SFPA

**Pat O'Neill - (DECLG)**

**From:** Pat O'Neill - (DECLG)
**Sent:** 07 October 2014 14:38
**To:** 'Declan Mac Gabhann'
**Subject:** RE: Monkstown Bay Marina Company Ltd FS005826

Declan,

As discussed during our telephone conversation of this afternoon, I note that in paragraph 6 below the text "should to be of great" should read "should not be of great".

Regards
Pat

---

**From:** Declan Mac Gabhann [mailto:declanmacgabhann@gmail.com]
**Sent:** 04 October 2014 11:07
**To:** Pat O'Neill - (DECLG)
**Cc:** Declan McGabhann; Declan Quigley
**Subject:** Monkstown Bay Marina Company Ltd FS005826

Hello Pat,

Apologies for the delay in responding, I thought that observations were already sent to you regarding the fisheries aspect from a MLVC perspective.

I herewith relay my observations regarding the extension application for the 285 berth marina in Cork Harbour.

The proposed development overall should not have nay adverse affect from a fisheries perspective. There is no commercial fishing conducted within the area of Monkstown due mainly to restrictions by the Port of Cork on maintaining clear passage in the shipping areas and more importantly the limited depth of water within the foreshore lease application for 9.609ha.

There are a limited number of fishermen who have in the past maintained that the area is fished for mullet on occasion but no official data on fish landings are available. The vessels used are of a size where the completion and submission of catch are not required.

The applicant has commented already regarding the salmon draft fishermen activities within the area.

The proposed area of sub tidal foreshore will at times have large numbers of high value *Paleamon serratus* (common prawn) present during the warmer months but for reasons mention previously, the loss of access should to be of great concern for fishermen.

Approximately 1.25ha of intertidal foreshore will be impacted by the development (within the foreshore licence) and this loss should have minimal impact post construction.

Monkstown Creek (SPA 004030) is adjacent to the development and the applicant has already presented mitigation reasoning for the SPA so I will not respond in further detail on that matter as I am satisfied with the explanations provided in the submitted documents and further clarifications provided by the applicant in June 2014.

Should you require any further information, please contact me directly.

MI

**Marine Institute observations on the Foreshore Application by Monkstown Bay Marina Company Ltd. in respect of a marina development at Strand Road, Monkstown, Co. Cork (MS51/8/1432).**

Monkstown Bay Marina Company Ltd has submitted an application for a Foreshore Lease to facilitate the development of a marina on the foreshore in Cork Harbour.

The proposed marina location is adjacent to Monkstown Creek, in Cork Harbour. The applicant currently operates an 82 berth marina at the site.

The proposed works will comprise the installation of a 285-berth marina with floating concrete pontoons, dredging of the sea bed to increase bed depth, permanent reclamation of an area of foreshore to accommodate a three storey marina facilities building, rowing club equipment store, slipway and pontoon, public amenity walkway and viewing platform and 174 space car park.

The location and details of the development are shown in Drawing Nos:

- C285/II/F/1 Rev A "Foreshore Lease Map" dated 19/10/2012
- C285/II/F/2 Rev A "Location Map" dated 19/10/2012
- C285/II/F/3 Rev A "British Admiralty Chart" dated 19/10/2012
- C285/II/F/4 Rev A "Layout Plan" dated 19/10/2012
- C285/II/F/5Rev A "Services Layout" dated 19/10/2012
- C285/II/F/6 Rev A "Dredging and Anchor Plan and Cross Sections" dated 19/10/2012

Planning Permission for the development was granted, subject to 28 No. Conditions, by An Bord Pleanala in December 2010.

Based on the documentation submitted in support of the application and considering the nature and location of the proposed development the Marine Institute is of the view that there are not likely to be significant adverse impacts on the marine environment, existing aquaculture or sea fisheries activities in the Cork harbour area.

In Section 6.2 of the Foreshore & Design report, dated 19 October 2012 it is stated that the marina will be anchored using a chain and anchor system for all pontoon and breakwater units. It is noted, however, that in the same Section reference is made to fact that the final anchoring system will be governed by the results of site investigations and detailed design and that the inner pontoons units may be restrained in position using tubular steel piles based on the outcome of the site investigations. It is not clear if the final determination of the anchoring system relates to the marina as a whole, or solely to the inner pontoon units. Clarification should be sought in this regard. Additionally, no information has been provided in relation to the nature, scale, location, timing and duration of the site investigations and the applicant should be requested to provide same. On receipt of this information Foreshore Unit may wish to consider if a Foreshore Licence is required to facilitate such investigations.

It is noted that the proposed development includes the requirement to carry out capital dredging to accommodate the floating marina infrastructure and that the total volume of dredged material will be approximately 70,000 $m^3$. It is intended that suitable material (>63 microns) will be used as engineering infill of the reclaimed platform and that unsuitable material (< 63 microns) will be

disposed of at sea, subject to an Dumping at Sea Permit to from the EPA. The Marine Institute welcomes this proposed beneficial reuse of dredged material but notes that little information has been provided on the likely volumes of material that could be used beneficially and the volume of material to be disposed of at sea.

In Section 7.0 of the Foreshore & Design report, dated 19 October 2012, it is stated that the dredging operation will be carried out using a long-reach backhoe excavator housed on floating barge or by a suction dredger but that the final method of dredging will be determined by the results of the marine site investigations. As noted previously above no information has been provided in relation to the nature, scale, location, timing and duration of the site investigations and the applicant should be requested to provide same. On receipt of this information Foreshore Unit may wish to consider if a Foreshore Licence is required to facilitate such investigations. Additionally the Marine Institute understands that a Foreshore Licence will be required to facilitate the dredging operations and, if this is the case, the applicant should be advised of this requirement. It would also be useful to ask the applicant for an update on the status of the application to the EPA for the Dumping at Sea permit.

Notwithstanding the above the Marine Institute has no objections in principle to a lease being granted to facilitate the proposed works and recommends that the following conditions should be attached to any permit that may issue:

1. The Lessee shall use that part of the Foreshore the subject matter of this lease for the purposes as outlined in the application and for no other purposes whatsoever.
2. The Lessee may use the adjacent foreshore but only to the extent necessary for the purpose of the completion of the construction of the works and shall restore the said foreshore to its proper condition immediately after such use.
3. The Lessee shall l submit a detailed Construction Method Statement for all operations on the foreshore for approval to the Department of the Environment, Community and Local Government prior to the commencement of any works on the foreshore.
4. Prior to the commencement of any works on the foreshore the Lessee shall have obtained a Dumping at Sea permit from the EPA and a copy of this permit shall be provided to the Department of the Environment, Community and Local Government.
5. The Mitigation Measures set out in Section 3.5.2 of the Appropriate Assessment, prepared by EirEco, dated April 2010, shall be implemented in full.

**Dr. Terry Mahon**
**08 October 2013**

Environmental Protection Agency
An Ghníomhaireacht um Chaomhnú Comhshaoil

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County Wexford, Ireland

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...vironment, Heritage
...Government
23 OCT 2013
Wexford

Mr Patrick O'Neill,
Foreshore Unit,
Marine Planning/Foreshore,
Dept. of the Environment, Community & Local Government,
Newtown Road,
Wexford

22nd October 2013

**Re: Foreshore Licence Application by Monkstown Bay Marina Company Ltd. in respect of a marina development at Strand Road, Monkstown, Co. Cork.**

Dear Mr O'Neill,

I refer to correspondence received by the Agency from the Department of Environment, Community and Local Government dated 6th September 2013 requesting observations in relation to the above foreshore licence application.

The Agency has viewed the Environmental Impact Statement and Appropriate Assessment documentation provided. We would advise:-

- that the nearby Natura 2000 sites be protected from any adverse impacts as a result of the activity,
- that adequate monitoring be put in place to ensure the continued protection of these sites, and
- that the activity should not result in a contravention of the Water Framework Directive 2000/60/EC, Marine Strategy Framework Directive 2008/56/EC, the Environmental Liabilities Directive 2004/35/EC, the Shellfish Directive 2006/113/EC, the Bathing Water Directive 73/160/EEC, etc.

The applicant states that they intend to apply to the Agency for a dumping at sea permit for the disposal of dredged material from the proposed marina development. To date the Agency has received no correspondence from the Monkstown Bay Marina Company Ltd. or any of its representatives relating to this development.

Yours sincerely,

Tara Higgins
Dr Tara Higgins
Inspector, Environmental Licensing Programme

SYSTEM CERTIFICATION ISO 14001 SGS

Comhshaol, Pobal agus Rialtas Áitiúil
Environment, Community and Local Government

31/10/2014 File ref: FS 005826

**Engineering Report**
**Proposed 285 berth marina with associated dredging and reclamation for support facilities by Monkstown Bay Marina Company**

Pat O Neill, MP&FU,

**Introduction**
The proposed marina is location at Monkstown, Cork Harbour. The proposed works will comprise the installation of a 285 berth marina with floating concrete pontoons, dredging of the sea bed to increase depth, reclamation of foreshore to accommodate a three storey marina facilities building, rowing club equipment store, slipway and pontoon, public amenity walkway and viewing platform and 174 space car park. The applicant currently operates an 82 berth marina at the site.

There is a shortage of marina pontoon berths in Cork Harbour. The proposed development is ideally located in terms of existing marine use of the harbour and land access to the site. Suitable land is not available adjacent to the site for shore facilities and parking. As parking is already an issue in the area it is necessary to infill foreshore for the required shore facilities and parking. Part of this proposal is the public right of way along the seaward side of the infill section, this is important to maintain unhindered public access along the sea shore of the harbour. It is my opinion that this development is in the public interest as it will improve the marina facilities and access to the water within the harbour while maintaining public access along the harbour shore.

**Ownership of the Foreshore**
The foreshore between the historic HWM and LWM is in the ownership of Cork City Council. The foreshore seaward of the historic LWM is original state owned foreshore. The applicant is applying for approval under section 10 of the Foreshore Act for that part of the development on the foreshore in the ownership of Cork City Council and for a lease of state owned foreshore for that part of the development on state owned foreshore.

**Approval under Section 10 of the Foreshore Act**
The majority of the proposed infill on foreshore for provision of the shore facilities and car parking is on foreshore in the ownership of Cork City Council. Cork City Council have consented to this application proceeding. Drawing titled Layout Plan and drg no. C285/II/F/4 shows that part of the development on privately owned foreshore outlined in blue.

Comhshaol, Pobal agus Rialtas Áitiúil
Environment, Community and Local Government
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Bessboro Road
Mahon
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Ireland
Teach Darach
Bóthar Bessboro
Machan
Corcaigh
Éire
Telephone +353 (0)21 4359879
barry.mcdonald@environ.ie

**Foreshore Lease**
The remainder of the proposed infill, the dredging and the marina pontoon facilities are on state owned foreshore. Drawing titled Layout Plan and drg no. C285/II/F/4 shows that part of the development on stated owned foreshore outlined in red.

**Recommendations**
I recommend approval of the lease for the area shown on Map Titled: Foreshore Lease Map, Drawing No: C285II/II/F9 Rev: B, Date: 14/10/2014 and approval under section 10 of the Foreshore Act for the area shown on Map Titled: Section 10 Foreshore Consent Map, Drawing No: C285II/II/F10 Rev: B, Date:14/10/201 subject to the following;

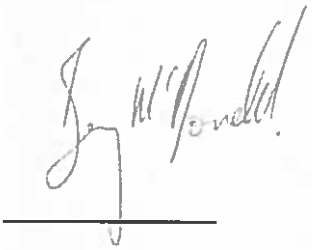
All works are completed in accordance with the following drawings,

| Title | Drawing No. | Revision | Date |
|---|---|---|---|
| Layout Plan | C285II/II/F4 | B | 29/10/2014 |
| Services Plan | C285II/II/F5 | A | 19/10/2012 |
| Dredging and Anchor Plan | C285II/II/F6 | B | 29/10/2014 |

These drawing should be referenced in the lease and section 10 approval documents.

Unhindered Public Access must be provided and maintained at all times along the pathway on the seaward side of the development.

Public access to the slipway for launching and recovering craft shall be facilitated subject the reasonable operational and safety requirements of the marina operators and Rowing Club.



Barry Mc Donald M.Eng. M.I.E.I.

I C G.

**foreshore**

**From:** KENNEDY Tom <TomKENNEDY@transport.ie>
**Sent:** 26 November 2013 11:37
**To:** foreshore
**Subject:** Marina Development at Strand Road, Monkstown MS 51/8/1432
**Attachments:** ATT00001.txt

Mr Patrick O'Neill

I refer to your letter of 6th September 2013 in relation to the above.

The area involved relates to Cork Harbour and as such it should be noted in the Oil Spill Contingency Plan (OSCP)for Cork Harbour. The Plan is submitted by the Harbour Master to the Coast Guard for approval. This in particular relates to fuel operations and should be agreed primarily with the Cork Harbour authorities for inclusion in their OSCP.

Regards

Tom Kennedy
Maritime Services Division
Irish Maritime Administration
Department of Transport, Tourism and Sport
Leeson Lane,
Dublin 2

Tel.: 01 6783450 Fax.: 01 6783459
E-mail: tomkennedy@dttas.ie

IFI

**MARINE LICENCE VETTING COMMITTEE:**
**Re: DECLG file ref 51/8/1432 Foreshore application by Monkstown Bay Marina Company Ltd in respect of a marina development at Strand Road, Monkstown, Co. Cork.**

***Request for observations from Mr. Pat O' Neill (DECLG) dated 6.9.2013 - received on return from leave 17.9.2013***

This application is in respect of a 285 – berth marina at Monkstown in Cork Harbour. The proposal would involve:

- the reclamation of a strip of land east of Monkstown Village to accommodate parking and infrastructural elements of the project
- an extensive system of floating pontoons and jetties to accommodate 285 boat moorings
- Dredging of the shallower areas within the footprint of the proposed development will be required

Documentation is provided in respect of

- proposed construction methods
- ecological information is provided in respect of terrestrial and marine habitats potential impacts and mitigation measures proposed
- Appropriate Assessment in respect of proximity to adjacent SPA.

Mitigations for piling should be included in any licence consent:

- Bubble curtains surrounding pile(s) being driven
- Soft-start procedure for piling at start of each piling event
- Piling to be done at low tide conditions in intertidal zone
- Vibration piling to be used in preference to hammer-action piling
- Timing of piling to be such as to reduce or eliminate impact on migratory fish species (e.g. European eel and Atlantic salmon life stages) and on spawning adults and eggs/larval stages of relevant marine /estuarine fish species. Advice on the latter, in regard to timing, to be sought from SFPA

The application indicates that re-use of part of the excavated dredge spoil will be undertaken to provide fill on the site. This is a very positive proposal. However, it is not indicated how the separation of usable (gravels etc, presumably) and non-usable (silts, fine sands) materials will be undertaken. IFI would welcome a clear explanation of how this separation is to be achieved prior to any licence being granted.

IFI welcomes the proposal that all foul water pump-out and all bilge water pump-out will go for wastewater treatment and will not be discharged directly to the harbour.

IFI recognises the significance attached to potential introduction of invasive species and the proposals to address this matter. The measures proposed should be included as foreshore licence conditions.

The conditions imposed by An Bord Pleanala, as these relate to terrestrial activity only(?) should be enshrined in any foreshore licence consent

IFI points out that the area of reclamation of foreshore at the landward side of the development is an important and noted location for winter shore angling for cod, with fish of large size taken. This leisure angling amenity may be lost or severely impacted by any proposed development and mitigation would be required in respect of this valuable amenity.

The site abuts closely to traditional draft net fishing areas on the Monkstown mud flats. The impact on commercial fishing activities has not been assessed and consultation with Cork Harbour inshore fishermen's groups would be important. Outcome from such consultations should be provided to Foreshore Divn. by applicant. SFPA may also have advice on any impacts etc. to commercial fishing effort in the area.

James J. King
Inland Fisheries Ireland
Michael Mc Partland IFI Macroom
20.9.2013

CC Terry Mc Mahon MLVC; Declan Mc Gabhann, SFPA

MSO

...nment, Heritage
...overnment
2 0 SEP 2013
Wexford

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

**Tel: 353-1-9822400**

**Fax:**

| | |
|---|---|
| **Memorandum to** | **E,C&LG** |
| **Attention** | **Patrick O'Neill** |
| **Fax No** | |
| **From** | **Nick Cantwell** |
| **No of Pages** | **1** |
| **Date** | **18 September 2013** |
| **Reference** | **MS51/8/1432**<br>**Marina extension, Monkstown. Cork** |
| **CC** | |

- In the absence of objections from other port users, this office has no objections from a navigational viewpoint to the above application. However the following conditions apply.

- In order for charts and nautical publications to be updated **the applicant is required** to inform the British Admiralty Hydrographic Office at Taunton, UK, of the location and nature of the proposed works.
(Fax: 0044 1823 284077, email: hdc@hdc.hydro.gov.uk)

- The Pontoon is to be suitably illuminated at all times.

- The Harbour Master to be consulted through all stages of the development.

- A Port Marine Notice to be issued by Cork Harbour Authority.

- The views of the Divisional Engineer should be sought.

- **The applicant is required** to apply to the Commissioners of Irish Lights (Web Site: www.cil.ie, Fax: 01-6618094, email: marine@cil.ie) for sanction of new aids to navigation and/or alteration of existing aids to navigation as may be required.

Yours faithfully Nicholas W. Cantwell
N.W.Cantwell (Capt.)
Nautical Surveyor
[1]

[1] This document (including all pages transmitted with this document) is for the addressee(s) only named above. It contains confidential information. It may also be covered by the Official Secrets Act.

ARCH.

**Pat O'Neill - (DECLG)**

| | |
|---|---|
| **From:** | Manager Dau |
| **Sent:** | 29 October 2013 14:37 |
| **To:** | foreshore |
| **Cc:** | Pat O'Neill - (DECLG); Danny O'Keeffe - (DAHG); Julia Lucey - (DAHG) |
| **Subject:** | Monkstown Bay Marina Company Ltd at Strand Road Monkstown - Our Ref:COW-DAFFCKW-A130909-0009 & M00046/2013 - Your new ref FS5826 |

**Re: EIS and underwater archaeological assessment report for proposed 82 berth marina with reclamation, floating pontoons, access platform and gangway at Monkstown, Cork Harbour, Co. Cork.**

A Chara,

On behalf of the Department of Arts, Heritage and the Gaeltacht, I refer to the planning authority's notification in relation to the above.
Outlined below are the observations and recommendations of the Department in relation to underwater archaeology.

Having reviewed the results of the archaeological assessment in the EIS, where extensive reclamation and dredging works are planned and where archaeological material was discovered during the course of the underwater assessment, the recommendations of the Department of Arts, Heritage and the Gaeltacht Underwater Archaeology Unit is that all works relating to the proposed marina – both in the foreshore and underwater, be subject to full archaeological monitoring. This shall take the following format:

**Archaeological Monitoring:**

1. In order to ensure the preservation of potential archaeological sites, features and artefacts, the applicant is required to engage the services of a suitably qualified archaeologist (i.e. with underwater/maritime/marine dredging experience) to monitor all ground and seabed disturbance works associated with the development, including direct and indirect impacts. This can include direct dredging works and indirect impacts from, for example, plant and machinery, compound set up, access routeways, etc.

2. The archaeological monitoring shall be licensed under the National Monuments Acts 1930-2004 and a detailed method statement shall accompany the licence application.

3. Provision shall be made to accommodate a monitoring archaeologist on board the dredging plant and sufficient archaeological monitoring staff shall be engage to enable full monitoring of all works, whether on the foreshore or in sub-tidal areas, or both. Similarly, the methodology for archaeological monitoring shall include a definitive finds retrieval strategy that looks to assess the dredged material for artefactual bearing potential. The logistics of this shall be devised by the monitoring archaeologist(s) in tandem with the applicant and plant and machinery operators.

4. Should archaeological material be found during the course of monitoring, the archaeologist shall have the power to have works suspended in that area, pending a decision as to how best to deal with the potential archaeology. In this event, this Department shall be contacted immediately.

5. Provision for secure temporary storage facilities shall be made in advance so as to immediately house any finds recovered during the archaeological monitoring.

6. The services of a suitably qualified underwater archaeological dive team shall be on call, with the necessary dive licence in place, to enable immediate inspection of any identified or potential archaeology impacted during the course of the dredging works. This shall also serve to prevent delays that may occur should a dive licence not be in place from the outset. It shall be noted that it will take at least 3 weeks to process a dive licence.

7. The developer shall be prepared to be advised by the Underwater Archaeology Unit of the Department of Arts, Heritage and the Gaeltacht, with regard to any necessary mitigating action (e.g. preservation *in situ*, dive survey or excavation). The applicant shall facilitate the archaeologist in recording any material found.

8. The Department of Arts, Heritage and the Gaeltacht shall be furnished with a report describing the results of the monitoring once completed.

**Reason:** To ensure the continued preservation (either *in situ* or by record) of places, caves, sites, features, or other objects of archaeological interest.

*An Roinn*
*Ealaíon, Oidhreachta agus Gaeltachta*
*Department of*
*Arts, Heritage and the Gaeltacht*

Emmet Deegan,
Development Applications Unit,
Newtown Road,
Wexford

t: (053) 911 7384
e: emmet.deegan@ahg.gov.ie

NATURÉ

**foreshore**

**From:** Manager Dau
**Sent:** 19 May 2014 16:38
**To:** foreshore; Pat O'Neill - (DECLG)
**Subject:** Foreshore application MS51/8/1432

**Foreshore Application Ref: MS51/8/1432**

**Proposed Development:** Foreshore application by Monkstown Bay Marina Company Ltd. in respect of a Marina development at Strand Road, Monkstown.

A Chara

On behalf of the Department of Arts, Heritage and the Gaeltacht, I refer to your authority's notification in relation to the above.

Outlined below are the observations and recommendations of the Department in relation nature conservation.

This Application is located adjacent to Monkstown Estuary and is part of Cork Harbour SPA. Because of this, any authority that is responsible for granting consent for a development must ensure that the plan or project is of a type that does not have a significant effect on the site and that it does not cause the deterioration of the habitat or the disturbance of the species. To this end, issues such as disturbance when constructed and during construction must be adequately assessed and in particular bird strikes with the structure.

Mise le meas,

Simon Dolan
Development Applications Unit
Department of Arts, Heritage and The Gaeltacht
Newtown Road
Wexford

tel: 0539117377

*An Roinn*
*Ealaíon, Oidhreachta agus Gaeltachta*
*Department of*
*Arts, Heritage and the Gaeltacht*

DAFM

Department of
Agriculture,
Food and the Marine
An Roinn
Talmhaíochta,
Bia agus Mara

**Mr. Patrick O'Neill,**
**Foreshore Unit,**
**Department of the Environment, Community and Local Government,**
**Newtown Road,**
**Wexford.**

10 April 2014

**Your Ref: FS 05826**

**Re Foreshore Licence Application by Monkstown Bay Marina Company Ltd in respect of a marina development at Strand Road, Monkstown, Co. Cork**

Dear Mr. O'Neill,

I refer to your request for comments from the Department of Agriculture, Food and the Marine, (DAFM), relating to the abovementioned foreshore licence application.

There is no aquaculture activity adjacent to the proposed works.
The location of the proposed works is circa 5.5Km from the nearest shellfish production area.

The Department is satisfied that given the location, nature and scale of the proposed activity this development will not have an adversely impact on aquaculture or fishery harbour related activities and has no objection to a permit being issued.

Yours sincerely

Carol Collins

Carol Collins
Foreshore Co-ordination Unit
Aquaculture & Foreshore Management Division
Department of Agriculture, Food and the Marine
National Seafood Centre
Clonakilty
Co Cork

CIL

**foreshore**

**From:** Mark Devlin <mark.devlin@cil.ie>
**Sent:** 31 October 2013 12:45
**To:** foreshore
**Subject:** Re:Foreshore application by Monkstown Bay Marina Company Ltd in respect of a marina development at Strand Road, Monkstown, Co. Cork.

Dear Mr O'Neill,

In reply to the request for our observations regarding the foreshore application by Monkstown Bay Marina Company Ltd in respect of a marina development at Strand Road, Monkstown, Co. Cork, we would like to make the following observations:

The North East section of the proposed development protrudes into the navigable channel in the West Passage between Ringaskiddy and Passage West.
We would request that the facility be correctly marked with appropriate Aids to Navigation in consultation with the Local Lighthouse Authority.
The Local Lighthouse Authority in this case is Port of Cork Company.

Regards,

Mark Devlin.
Local Aids to Navigation Inspector.

Operations and Navigation Services Dept.
Commissioners of Irish Lights,
Harbour Road,
Dun Laoghaire,
Co. Dublin ,
Ireland.

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**********

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BIM

**foreshore**

**From:** O'Brien, Grainne <obrien@bim.ie>
**Sent:** 03 March 2014 15:17
**To:** foreshore
**Subject:** Foreshore Application by Monkstown Bay Marina Company Ltd in respect of a marina development at Strand Road, Monkstown, Co Cork.
**Attachments:** Current licencing situation in Cork Harbour.jpg

Dear Patrick

**Re :Foreshore applications by Monkstown Bay Marina Company Ltd in respect of a marina development at Strand Road, Monkstown, Co Cork.**
Thank you for forwarding the above consultation to me.
Having consulted with aquaculture colleagues in BIM, I can confirm that there is some aquaculture activity located approximately 3km from the proposed development. I enclose a map showing the oyster order held by Atlantic Shellfish Ltd who I understand belongs to Mr David Hugh Jones. I am unsure about current levels of activity in the order area but suggest that if you have not already done so, that you consult directly with Mr Hugh Jones. Please disregard the sites marked in green labelled Delaney and Tighe. These were applications that were wither unsuccessful or withdrawn and therefore are not relevant
If you require clarification in relation to these observations, or any additional information, please do not hesitate to contact me.

Regards
Grainne O'Brien

Gráinne O'Brien
Environmental Officer
---
Bord Iascaigh Mhara
Irish Sea Fisheries Board
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**********
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Tá an t-eolas san e-litir seo agus sna comhaid a seoladh léi príobháideach. Is mar eolas don duine nó don aonán amháin lena seoltar iad, atá an t-ábhar iata istigh. Más trí earráid a fuair tú an e-litir seo, cuir an té a sheol an e-litir chugat ar an eolas láithreach, led' thoil. Déan nóta de, led' thoil, go dtagann gach e-litir ó

# Cork Harbour Current Licencing Siuation

Scale 1:75,000 when printed at A4

DoD

**foreshore**

| | |
|---|---|
| **From:** | legislationmail <legislationmail@defence.ie> |
| **Sent:** | 11 March 2014 16:31 |
| **To:** | foreshore |
| **Cc:** | Gillian Dennehy; Derek McConnon; Eileen Murphy |
| **Subject:** | Foreshore application by Monkstown Bay Marina Co Ltd |

Your Ref: FS 005826
Our Ref: 0035/14 / DEF/2014/3204

11 March, 2014

Secretary General
Department of Environment Community & Local Government,
Block 1, Floor 2,
Irish Life Centre,
Lower Abbey Street,
Dublin 1

**For the attention of :** Patrick O'Neill

**Foreshore application by Monkstown Bay Marina Company Ltd in respect of a marina development at Strand Road Monkstown Co.Cork**

The Department of Defence has no observations to make on the proposals outlined in the above application.

**Ann Howard**
**Legislation Branch.**
**Tel: 045 49 2046**

Fógra faoi Rúndacht: Tá an ríomhphost seo agus aon iatán a ghabhann leis rúnda. Is leis an duine / nó daoine sin amháin a bhfuil siad seolta chucu a bhaineann siad agus ní ceart iad a léamh ná a scaoileadh chuig aon tríú páirti gan cead roimh ré ón Roinn Cosanta.
Chun amharc ar an Chairt do Chustaiméiri, cliceáil ar
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Met Eireann

**Pat O'Neill - (DECLG)**

**From:** foreshore
**Sent:** 30 October 2013 13:49
**To:** Pat O'Neill - (DECLG)
**Subject:** FW: ref FS 005828 (Attn Patrick O Neill)

---

**From:** David Fitzgerald [mailto:David.Fitzgerald@met.ie]
**Sent:** 30 October 2013 10:54
**To:** foreshore
**Subject:** ref FS 005828 (Attn Patrick O Neill)

Dear Patrick,

The proposed development at Starnd Road, Monkstown, Co. Cork will not impact on our observation network.

Yours sincerely,
David Fitzgerald

**********

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This e-mail message has also been scanned for the presence of computer viruses.

Ta an riomhphost seo, agus aon chomhad ata nasctha leis, faoi run agus is don te a seoladh chuige amhain e. Ma tharla go bhfuair tu an riomhphost seo tri dhearmad cuir in iul don te a sheol e led' thoil.

Ta an teachtaireacht riomhphoist seo scuabtha le bogearrai frithvireas.

**********

IWM.

## Pat O'Neill - (DECLG)

**From:** Ger Croke <gcroke@heritagecouncil.ie>
**Sent:** 07 October 2014 16:57
**To:** Pat O'Neill - (DECLG)
**Subject:** RE: Monkstown Bay Marina Company Ltd - File ref. FS 005826

Dear Mr O Neill,
Please record as having no comment to make,
Tks
Ger

---

**From:** Pat O'Neill - (DECLG) [mailto:Pat.ONeill@environ.ie]
**Sent:** 07 October 2014 16:08
**To:** Ger Croke
**Subject:** Monkstown Bay Marina Company Ltd - File ref. FS 005826

Dear Mr Croke,

I refer to our telephone conversation of this morning regarding this foreshore application.

As discussed, I understand that you have been unable to locate the application documentation that was forwarded to the Heritage Council on 06/09/2013.

Unfortunately, I do not have any spare hard or CD copies of the application. However, the application documentation may be viewed on this Department's website at:

http://www.environ.ie/en/Foreshore/ApplicationsSubjecttoEIA/MonkstownBayMarinaCompany/

As we also discussed, I understand that it is likely that your office will not be in a position to respond before the expiry of the ten (10) working-day time limit set out in my letter of 02/10/2014. If this is so, I will record your office as having "no comment" to make on the application.

Yours sincerely,
Patrick O'Neill
Foreshore Unit

GSI

Suirbhéireacht Gheolaíochta Éireann
Tor an Bhacaigh
Bóthar Hadington
Baile Átha Cliath 4

Geological Survey of Ireland
Beggars Bush
Haddington Road
Dublin 4
Tel. +353 1 6707444
Fax. +353 1 6681782
http://www.gsi.ie

Patrick O'Neill
Foreshore Unit
Marine Planning/Foreshore
Department of the Environment, Community and Local Government
Newtown Road
Wexford.

12 September 2013

**RE: Foreshore application by Monkstown Bay Marina Company Ltd in respect of a marina development at Strand Road, Monkstown, Co Cork**

**Your Ref: MS 51/8/1432**

**GSI Ref: 13/220**

Dear Mr O'Neill,

I would like to acknowledge receipt of your letter of the 6th September 2013 concerning the above scheme.

**Please note that Geological Heritage data can now be viewed online on the GSI Public Data Viewer at:** http://spatial.dcenr.gov.ie/imf/imf.jsp?site=GSI_Simple **– see below.**

**Datasets**

The Geological Survey of Ireland, as the national earth science agency, has datasets on Bedrock Geology, Quaternary Geology, Mineral deposits, Groundwater Resources, Geological Heritage, Landslides and the Irish Seabed. These comprise maps, reports and extensive databases that include mineral occurrences, bedrock/mineral exploration, groundwater, site investigation boreholes, karst features, wells and springs.

INFOMAR, Ireland's marine mapping programme carried out bathymetric surveying of Cork Harbour and approaches in 2012 which incorporates the proposed site of the above scheme. This dataset comprises of bathymetry or water depth information and backscatter which indicates a measure of the hardness of the seafloor. This data is publically available and more information can be found at www.infomar.ie or by contacting charise.mckeon@gsi.ie

To assist with an Environmental impact Assessment (EIA), and especially the "Soils & Geology" and "Surface Water & Groundwater" parts, maps/databases are available on the GSI website under "Online Mapping"- direct link: http://www.gsi.ie/Mapping.htm with datasets currently available for Bedrock, Geological Heritage, Groundwater, Karst, Geotechnical boreholes, Mineral locations. More recent viewers accessible from the same link include the National Landslide Viewer, the Aggregate Potential Mapping and the Geotechnical Viewer.

**Please note that Geological Heritage data can now be viewed online on the GSI Public Data Viewer at:** http://spatial.dcenr.gov.ie/imf/imf.jsp?site=GSI_Simple

There are two map layers under **'Geological Heritage'**:
**1.'Geological Heritage Sites Boundaries'**: a national dataset (one shapefile with boundary polygons) showing the nine County Geological Sites audits to date (Carlow, Clare, Kildare, Sligo; and Meath, Kilkenny, Fingal, Waterford and Roscommon, at July 2013).
County Geological Sites audit data are still available for download (as individual county shapefiles and site report pdfs; with direct links to individual reports in the most recent 5 audits) at:
http://www.gsi.ie/Programmes/Heritage+and+Planning/County+Geological+Sites+Audits/

**2.'Geological Heritage Sites No Boundaries'**: a national dataset (one shapefile with buffer polygons) covering all the other counties not yet audited, indicating the provisional location/extent of sites. These sites have buffers appropriate to their type (or theme), ranging between 200m, 500m and 1000m (for the largest landscape/glacial features). These are not 'mitigation' buffers, but an attempt to encompass the extent of the particular type of site.

These will all be available to download as well in the next few weeks from:
http://www.dcenr.gov.ie/Spatial+Data/Geological+Survey+of+Ireland/GSI+Spatial+Data+Downloads.htm

**Data Updates**

**The 'No Boundaries' data is provisional data only.** As each county's geological heritage is audited, the 'No Boundaries' data will be replaced with the audited 'Boundaries' data, **so please re-visit the viewer regularly for updates. There can also be *ad hoc* updates of individual site data at any time.**

We anticipate that with necessary funding and the ongoing good partnerships of local authorities and the Heritage Council, that it will be possible to complete the remaining county audits within the next 5 years. Please note that all the above sites are of, at least, County Geological Site (CGS) status (some are also recommended for designation as Natural Heritage Areas) and are included in the relevant County Development Plan with associated protection policy/ies.

**Other comments**

Should you identify a Geological Heritage Site with buffer within your study area, please contact Sarah Gatley, Head of the Geological Heritage and Planning Programme at sarah.gatley@gsi.ie, for further information and possible mitigation measures if applicable.

As GSI's karst dataset is far from comprehensive due to important data gaps, GSI would welcome complementary data collected during any EIA; data which would be added to the national database. If you wish to contribute data, please contact Caoimhe Hickey for details (caoimhe.hickey@gsi.ie ).

At a later stage, GSI would much appreciate a copy of reports detailing any site investigations carried out. The data would be added to GSI's national database of site investigation boreholes, implemented to provide a better service to the civil engineering sector. Data can be sent to Beatriz Mozo (beatriz.mozo@gsi.ie, 01-678 2795).

Additionally GSI would also appreciate a copy of reports and/or data detailing any additional bathymetric or related offshore survey which may be carried out for the development of the above scheme. This can be sent to charise.mckeon@gsi.ie

I hope that these comments are of assistance, and if the GSI can be of any further help, please contact me.

Yours sincerely,

_____
John Butler, Clerical Officer

BirdWatchIreland
protecting birds and biodiversity

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Patron
Michael D. Higgins
President of Ireland

Éarlamh
Micheál D Ó hUiginn
Uachtarán Na hÉireann

Patrick O'Neill
Foreshore Unit
Marine Planning/Foreshore
Department of the Environment, Community and Local Government
Newtown Road
Wexford

30th November 2013

**Foreshore application by Monkstown Bay Marina Company in respect of a marina development at Strand Road, Monkstown, Co. Cork.**

Dear Patrick O'Neill,

Thank you for the opportunity to comment on the marina development at Strand Road, Monkstown, Co. Cork. We have a number of significant concerns in relation to this proposed development in particular relating to the proximity of the Cork Harbour SPA (004030). This is an internationally important wetland site, regularly supporting in excess of 20,000 wintering waterfowl, for which it is amongst the top five sites in the country.

**1. Lack of data to inform conclusions**

There is a lack of scientific data or survey work completed to support the conclusion of the proposed development having no impact on the qualifying interests and the integrity of the Cork Harbour SPA.

It is our view that a full assessment of species movement and a full detailed assessment of potential impacts, both direct and indirect, on interests of the SPA wintering waterbird assemblage is required. Significant disturbance in one area may move birds to other areas. This needs to be considered when assessing the usage of the area by waterbirds.

**2. Conservation Objectives are not discussed or incorporated into the AA**

The AA does not adequately discuss the Conservation Objectives for the site. The Conservation Objectives for the Cork Harbour SPA are to maintain or restore the favourable status of the bird species listed as Special Conservation Interests for this SPA. These objectives are briefly mentioned within the AA (Stage 2), but they are not incorporated into the AA and there is no discussion on how this proposal could have the potential to impact on the favourable status of this protected site. There is no evidence or scientific data shown to conclude that there is 'no impact' anticipated on any of the Qualifying Interests for the SPA.

**3. Lack of assessment in relation to disturbance:**

The Appropriate Assessment fails to adequately assess the impacts of this proposed development on birds. In particular, the consideration of disturbance of this activity on waterbirds is not fully analysed within this AA. The

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protecting birds and biodiversity

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w: birdwatchireland.ie

Patron
Michael D. Higgins
President of Ireland

Éarlamh
Micheál D Ó hUiginn
Uachtarán Na hÉireann

impacts are evaluated without consideration of specific species ecology, sensitivities or requirements. Given its proximity to an important SPA, it is our view that a detailed examination of impacts of disturbance be conducted. The increase in marine recreational traffic and the increase in noise levels need to be better assessed in relation to species of conservation concern within this site.

**4. Lack of references to support statements within the AA**

'The tolerance of waders and waterfowl to human disturbance has received little study in Ireland but the presence of large wintering bird populations within the urban centres of Cork, Dublin, Galway and in close proximity to other large urban centres throughout the country testifies to their ability to accommodate considerable levels of human activity'. This statement within the AA is not based on any scientific data of status or trends. It implies that just because there is a presence of birds within an area, that they are not being disturbed or affected. There are also no references to support the comment that birds will 'habituate' to the predicate and confined activities that will occur in the Marina.

We would welcome the opportunity to discuss any of our comments further with you.

Yours Sincerely,

Claire Dunphy

Casework Officer,
Policy and Advocacy Team

BirdLife INTERNATIONAL
BirdWatch Ireland is the BirdLife partner in the Republic of Ireland

Directors: K O Byrne (Chairman), J Cromie, J O'Halloran, B Lavery, P. Moore, JB Peart, E Sides, J Wilson

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HEALTH AND SAFETY AUTHORITY

An Foirgneamh Cathrach, Sráid James Joyce, Baile Átha Cliath 1, Eire
The Metropolitan Building, James Joyce Street, Dublin 1, Ireland
T: 1890 289 389 F: 01-614 7020 W: www.hsa.ie

Mr. Patrick O' Neill,
Foreshore Unit,
Marine Planning/Foreshore,
Department of Environment, Community and Local Government,
Newtown Road,
Wexford.

27th March 2014

**Re: - Foreshore Application by Monkstown bay Marina Company Limited in respect of a Marina Development at Strand Road, Monkstown, Co. Cork**

Dear Mr. O' Neill,

Further to your letters of the 6th September, 29th October 2013 and 12th March 2014, please note that the Health and Safety Authority is not a Notice Party in respect of Statutory Instrument 353/2011 Foreshore Regulations 2011 and the development is more than 1 Km away from the nearest COMAH establishment (Pfizer, Ringaskiddy). Consequently this is not an area were the Health and Safety have a remit.

Yours sincerely,

M. O' Halloran

Martin O' Halloran,
Chief Executive Officer,
Health & Safety Authority
James Joyce Street,
Dublin 1.

CER.

**foreshore**

**From:** Liz Kavanagh <lkavanagh@cer.ie>
**Sent:** 30 October 2013 14:34
**To:** foreshore
**Subject:** Foreshore application by Monkstown Bay Marina Company Ltd in respect of a marina development at Strand Road, Monkstown Co. Cork

Dear Mr. O'Neill,

I refer to your letter dated 29th October 2013 regarding the above application. Please note that the Commission for Energy Regulation has no observations to make on this application.

Yours sincerely,

Liz Kavanagh
Commission for Energy Regulation

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Comhairle Contae Chorcaí
Cork County Council

An Rannóg Pleanála,
Halla an Chontae,
Bóthar Charraig Ruacháin, Corcaigh.
Fón: (021) 4276891 • Faics: (021) 4867007
R-phost: planninginfo@corkcoco.ie
Suíomh Gréasáin: www.corkcoco.ie
Planning Department,
County Hall,
Carrigrohane Road, Cork.
Tel (021) 4276891 • Fax (021) 4867007
Email: planninginfo@corkcoco.ie
Web: www.corkcoco.ie

Mr. Patrick O'Neill,
Foreshore Unit,
Dept. of Environment, Community and Local Government,
2nd Floor,
North Block,
Newtown Road,
Wexford.

Your Ref: FS 005826

Re: Foreshore application by Monkstown Bay Marina Company Ltd. in respect of a marina development at Strand Road, Monkstown, Co. Cork.

Dear Mr. O'Neill,

I refer to your letters of the 19th June and 2nd July, 2014 in connection with the above.

I attach for your attention the comments from Joan Dineen, Executive Engineer, Coastal Management & Flood Projects Section.

Yours faithfully,

Assumpta Drake.
Planning Department.

Recycled

**Comhairle Contae Chorcaí**
**Cork County Council**

**Cosaint Tuilte & Bainistiú an Chósta,**
**Urlár 10,**
**Halla an Chontae,**
**Bóthar Charraig Ruacháin,**
**Corcaigh.**

**Coastal Management and Flood Protection,**
**Floor 10,**
**County Hall,**
**Carrigrohane Road,**
**Cork.**
**Uimh. Fón/Tel. No. (021) 4276891**
**Uimh. Facs/Fax No. (021) 4276321**
**Gréasán/Web: www.corkcoco.ie**

Assumpta Drake,
Planning Department,
Cork County Council,
Couty Hall,
Carrigrohane Road,
Cork.

1st July 2014

**Re: Foreshore Licence Application by the Monkstown Bay Marina Company Ltd in respect of a marina development at Strand Road, Monkstown. Co. Cork.**

Dear Assumpta,

I refer to your letter of 24th June 2014 to David Keane County Engineer regarding the above. My comments on the application are as follows:

- Cork County Council has a number infrastructure facilities &/or assets which are adjacent to and outfall into the Harbour, these would include both Wastewater and Surface Water systems. The Applicant shall protect CCC infrastructure and liaise with the relevant Council Department if works is scheduled nearby.
- Please note that the Office of Public Works PFRA maps have identified this area as subject to tidal flooding (0.5% AEP). Any works at this location should not have a negative impact on flood risk.
- The Applicant shall give advance notice to Cork County Council of the commencement of the works. Departments to be notified include Roads, Environment and Coastal Management & Flood Protection.

In principle we have no objection to the works.

Yours sincerely,

Joan Dineen

*Joan Dineen*
*Executive Engineer*
*Coastal Management & Flood Projects Section*

Planning Department
07 JUL 2014
Cork County Council
County Hall
Cork.