



An
Bord
Pleanála

SID Online Observation

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Online Observation Details

Contact Name:	Joe Hunter
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Payment Details

Payment Method:	Online Payment
Cardholder Name:	Joseph Hunter
Payment Amount:	€50.00

An Bord Pleanála,
64 Marlborough Street,
Dublin 1.

9 Toureen Terrace,
Passage West,
Co. Cork
T12PYT6

11/04/2022

RE: Observation on PL04.312981 – Belvelly Port Facility, Marino (Townland), Marino Point, Cobh, Co. Cork (Cork County Council ref. 20/6955)

Dear Sir/Madam,

I wish to make this observation on the appeal of Cllr Marcia D'Alton in relation to the development which Gouldings and the Belvelly Marino Development Company propose at Marino Point. I make this observation on behalf of my Wife, Aileen Hunter, and I, and my neighbours Mr. Willie and Mrs. Collette O'Callaghan who reside at no. 13 Toureen Terrace, Passage West.

At the outset, I would like to advise that I am a senior inspector with the Environmental Protection Agency (EPA). While this observation has absolutely nothing to do with the EPA; my employment with the Agency means that I am very familiar with the potential adverse environmental impacts associated with emissions from such developments if the activities are not managed appropriately.

As a resident of Toureen Terrace, Passage West, my sincere concerns about the proposed development at Marino Point are described below. Like Cllr D'Alton, although I acknowledge that Marino Point is zoned for industrial development and that the proposed Gouldings/Port of Cork move from Centre Park Road and the City Quays could be good for Cork City, this cannot be at the expense of the quality of life of Passage West residents. Previous activity at Marino Point had severe and long-lasting impacts on the development of Passage West. This cannot be allowed again. It is therefore critical that the planning application would be honest in its assessment of potential impact on the residents of Toureen Terrace and would employ the best of modern technology and monitoring to minimise those impacts.

1. Noise & vibration from jetty operations and ships' generators

Marino Point is only 500 metres from my home at Toureen Terrace, Passage West. Noise at Marino Point is regularly clearly audible from my property. While it is at times a significant disturbance during the day, while my wife and I are attempting to enjoy the nice weather in our front garden overlooking the Harbour, it is a particular issue at nighttime.

The Port of Cork says that it is a 24/7/365 port. They say that although they try to carry out their shipping operations during the day, there will be times when either due to weather or shipping schedules, it will be necessary to berth and load/offload ships at night. The impact of the noise and vibration from ships being guided into Marino Point by tugs at night, with their collective engines running as the ship is manoeuvred alongside the jetty cannot be underestimated. When a ship is manoeuvring in the river, it can be as near as 350-400 metres from Toureen Terrace. Our experience is that the narrow body of water that separates Marino Point from Passage West does not absorb sound, but rather it is amplified as the sound travels over the water.

Furthermore, the hydraulic gantry system and warning alarms connected to the opening and closing holds on the ships are also significant noise sources. Also, the cranes used for loading and unloading the ships are an added noise source. Historically, an auger feed and conveyor system were used for this specific purpose. This system is far less noisy than the crane system being proposed here. I respectfully suggest that the same restrictions that apply to the dockyard in Passage West, should apply to the proposed development at Marino Point. In particular, I refer to the restrictions regarding hours of operation.

When a ship is alongside the jetty, its generators run through the night. The generators run even when the ship's engines are off and when there is no loading/unloading. The generators provide the power that is essential for the ship's crew to live comfortably. However ironically, the noise from these generators can make sleep an impossibility for the residents of Toureen Terrace. Their sound is like a low rumbling that seems to penetrate the walls of a home. The impact of generators at night was not mentioned in the planning application yet it is this impact that is most feared in Passage West. The planning application suggests that up to 100 ships will berth at Marino Point each year and that each will take 1-2 days to load/offload. In the case of fertiliser ships, offloading may take longer because it is dependent on dry weather. The implication for the people of Toureen Terrace is that generators are likely to be running at the jetty on most nights of the week.

My property is close to 200 years old. Many of the original features of the property have successfully been maintained. This includes the original single glazed windows. Hence any significant noise is clearly audible from within. From example, the constant humming from the generators onboard the ships are a significant nuisance throughout the night and the vibration from the ship movements regularly makes the entire windows vibrate violently. This one example of the kind of noise and vibration nuisance that is not described in the planning application.

I respectfully request all potential noise and vibration sources be closely evaluated, and that the impact on the residents of Toureen Terrace is mitigated.

2. Responsibility for the proposed development

What is proposed in this planning application is the first step in the development of a portside industrial park with multiple operators. I ask the Board to define who will be responsible for impacts from that park. If a night-time activity at the jetty is causing disturbance to the people of Toureen Terrace and I ring the Port of Cork to complain, I do not want to be told that the ship is servicing Gouldings and so has nothing to do with the Port. I want to know that I can connect with someone who will have the authority to take positive steps to resolve my issue.

If a ship is expected late at night, it is not one bit helpful that Cork County Council's Environment Department would be notified. It is the residents at Toureen Terrace, Marino Point's nearest neighbours, who need to be notified. Who will take responsibility for doing this? It is vital that one defined body would have responsibility for environmental impact and community liaison so that two-way communication can effectively be established between the proposed Belvelly Port Facility and residents in Passage West.

I ask the Board to please give consideration to my very real concerns as outlined. The relevant fee of €50 accompanies this observation.

Yours,



Joe Hunter

