. De Vesci Place, Monkstown, Co. Cork.

Cork County Council,
Planning Department,
County Hall,
Cork.

7th April, 2008

Re: Proposed Marina Development for Monkstown.

Dear Sir/Madam,

I would firstly like to refer to my predecessor's observations of the proposed 82 berth marina development dated 13th June, 2006 (copy enclosed), as predicted by Mr. McDonnell the demand for marina berths in Monkstown has far out weighed the original proposed supply of 82 berths. Over the last 3 years the number of boats moored in Monkstown Bay has almost doubled with over 150 moorings scattered over a vast area of the Bay. The Irish Marine Federation predicts a 30% increase in marine leisure activities over the next two years also take into account that there is a 3 year waiting list for berths on any marina in Cork Harbour, there is a need to readdress the marine leisure industry infrastructure in Cork Harbour.

We have seen the phase 2 drawings for the proposed upgrade to 270 berth marina development in Monkstown and would fully support all aspects of this proposed development for numerous reasons, namely :-

- It will alleviate the demand for parking space in the middle of Monkstown village created by the increase in the marine leisure industry and leisure walking.
- It will cut down the number of near miss tragedies which are happening more frequently out of small boats, toeing and frowing from moorings which are now protruding a great distance out into the Bay.
- It will extend the village centre westward along strand road and with the help of the proposed traffic calming measures it will slow the traffic, which is a major problem in Monkstown village.
- A growing crisis in the marine leisure industry is boat theft, engine theft, electronic equipment and safety equipment being stolen and boats being tampered with, while lying on their moorings. With a marina development of this nature with 24 hour security it will help to curtail the latest crisis.

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The marina on shore facilities will be of enormous benefit to M.B.S.C. members and marina users alike. With these new facilities it will allow M.B.S.C. to host national and international sailing events to a very high standard. The clubs junior representative also supports the phase 2 marina development and says there is a lot of interest and excitement in the junior members with the added facility of a club gym and a training room with a cafeteria next door to socialise in.

Monkstown Bay has a history of sailing clubs going back to 1720 with the water club of Cork Harbour then in 1872 the Munster Model Yacht club (for boats under 10 tons) which became the Royal Munster Yacht Club until 1966 and then since 1970 the Monkstown Bay Sailing Club. It is about time that Monkstown is left move with the times and allow for the provision of a modern day marina development which meets the criteria of the E.U. standards for marinas. The size of this proposed marina development and the standards the developers intend to achieve, will mean that marine leisure in this area will be made more available, more access friendly, and a far safer place for people of all social classes to enjoy our natural assets.

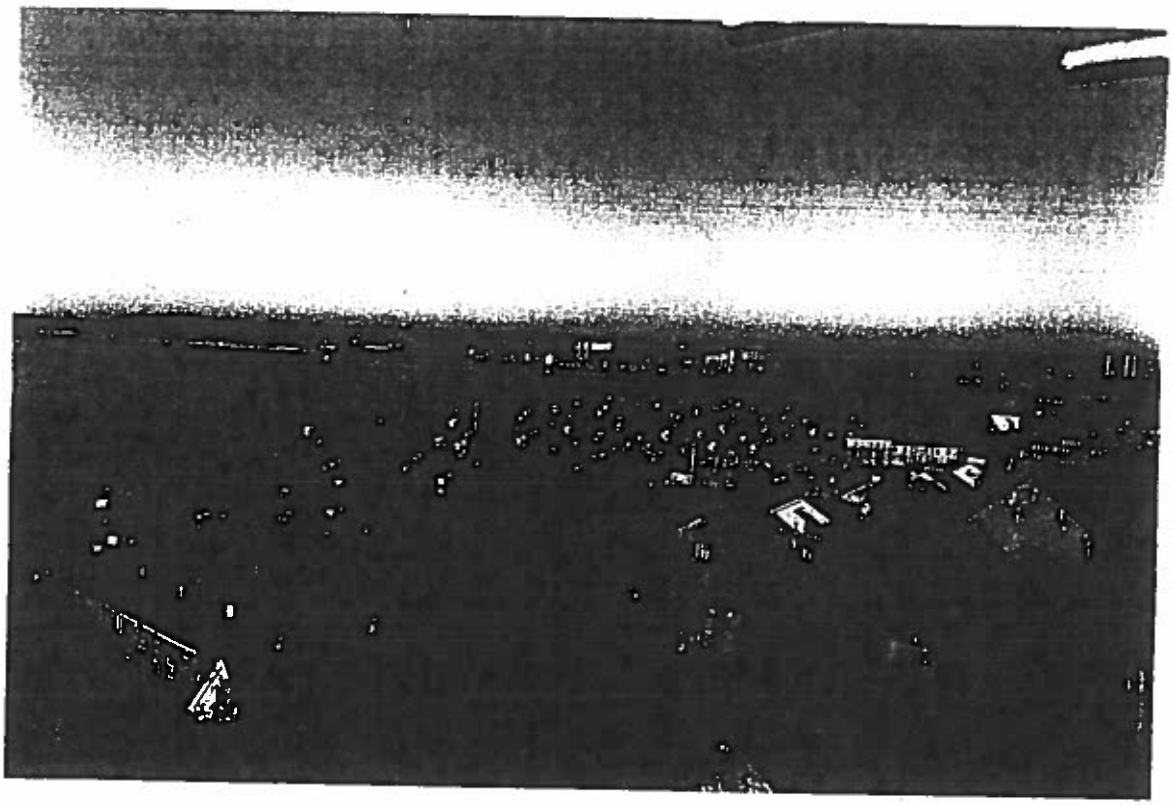
Finally I would like it to be noted that the three directors of Monkstown Bay Marine Company are Monkstown Bay Sailing Club members and have been since its inception in 1970. They also reside in the village and have enormous experience in the marine leisure industry at home and abroad. With their connection with the community in Monkstown they are well aware of the changing needs and challenges that face the future of this settlement, a community that has a recorded history of over 288 years with marine leisure.

We hope the Cork County Council Planners will allow this upgrade of sports and recreational facilities go ahead for all to enjoy.

Yours sincerely,

Dion Barrett
Commodore M.B.S.C.

1.1 Manhattan Bay.



Shows the clutter of tenders stored on the sand quay in Manhattan

MONKSTOWN BAY SAILING CLUB LTD.

3. de Vesci Place, Monkstown, Co. Cork.

15th May 2007

TO WHOM IT MAY CONCERN

Monkstown Bay Sailing Club was founded thirty seven years ago and I am the twenty first Commodore of this sailing club. We have two hundred and twenty eight members and over half the members live locally. We have a significant number of members who are elderly and finding it almost impossible to use their boats due to difficulties in launching their dinghies, rowing out to their moorings and then trying to climb onto their boats from the dinghies without falling in the sea.

Six years ago we spent two hundred and fifty thousand euros on up grading our Club House, this included building a Lounge Bar, Cadet Room, new Ladies and Gents Showers and Toilets, a Disabled Toilet and a Meeting Room. We run sailing events two evenings a week and almost every weekend from the start of April to the end of October.

The facility of a Marina in Monkstown adjacent to our Club House would be of enormous benefit to the Club from a financial and safety point of view. The majority of the seventy six berths available for lease will be taken by Club Members who already have motor boats or yachts on moorings in the proposed Marina location. These Members have put down their names on a list to provisionally book a berth on the proposed Marina. Most of these sailors live within walking distance of the Marina but presently have to drive to the Sanquay with their tender on a trailer and leave the car and trailer parked up in the village all day or longer. The Committee and Members all agree that the Marina will reduce cars parking in the village, by eliminating the need to transport tenders and outboards to enable sailors' access to their boats; instead they would just walk from their house to the Marina

Telephone: (021) 4859935
Internet: www.mbsc.ie
Company Reg. No. 344111

Fax: (021) 4859946
Email: mbsc@eircom.net
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91. South Mall, Cork.

The proposed Marina developers are Monkstown Bay Sailing Club Members and have been Members since its inception in 1970. They also reside in the village and have enormous experience in the Marine /Leisure Industry.

All the Committee and Club Members are in favor of this Proposed Marina, and believe that it would be a major boost to the Local Economy, Marine/Leisure and Tourisms for Monkstown and its environs

Yours faithfully

Dion Barrett
Commodore MBSC

MONKSTOWN BAY SAILING CLUB LTD.

3. de Vesci Place, Monkstown, Co. Cork.

17 January 2007.

The Planning Department,
Cork County Council,
County Hall,
Cork.

Re:/ Proposed Marina in Monkstown, County Cork.

Dear Sir/Madam,

We confirm that this club has agreed to facilitate yachtsmen who berth at the proposed marina facility at Monkstown, County Cork.

Yours faithfully,

COMMODORE.

ephone: (021) 4859935
ernet: www.mbsc.ie
mpany Reg. No. 344111

Fax: (021) 4859946
Email: mbsc@eircom.net
Registered Office:
91. South Mall, Cork.

MONKSTOWN BAY SAILING CLUB

Proposed Marina Monkstown Bay

13th June 2006

To whom it may concern

Monkstown Bay Marina Company Ltd have presented their plans for the proposed Marina to the Committee of Monkstown Bay Sailing Club.

The Committee have reviewed the plans and proposal and feel strongly, based on feedback from boat owners, there is adequate members currently within the club to use the proposed number of berths being made available. On review it appears the current proposal may not provide sufficient berths for current requirements and does not facilitate for future expansion of boat owners.

In addition the introduction of a marina will greatly alleviate the current overcrowding of boats on moorings in the bay, we are continually seeing the number of moorings increasing on a yearly basis and a marina will also address some of the safety issues encountered while rowing out and back from boats.

On behalf of the Committee and members of Monkstown Bay Sailing Club I feel that a marina will bring both economic and social benefits to the area. If you have any further questions please contact me directly.

Yours sincerely

Michael McDonnell
Commodore

De Vesci Place, Monkstown, Co Cork. Telephone 021 4859935

Date: 12th November 2008.

TO WHOM IT MAY CONCERN

I would like to clarify that the Monkstown Bay Marina Company has had the full support of the Monkstown Bay Sailing club under my term of office as Commodore for the proposed Marina development in Monkstown Bay.

At that time the Company had not received a letter from the Monkstown Bay Sailing club because of my personal involvement in the Marina Company. However, I wish to state that the Company had the complete backing of the sailing club and committee during that period.

Should you have any comments or queries regarding the above, please do not hesitate to contact me.

Yours sincerely

Ex. Commodore 20
Monkstown Bay Sailing Club.

MONKSTOWN BAY SAILING CLUB

MONKSTOWN, Co. CORK

Date: 10th February 2002.

TO WHOM IT MAY CONCERN

The board of Monkstown Bay Sailing Club Ltd. have met with Mr. Kieran O' Leary of Monkstown Marinas Ltd., We have reviewed the Plans for the development of a Marina and Dinghy Park on the Raffeen side of the Sand Quay.

At this juncture, we, the committee on behalf of the members of Monkstown Bay Sailing club are 100% behind this project. We feel that it would be an enormous asset to the area and to the Sailing club. We are currently considering extending our four-week summer training course to run for six months per year. This Dinghy Park would provide us with a safe means of access to the water for the Children. It also puts the launching facilities well away from Commercial Shipping.

In the past, there have been numerous incidents involving member's boats, which are currently stored on an exposed unfenced waterside quay. It would be a great addition to the locality and the club to have a secure boat park. This would leave part of the existing sand quay open for development as a public amenity area in order to enhance the village

As a sailing club that have invested €200,000 in upgrading our sailing clubhouse facilities, we now need to address the issues of Boat Safety and Safe water access. We believe that this facility, encompassing visiting Marina Berths will attract sailors from all over Europe to Monkstown and Cork in General.

Currently the project is a private venture, but at this point, the Monkstown Bay Sailing Club is investigating the avenues of becoming a partner in this venture.

Should you have any queries, please do not hesitate to contact me.

Yours Faithfully

Michael O' Brien
Commodore

Please reply to :

Tel. No. :

Re: Proposed Marina Development in Monkstown Bay

To whom it may concern:

This is to state that the Irish Disabled Sailing Association is very much in favour of the proposed development as the existing facilities, which are presently available in the village, are not suitable for the type of craft currently being used by the association members.

It is hoped that if this development goes ahead Monkstown Village will once again become a vibrant centre for disabled sailing.

Signed: Kevin Downing

Kevin Downing
Chairman
Irish Disabled Sailing Association

MONKSTOWN
CORK HARBOUR ROWING CLUB

7th April, 2008

The Planning Department,
Cork County Council,
County Hall,
Cork.

Dear Sir/Madam,

The Monkstown and Cork Harbour Rowing Club is an active rowing club since 1968. The club house and storage area are on the north side of the R610 road which passes through Monkstown village. With the increase in traffic through Monkstown over the past decade or so it has become increasingly more dangerous trying to cross the R610 road to access the water with the rowing boats, as some of these rowing boats are 20 metres in length.

For a number of years the rowing club have been on the look out for a more suitable site with out success. Over the last six months we have been working with Monkstown Bay Marina Company Ltd to formalise a plan which would include more suitable rowing club facilities on the seaward side of the R610 with direct access to the water. The phase 2 proposed Marina development is the ideal solution to our rowing club needs and will encourage more participation in this sport.

With a positive result to this planning application the Cork County Council will be recognising and rewarding the hard work that the clubs committee has been doing for the past forty years in promoting young people to get involved in sporting activities.

Yours sincerely,

Carla James
Hon. Secretary

MONKSTOWN
CORK HARBOUR ROWING CLUB

25th April, 2008

Mr. James O'Brien
Monkstown Bay Marina Company Ltd
Monkstown
Co Cork

Dear James,

We have read the objection made by dated the 15th April, 2008 to the proposed Marina planning application No. 085544 and were disappointed that there was a reference made to the Monkstown Rowing Club (Monkstown Cork Harbour Rowing Club), We would like it noted that the Monkstown Cork Harbour Rowing Club are fully behind this proposed Marina Development and believe that it will be a major benefit from a marine safety view and a great facility for all forms of marine sport and leisure including rowing in this community.

Yours sincerely,

Carla James
Hon. Secretary

NAVAL SERVICE YACHT SQUADRON
NAVAL BASE,
COBH,
COUNTY CORK.
IRELAND

20 June 2011

Michael Mulcahy,
MBSC Rear Commodore and Cruiser Class Captain,
Monkstown Bay Sailing Club.

Dear Mick,

Many thanks for your kind words in your letter dated 14 June 11.

I also received, with delight your email including photos of our most enjoyable night in MBSC Clubhouse. A very friendly atmosphere populated with decent members who made us feel most welcome. A memorable experience!

The photo of SOUBRETTE alongside James' marina will be cherished!

You are most welcome to the KYC race day. The only word of caution is that we are committed to berthing KYC yachts overnight and there may be a restriction on MBSC boats due to the restricted space, but we will discuss that with Willie Roberts closer to the date.

Best wishes for the rest of Season 2011 and look forward to seeing you on the water.

Eugene P. Ryan
Commander MNI NS
Squadron Captain NSYS

CC: Willie Roberts, NSYS Sailing Sec.

MONKSTOWN CREEK POWER BOAT, SKI & WAKE BOARD CLUB

5 Bellevue Terrace Monkstown Co Cork
Telephone: (021) 4841110

16TH May 2007

TO WHOM IT MAY CONCERN

We have fifty members who regularly water ski and wake board in the Raffeen Creek area of Monkstown Bay. The proposed Marina would be a great facility for club members and non members alike. We have six performance ski boats at the moment which have to be dry sailed (which means launching the boat each time it is used and taken out of the water when not in use), because these boats are prone to sinking on moorings. This leaves a 4x4 and a large trailer in the Monkstown Village area while the boat is being used. If the proposed Marina goes ahead, these boats will not have to be dry sailed but berthed in the sheltered basin of the Marina and this should free up parking spaces in the village. We fully support the proposed Marina in Monkstown.

Yours faithfully,

Danny Fawsitt
Chairman

Cork Harbour Marina

From: pauloriain@mac.com
Sent: 05 September 2012 11:45
To: info@corkharbourmarina.ie
Subject: Events, Marina & Facilities

Dear James,

Good to talk yesterday and great to find out more about your marina and the development plans.

As outlined, there are so many different sailing events which could be of interest. Broadly speaking there are the amateur events, which you will be very familiar with ie class championships etc, which are generally run out of sailing clubs and too numerous to count. Then there are the professionally run events, with professional sailors, e.g.

- Volvo Ocean Race
- Open 60 Class Racing
- Class 40
- Clipper
- Figaro
- Mini 6.5
- MOD 70
- Extreme 40

The above tend to be a lot more high profile and involve a lot more sponsorship, so things have to be right. They also generate a lot of publicity. There has been an huge growth in this area over the last decade particularly. Some of these events receive huge coverage internationally and sailing at the moment represents a cheap way to market compared with other sports. Examples of events include the obvious one's like the Volvo Ocean Race, The Clipper Round the World Race, the MOD 70 European Tour (currently in Dun Laoghaire) and one Cork will be familiar with is the Figaro.
I think this is an area where you will find your development plans are very relevant. The professional events need infrastructure, like office space, places to park a van or container in some cases. They also like public access so people can touch it so to speak. Access to international transport links are also important so people can access the location.
You have 7.5metres depth which is also important as boats racing across oceans have draughts ranging from 2 - 5 metres.
What you also find, is events are running in port races during stop overs and Cork Harbour would be an excellent amphitheatre in that respect with great vantage points in so many places and your marina is close enough to take advantage of the wider port area and indeed you may find the area in front of Monkstown can be used.
If you are trying to make the business case in respect of promotional potential of events visiting your marina, the above events regularly get audience figures in the millions, tens of millions and in the case of the Volvo billions. Ireland definitely needs to ensure it has the facilities to host these events and truth be told Ireland and Cork will be attractive to event organisers who need to make race courses which are credible.

In respect of Waterways Racing, it was set up to run sailing events on a professional basis and is a result of running sailing events for the Dublin Docklands Development Authority and Waterways Ireland, including the Docklands Liffey Challenge and the most recent event we ran was the Waterways Ireland Inter-Counties Sailing Championship, which was a great success in the Grand Canal Dock. I also have competed in the Figaro and in bringing the event to Ireland. This is something which we are hoping to do again and good locations are always a priority. If you are looking to stage an event then maybe it might be an idea to run something smaller initially to get the

ball rolling. Anyway best of luck with it all and please let me know how you get on.

Kind regards,

Paul □ Riain
Director
Waterways Racing Ltd
www.waterwaysracing.net
www.facebook.com/InterCountiesSailing
E. pauloriain@mac.com
M. +353 (0) 87 23 55 900
Skype. pauloriain
9 Church Place
Northwall
Dublin 3

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Port of Cork Company, Custom House Street, Cork, Ireland • Tel: 353 21 4273125 • Fax: 353 21 4276484
Email: info@portofcork.ie • Web: www.portofcork.ie

PORT of CORK
DEEPWATER MULTI MODAL PORT

SUBMISSION 62 – APPENDIX 2

29th February 2008.

Mr. James O'Brien,
Director,
Monkstown Bay Marina Company Ltd.,
Monkstown,
Cork Harbour,
Co. Cork.

Dear Mr. O'Brien,

Re: Proposed Marina Development

Further to our meeting and discussions regarding the above proposal, I wish to confirm that the Port of Cork Company will not object to the proposed expansion of the marina development.

Yours sincerely,

Captain Pat Farnan,
Deputy Chief Executive/
Harbour Master.

Port of Cork Company, Custom House Street, Cork, Ireland ◦ Tel: 353 21 4273125 ◦ Fax: 353 21 4276484
Email: info@portofcork.ie ◦ Web: www.portofcork.ie

PORT of CORK
DEEPWATER MULTI-MODAL PORT

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.

cc Mr James O'Brien

MONKSTOWN AMENITY ASSOCIATION

The Orchard Fairyhill Monkstown Co Cork
Tel: 021 4841117

11th May 2007

TO WHOM IT MAY CONCERN

We have seen Monkstown Bay Marina Company's plans for the proposed Marina in Monkstown Bay and we would like to say that we fully support this development as do a large majority of the residents of Monkstown.

Monkstown has a long history with the marine industry, over the years a lot of residents in Monkstown were employed by Verlome Dockyard in Rushbrook and Maritime Boat Building Industries in Carrigaloe. Some residents are still employed by the Victoria Dock Yard in Passage West and the Glen Marine Boatyard Company in Monkstown.

On the Marine Leisure side of things the original Sailing Club in Monkstown which dated back to the early seventeen hundreds was called the Royal Munster Yacht Club which in 1914 moved to Crosshaven due to an anti-submarine boom which was stretched across the Inner Harbour during World War 1 preventing any boats going down river. This Club in now known as the Royal Cork Yacht Club, the oldest sailing club in the world. The present sailing club is the Monkstown Bay Sailing Club which was founded in 1970.

We also have the Monkstown and Cork Harbour Rowing Club which was founded in 1859 and are still very active. The Tenth Cork Monkstown Sea Scouts which was established in 1976 and the Monkstown Sea Angling Club founded in 1961 who still operate from the pier in the village.

In the past years Monkstown village had five shops one Post Office two Butchers Shops and three Public Bars. We are now left with one small shop and three Public Bars (one which is in the process of closing down, to make way for town houses due to lack of business). It is estimated that an eighty two berth Marina would generate upwards of five hundred thousand euros annually for the local economy, this money would go a long

/...

way to reviving some of the amenities the village once had. We believe that it is imperative for this development to go ahead to ensure Monkstown retains its unique commercial and social identity.

Yours faithfully

Michael Hayes
Chairman

THE BOSUN
Restaurant, Lounge Bar, Boutique Function / Meeting Room
and Elegant en-suite Accommodation
Monkstown, Co. Cork, Ireland.
☎ +353-21-4842172 / 4842006
Fax: +353-21-4842008 / E-mail: info@thebosun.ie

Date: 30th September 2011

To whom it may concern:
Re: Monkstown Marina,

Since the construction of the marina, we have had an increase in customers to our premises which have arrived by boat. The marina appears to suit the needs of the cruising and socialising sailor better than the pier.

Yours Sincerely,

Andrew Moynihan

THE BOSUN
Restaurant, Lounge Bar, Boutique Function/Meeting Room
and Elegant en-suite Accommodation
Monkstown, Co. Cork, Ireland.
☎353-21-4842172 / 4842006
Fax: 353-21-4842008
E-mail: info@thebosun.ie
www.thebosun.ie

To Cork County Council
Planning Dept.
Re/Monkstown Bay Marine Co. Ltd
Planning Application

This is to confirm that I Nicholas Moynihan T/A The Bosun, The Pier, Monkstown, Co Cork am in full support of the proposed orderly development of a Marina in The Monkstown Bay Area.
If sanctioned I am confident it would bring much needed business to the local economy which relies heavily on visitors to the area and boost employment.
Yours Sincerely,

Nicholas T. Moynihan

Nicholas T Moynihan
23rd May 2006

D.A.S.K LTD.

The Monkstown Inn,
& Simply Nosh Restaurant,
Glen Rd,
Monkstown.

The Planning Directorate
Cork County Council

15/11/08

RE: Marina in Monkstown Bay Marina Planning Ref. 089317

Dear Sir/Madam,

I would like to show my full support for the phase two proposed marina development of a 285 berth marina in Monkstown. As a local Publican in Monkstown, it is becoming more and more difficult to run a business in this area. Over one year ago the "Ensign Bar" and the only provisions shop left in Monkstown, closed down. In Monkstown in 1919 there were four hotels and a dozen guest houses and in the recent past there were up to four or five shops in operation at the one time. This town has lost its village status with the loss of two shops, a bar and a restaurant in less than two years.

This marina development will bring people back into Monkstown village who will appreciate it for being a harbour village with facilities and more than just a place for people to sleep and commute to work in the city.

I run the local hostelry, my customers are young and old, male and female and the majority of them are local people and 95% of them are in favour of this marina development. The general opinion is, if Monkstown doesn't use its natural asset to its best advantage, Monkstown village will lose its identity for ever.

Please find enclosed copies of relevant newspaper articles recently published. Hopefully Cork County Council will allow this marina development go ahead and in turn allow Monkstown return to its once vibrant community with its own identity.

Yours sincerely,

Director
Sean Walsh

DASK LTD

Monkstown Inn

Glen Rd

Monkstown

Cork

021 4841948

To whom it may concern,

As business people in Monkstown village running a bar are delighted to see the new marina on our door step. In a time of very hard business conditions it is great to see progress in our small community. The marina has brought us as a business, new customers and has also opened new ways of doing buisness.It has also brought a sense of uplifting progression in Monkstown, where we have seen a new deli/ shop, takeaway and marina open in the last year, in the middle of a recession.

We wish Monkstown Marina Company the very best in the future.

Sean Walsh

Dan Walsh Dan Walsh.

THE ENSIGN TAVERN,
THE PIER,
MONKSTOWN,
CO. CORK.

The Secretary,
Monkstown Bay Marina Company Ltd.,
Monkstown,
Co. Cork.

2 June 2006

Re: **Proposed New Marina Facility for Monkstown Bay**

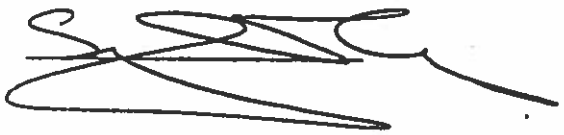
Dear Sir,

We refer to the above and were delighted to hear of this Marina Development for Monkstown.

We feel that such a facility will be of great benefit to the village and of course to the small businesses in this area. We would most definitely endorse and support this most wonderful project.

Wishing you every success in this venture.

Yours sincerely,



XPRESS STOP SHOP
MONKSTOWN,
CO. CORK.

The Secretary,
Monkstown Bay Marina Company Ltd.,
Monkstown,
Co. Cork.

7 June 2006

Re: **Proposed Marine Facility in Monkstown**

Dear Sir,

With regards to the above we feel that this development will be of huge benefit to this area. It will be a great boost to all the shops, restaurants and bars in this locality and in turn will encourage tourism.

This development has our full support and backing.

Wishing you the very best of luck.

Yours sincerely,

SYLVIA McKENZIE

DELTA ENGINEERING

MECHANICAL ENGINEERING CONTRACTORS

Workshop:
Rafeen Bridge,
Monkstown,
Co. Cork.
Tel: (021) 4373394
Fax: (021) 4373394

VAT No.: 2984993I

Office:
6 Congress Place,
Monkstown,
Co. Cork.
Tel: 086-2773690

24th May, 2006.

The Secretary,
Monkstown Bay Marina Company Limited,
Monkstown,
Co. Cork.

Dear Sir,

Delta Engineering would fully support and encourage any proposal to construct a Marina Facility at Monkstown. Such a facility would, in our opinion, hugely benefit the area as an added amenity, and also the spin off would inevitably create business opportunities for medium size local businesses, such as Delta Engineering. We wish you every success.

SIGNED.....
BRENDAN O'REILLY
Delta Engineering.

Our Ref.:

Your Ref.: DB / JM

Date: 7-Jun-06

To Whom It May Concern

Dear Sir or Madam

I understand that there is to be an application submitted in respect of a yacht marina at Monkstown, Co. Cork.

I would like my support for the project noted. I think it would benefit everybody in the area including the businesses, some of whom are clients of mine.

Furthermore, I am of the opinion that a marina would be an advantage from a safety point of view. I am aware of at least one drowning taking place while a person was engaged in laying a mooring.

H.M. Yachts Ltd.

Crosshaven Boatyard, Crosshaven, Co. Cork. Ireland,

Tel: +353 21 4831352 Fax: +353 21 4831350 Mobile: +353 86 2546123

Email: info@hmyachts.ie Web: www.hmyachts.ie

VAT Number: IE 6570434 T

Planning Office,
Cork County Council,
County Hall,
Cork.

Date 6.11.08

Ref. Planning Application No.089317 "Monkstown Marina & Ancillary Development Proposal"

Dear Planning Officers,
I would like to express my support for this proposed project. I believe that not only will it be beneficial to the community of Monkstown and surrounding areas, it will also be beneficial to Cork Harbour and the County of Cork.
Cork County Council have been ahead of the posse when it comes to promoting the Coast of County Cork and its harbours, the most recent success being the joint promotion with Failte Ireland at La Rochelle International Boat Show last September. If we wish to capitalize on that success and wish to continue promoting Tourism to the boating fraternity we need more Marinas to encourage visitors to our shores.
Some people would say that a more important reason for another Marina in Cork Harbour is to have improved facilities for our own boat users, whether they be 20 foot Angling boats or 50 foot Motor Cruisers. I hasten to add that one new Marina in Cork Harbour will not be enough. The Port of Cork say that there are no more spaces for moorings anywhere in Cork Harbour (there maybe space on the wrong side of Aghada Pier (no shelter)).
I have held different offices down through the years all marine related. I presently hold the Office of Vice Chairman of The Irish Marine Federation. So I have a passion for anything marine related.
I do of course have a vested interest in this proposed Marina development, because if it does get the go ahead, it will mean that we at H.M.Yachts will be able to sell new boats to new customers who will in turn have somewhere to moor their boats. At present selling a boat to a person who wants to base their boat in Cork is almost impossible because there are no available berths or moorings, result no sale.
I would me more than happy to meet anyone from your office to discuss this matter further if requested.

Yours sincerely,

Hugh Mockler.

Director

Agents for: JEANNEAU, Moody, *Najad*, Autoprop, Bottomsiders

Other services include: Boom Covers, Fender Aprons, Dodgers, Binnacle Covers, Wheel Covers, Wheels covered in leather, Cockpit Cushions, Interior Cushions, Interior Curtains.

Directors: Hugh Mockler, Amy Mockler

I.M.F. Member

Planning Office,
Cork County Council,
County Hall,
Cork.

Date 12/11/08

Ref; Planning Application No.089317 "Monkstown Marina and Ancillary Development Proposal"

Dear Planning Officers,

I wish to express my support for the proposed marina development. As someone who has grown up in Monkstown, and worked in the marine industry for over 20 years, I have seen the growth in all areas of use within Cork Harbour

.

The development of a marina in Monkstown will not only increase the amount of berths currently available (there are no new moorings being issued), it will attract cruising yachts from Irish and foreign ports to visit, this will in turn will add to the local economy.
Within my own profession of Yacht sales, my biggest problem when selling a boat to someone new to the sport, is helping them secure a berth anywhere within the harbour and beyond because of "waiting lists" to get on a marina.

The Proposal is for a "Blue Flag" marina, the criteria for this would ensure that the highest marina standards are met, and compliment the standards enjoyed by many marinas and localities around Europe.
Ireland has been playing catch up to the rest of Europe to developing one of our greatest assets, the sea that makes us an island. The opportunity to develop that asset which can benefit everyone over a lifetime should be promoted.
I am happy to support and encourage this proposal and would meet with anyone from your office to discuss further if requested.

Yours sincerely,

Paul Bowen

BJ Marine
Crosshaven

Malahide Marina, Dublin, Ireland
Tel:(+353) 1 8061560
Mobile: (+353) 86 2599531
sales@bjmarine.net

Crosshaven, Co. Cork, Ireland
Tel:(+353) 21 4832909
Mobile: (+353) 87 2994528
sales@bjmarine.net

Bangor Marina, Bangor, Northern Ireland
Tel:(+44) 2891 271434
Mobile: (+44) 7854 905351
bangor@bjmarine.net

Malta, Msida, Malta
Tel:(+356) 27019356
Mobile: (+356) 99999356
malta@bjmarine.net

Dublin · Cork · Belfast · Mediterranean

Directors: B. Gallagher, K. Gallager Company Registration No. 69940 VAT No. IE 4531935G

Glen Marine Boatyard Company

(Glen Marine Designs Ltd. - Established 1967)

CORK 2005
European Capital of Culture

The Boatyard - Monkstown Creek - Cork Harbour - Ireland
Phone: Yard 021 4841163 Fax and after hours: 021 4842221
E-mail: george@glenmarine.com Website: www.glenmarine.com
Mobile: 086 6688138 / 086 6308806

Friday - 26th May, 2006.

The Secretary,
MONKSTOWN BAY MARINA COMPANY LTD.,
Monkstown,
COUNTY CORK..

Dear Sir,

Ref: New MARINA FACILITY
off SAND QUAY, MONKSTOWN, Co., Cork.

Firstly - very many thanks for your courtesy and call in the past week, and I appreciate very much having sight of your expansive site map, as well as your detailed explanation of alll aspects of your proposal for a sorely needed modern Boat Marina near the Sand Quay.

Be assured, at all times, of my immense interest and do not hesitate to conntact me for any further help, in any aspect of your project. You have my full support, and such a development is vastly overdue for many reasons. It will give all marine activities a tremendous boost and greatly enhance virtually all of the small businesses which operate in this locality, not least the immediate increase of visitors and Tourists alike. Our lovely Monkstown Bay is unique for it's safe deepwater sheltered faciliies, proven easily by the Annual arrival of 100's of the biggest Sea-going yachts who need to berth usiing their Anchors in the massive expanses of the Bay for the various Regattas. I am fully aware and look forward very much to, at last being able to avail of such facilities. In closing, I wish you every unbdoubted success, and please ensure that you accept my firm reservation for my own berth, once the magnificent facility gets up and going,

With my best wishes - yours sincerely,
GEORGE E. HEGARTY., B.C.L., (NUI) MIIMS..,

George Hegarty

D.B.SERVICES.

Glenside,
1 Castle Road,
Monkstown,
Co.Cork.
Tel, (021) 4841143
087-2456374

14th June, 2006

The Secretary,
Monkstown Bay Marina Company Limited,
Monkstown,
Co.Cork.

Dear Sir,

D.B.Services would be delighted to give you its full support and backing to the proposed construction of a Marina in Monkstown Bay. Such a facility could only enhance our lovely harbour village and bring much needed tourism as well as a welcome boost for local businesses. If we can be of any assistance to you in any way at all do not hesitate to contact us.
Wishing you every success.

DION BARRETT
D.B.Services.

1 July 2006

Re: Marina Strand Road, Monkstown, Co. Cork

Dear Sirs,

I wish to support the above application for a Marina to be erected at Strand Road Monkstown. I support this application, as I believe this development would benefit the whole community by providing them with leisure facilities to which they are entitled.

Yours sincerely,

Planning Department,
Cork County Council,
County Hall,
Cork,
Ireland

Re: File no: 089317

Development description:
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

Reg. No.
Planning Department
17 NOV 2008
Cork County Council
County Hall

Dear Sir/Madam,

This letter supports the proposed development in Monkstown and sees it as a vital piece of the overall development of Cork Harbour in order to maximise its potential to become a world class marine leisure destination.

Introduction:
Cork is the largest county in Ireland with a coastline of over 1100km. Natural assets include an attractive coastline, varied landscapes and a rich natural heritage, with tourism being a very important activity here.

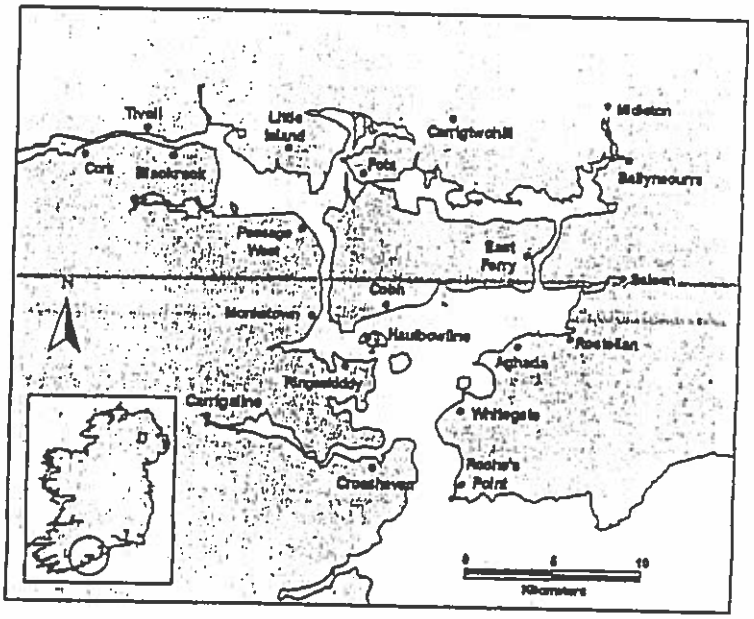
However, marine-based tourism cannot thrive without the appropriate infrastructure to support it. Our waterways and harbours are untapped resources with the potential to comfortably accommodate increased numbers of craft.

In the Cork County Development Plan 2003 Cork Harbour is described as "a thriving mixed coastal zone in a distinctive landscape setting which, as well as being the focus for all major industrial development in the area, fulfils important tourism and amenity roles." (Chapter 2.4.7).

The need to develop the waterways and harbour was also highlighted in the Cork Area Strategic plan 2001-2020 (CASP) where the harbours and the coast are described as "an under-appreciated resource" and that there is "considerable scope to further develop their tourist potential". It further goes on to note that "visitor access to Cork Harbour should be improved, and Cobh, Crosshaven and Monkstown be promoted as premium leisure destinations (CASP p57).

Background to the proposed development:
Recent planning applications on the site include file no. 06/11584 - Construction of 82 no berth marina with access deck at road level supported by piles and ancillary work and file no. 08/5544 - Minor amendments to the position of floating pontoons in relation to the seawall for the 82 berth marina both of which were granted with conditions. The current application which is larger in scale will serve to better facilitate the longer term needs of the Harbour and the wider *south coast region.*

Fig 1. Location of Towns in Cork Harbour showing their proximity to the waterways.



Issues:
Concerns relating to the impact this development would have on the economic, environmental and social fabric of the area need to be examined by taking a broad holistic perspective of the main issues. Developments in the coastal zone have to be viewed in relation to one another and require cooperation and a shared view of what the overall goal is for the future of the area.

Economy:
Cork Harbour is at a crossroads at present. An Board Pleanála recently refused an application for the move of the Port of Cork facilities to a large area to be reclaimed at the Oysterbank in Ringaskiddy. While this may be seen as a setback for the Harbour, it is anything but.

The decision by An Board Pleanála gives Cork Local Authorities the opportunity to help the development of the Harbour as a marine tourist destination, with the possibility of transforming Spike Island into a Heritage Site and increasing the number of craft on the water by supporting sustainable developments that promote the Harbour as a unique and valuable resource.

Marine tourism is an important sector in the Irish economy and marinas can positively affect the local economies of towns and villages around the Harbour through the generation of direct and indirect revenue, as well as providing ancillary facilities that are demanded by recreation users of the harbour, e.g. toilets as well as access to the water.

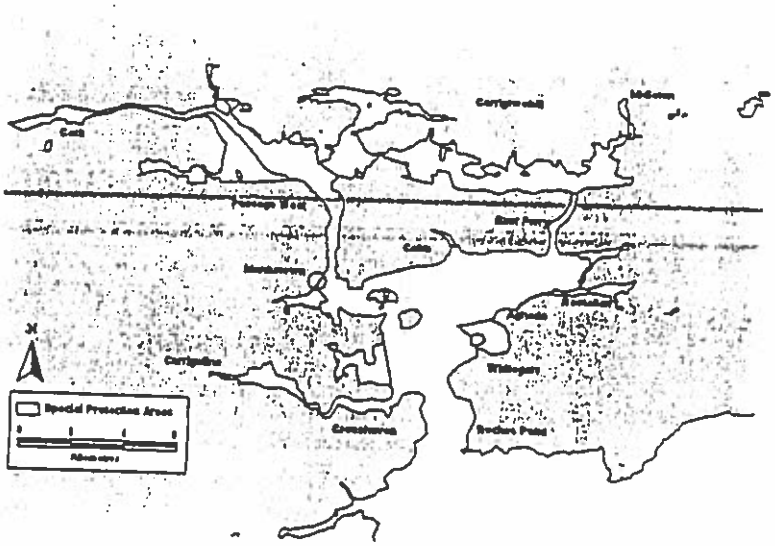
Environmental:
Cork Harbour is designated a Special Protection Area (SPA) which comprises most of the main intertidal areas of Cork Harbour, including all of the North Channel, the Douglas Estuary, Inner Lough Mahon, Lough Beg, Whitegate Bay and the Rostellan inlet. (http://www.npws.ie/en/media/Media,4444,en.pdf). Cork Harbour is of major ornithological significance, being of international importance both for the total numbers of

Reg. No
Planning Dept.
17 NOV 2008
Cork County Council
County Hall
Cork

wintering birds (c 20,000) and also for its population of Redshank, Black tailed Godwit and Chough. (ibid)

The areas most frequented by the birds are intertidal mudflats which comprise of soft sediment grassland areas which are generally sheltered in nature and a haven for feeding and roosting birds. The area the proposed development would reclaim has a relatively short tidal range and the sediment is stone and shingle with poor shelter and protection for birds. Nearby Raffeen Creek has extensive sheltered mudflats which are exposed at low tide and provide a large area capable of sustaining numerous birds.

Figure 2 shows the SPAs in Cork Harbour with the location of the proposed development circled.



Social Fabric:

A development of this type in the Harbour will serve to benefit the region as a whole. Local concerns relating to traffic and noise should be examined in conjunction with other developments and not as isolated issues with the potential to overshadow the importance of this development. Joined-up thinking is required when assessing this application, and it is important to bear in mind that there is currently an application for a marina in Passage West and plans to start a water-ferry service running between Cork and Crosshaven via Cobh. These other developments will all tie in with one another to help harbour realise its potential

Conclusion:

This development has the benefits of taking a long-term view and planning for the future at an early stage. The marine tourism industry has knock on benefits to local industry, helps create jobs and promotes sustainable growth into the future. The provision of marina facilities at Monkstown would greatly transform the area from a sleepy suburban coastal village into a bustling and vibrant maritime destination in a harbour of regional and national significance.

The potential of the harbour is slowly beginning to be realised by the public and by the planning authorities in the area, and by taking the initiative and granting permission for this development in Monkstown, Cork County Council will be seen to be progressive in its approach to supporting the transformation of the harbour into a world-class marine leisure destination.

Reg No
Planning Department
17 NOV 2008
Cork County Council
County Hall
Cork.

Planning Dept.,
Cork County Council,
County Hall,
Cork.
17/11/08

Your Ref: 089317

Re: Proposed Marina & Associated Development at Strand Rd, Monkstown by Monkstown Marina Company Ltd.

Dear Sir/Madam,

I wish to express my support for the above-mentioned development. It is my belief that the community at large should harness any development that supports leisure and sporting activities.

When the plans were on public display in Monkstown village, I had the opportunity to consider the project in detail and as a resident of Strand Road I am in full support of the development.

I believe it will make for a much safer boating environment (an elderly gentleman nearly drowned last Summer whilst rowing out to his moored boat).
It will open up the bay by reducing the area in which boats are moored (the marina will be more space-efficient).
It will generate tourism and bring much needed revenue and employment to the area.
It will improve the facilities available to the local rowing club giving the children of the community a new, fresh and safer facility.

Thank you for taking my views into consideration,

Yours truly,

D.A.S.K LTD.

The Monkstown Inn,
& Simply Nosh Restaurant,
Glen Rd,
Monkstown.

The Planning Directorate
Cork County Council

15/11/08

RE: Marina in Monkstown Bay Marina Planning Ref. 089317

Dear Sir/Madam,

I would like to show my full support for the phase two proposed marina development of a 285 berth marina in Monkstown. As a local Publican in Monkstown, it is becoming more and more difficult to run a business in this area. Over one year ago the "Ensign Bar" and the only provisions shop left in Monkstown, closed down. In Monkstown in 1919 there were four hotels and a dozen guest houses and in the recent past there were up to four or five shops in operation at the one time. This town has lost its village status with the loss of two shops, a bar and a restaurant in less than two years.

This marina development will bring people back into Monkstown village who will appreciate it for being a harbour village with facilities and more than just a place for people to sleep and commute to work in the city.

I run the local hostelry, my customers are young and old, male and female and the majority of them are local people and 95% of them are in favour of this marina development. The general opinion is, if Monkstown doesn't use its natural asset to its best advantage, Monkstown village will lose its identity for ever.

Please find enclosed copies of relevant newspaper articles recently published. Hopefully Cork County Council will allow this marina development go ahead and in turn allow Monkstown return to its once vibrant community with its own identity.

Yours sincerely,

€20 cash attached

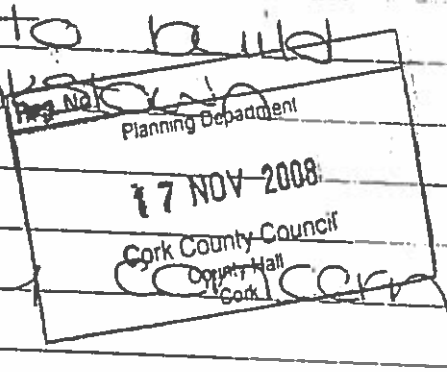
Director
Sean Walsh

Reg. No. Planning Department
17 NOV 2008
Cork County Council
County Hall
Cork

Cork County Council
Planning dept.

€20 cash attached

Re: Submission to Monkstown Bay Marina Company to build Marina in Monkstown
Ref. number: 08931



To whom it may concern

We the young people living and growing up in Monkstown Village enjoy sailing, tennis and rowing. We feel the lack of a provisions shop, coffee shop facilities and no community center is therefore taking from the community atmosphere in Monkstown. A Cafeteria, Gym, provision shop and restaurant as proposed in the Marina derelepement plan would be of enormous benefit to help us to socialise and interact with adults. Also hopefully this development will give us an opportunity to avail of part time employment. We the young people of Monkstown would like to show our support.

for this marina development

Names	Address	Age
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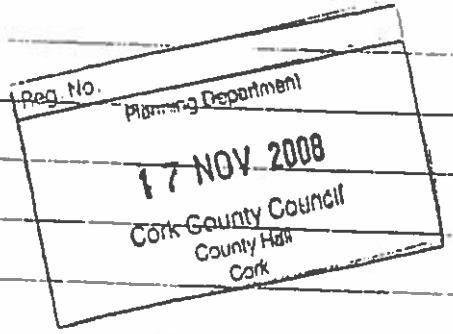
Reg. No.
Planning Department
17 NOV 2008
Cork County Council
County Hall
Cork

12/11/2008

Reference 089317 – Monkstown Bay Marina Application

Dear Sir/Madam

As a secondary school teacher in the immediate locality and having been born and raised . adjacent to the proposed development, I would like to express my observations on the matter. Most of my youth was spent along the foreshore on Strand Road along with sailing, windsurfing and waterski-ing in the bay. I have also represented Ireland on the National Windsurfing Team and was one of the original instructors when the Irish Disabled Sailing Association operated out of Monkstown in association with the Monkstown Bay Sailing Club.

I attended an open meeting on Tuesday 2nd of September 2008 which was organised by the 'Save the Bay' group in opposition to the proposed facility. A flyer had been delivered to many homes in the area inviting people to the meeting and presented an alarming picture of what the proposed facility would entail (see attached). The intention of the flyer was clearly to show how the foreshore and immediate environment would suffer. However, at the meeting, the 'Save the Bay' group appeared to be far more concerned with their own individual properties and how the project may affect them personally rather than the greater good of the bay itself. It was quite evident at that meeting that those in opposition to the proposed marina were also opposed to any growth of Monkstown village commercially, socially or otherwise. This effort by the 'Save the Bay' group in endeavouring to engender support by claiming some sort of pseudo environmental consciousness must therefore be viewed with a certain degree of cynicism. To illustrate this point, I quizzed the 'chairman' that evening as to why nobody made any effort to 'Save the Bay' 5 years ago when reclaimed over 10 acres from
The response was some rather muted shoulder shrugging. Futhermore, it was quite evident at that meeting that there were far more people in favour of the proposed facility rather than against it. The 'Save the Bay' group also proposed another public meeting but that has never materialised – probably due to lack of support.

In the current economic climate, it is imperative that all proposals to breathe life back into our communities are given the full and honest consideration that they deserve.

I believe the proposed facility if planned, developed and managed sensitively and sensibly will provide an excellent focal point, an economic boost and a social hub for all ages for a harbour village such as Monkstown.

I hope the planners dealing with this proposal have the foresight and vision to take this opportunity to place Cork Harbour in its rightful place on the European Maritime Map.

Yours truly,