



Planning and Development Acts 2000, as amended

Planning Authority: Cork County Council

Planning Register Reference Number: 235147

Appeal by Monkstown Marina Company Limited against the decision made on the 8th day of July, 2024 by Cork County Council to refuse permission.

Proposed Development: 10 year planning permission for the construction of rock armour revetment protection and reclamation of the foreshore to provide the following: (a) construction of a two-storey marina building to include a public restaurant/café, public and private offices, convenience store, chandlery, lounge/training area and ancillary spaces including service and changing areas and storage spaces; (b) construction of a single-storey gym and rowing facility building including changing rooms, ancillary support spaces and public toilet; (c) construction of single storey bird hide, three number flagpoles and associated signage; (d) provision of one number floating electrical vessel recharging facility and one number floating vessel refuelling facility and associated gangways; and (e) all ancillary associated works including demolition of sections of the existing seawall to provide for a new vehicular entrance from the R610-113 Strand Road and four number pedestrian/bicycle entrances from the adjacent public footpath/permitted greenway, public and private car parking, campervan and bicycle parking, internal road network, pedestrian footpaths and public seating areas, landscaping and associated site services all at Lands adjacent to Cork Harbour Marina, Strand Road, Monkstown, County Cork.

Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

Reasons and Considerations

1. Objective MCI 7-4 of the Cork County Development Plan 2022-2028 states that it shall be an objective of the planning authority to ensure the County's natural coastal defences, such as beaches, sand dunes, salt marshes and estuary lands, are protected and are not compromised by inappropriate works or development. Having regard to the location, nature and scale of the proposed development, it is considered that the infilling of an area of 1.15 hectares of foreshore, by the instillation of rock armour and backfilling of the area between the rock armour and the existing sea wall, to facilitate the development of, inter alia, a substantial area of car parking, campervan and bicycle parking, internal roads, and two buildings to accommodate a public restaurant/café, public and private offices, convenience store, chandlery, lounge/training area, gym and rowing facility building, would fundamentally alter, erode and compromise the integrity, visual and natural amenity of this foreshore location in contravention of Objective MCI 7-4 of the Cork County Development Plan 2022-2028, and would, therefore be contrary to the proper planning and sustainable development of the area.
2. The proposed development site is an important ex situ winter feeding site for water birds that are qualifying interests for the adjacent Cork Harbour Special Protection Area (Site Code 004030). The availability of suitable nearby terrestrial feeding sites, including this site, is essential to maintain the favourable conservation condition for these qualifying interest species. This development site is therefore fundamentally connected to the Cork Harbour Special Protection Area and is of significant importance as an ex-situ winter feeding habitat. On the basis of the information provided with

the application, including the Natura Impact Statement and the Ecological Impact Statement, the Commission is not satisfied that it has been demonstrated beyond reasonable scientific doubt that the development would not constitute an adverse impact on the qualifying interests of the Cork Harbour Special Protection Area in view of the site's Conservation Objectives. In such circumstances the Commission is precluded from granting permission under the provisions of Article 6(3) of the Habitats Directive (92/43/EEC).

3. The proposed development would give rise to significant negative effects on the Monkstown Creek proposed Natural Heritage Area, a site of national significance, for which no meaningful mitigation has been proposed, and no alternatives appear to have been considered. The granting of permission for this development would be contrary to Policy Objectives BE 15-2(a) and BE 15-6(f) of the Cork County Development Plan 2022-2028 and would, therefore, be contrary to the proper planning and sustainable development of the area.



Liam McGree

**Planning Commissioner of An Coimisiún
Pleanála duly authorised to authenticate
the seal of the Commission.**

Dated this *01* day of *APRIL* 2026