



An
Bord
Pleanála

Planning Appeal Online Observation

Online Reference: (NPA-OBS-
000736)

Online Observation Details

Contact Name:	Deirdre Fitzgerald
Lodgement Date:	06/04/2022 12:16:33
Case Number / Description:	312981

Payment Details

Payment Method:	Online Payment
Cardholder Name:	Deirdre Fitzgerald
Payment Amount:	€50.00

312981 Last
Appeal lodged
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12/4

BP40 To Issue

Return to Anna Howard

1000
(1000)

Deirdre Fitzgerald
1 Toureen Villas
Passage West,
Co. Cork.
T12VCK2

An Bord Pleanála,
64 Marlborough Street,
Dublin 1.

04/04/2022

Planning Authority: Cork County Council

Planning Application Reference Number: ABP-312981

Applicant: Gouldings Chemicals Ltd./Belvelly Marino Development Company DAC

Description of Development: Construction of a new agricultural fertiliser facility for use by Gouldings Chemicals Ltd. and additional port operational use of the jetty to facilitate cargo vessels. The agricultural fertiliser facility will be constructed to the north of the site and will comprise:

- i. A bulk storage building for the storage of granular fertiliser
- ii. A building accommodating a bagging and palletising facility and staff facilities
- iii. External paved product storage areas for the storage of bagged fertiliser
- iv. Weighbridge, office building, ESB substation and switch room
- v. Vehicle store
- vi. Surface water drainage system and water retention tank
- vii. Truck parking, staff and visitor parking, fertiliser waste storage tank and all ancillary site works.

A Chara,

I wish to object to the granting of permission to the above development at Marino Point, Co. Cork.

Passage West, with a population of 5800, is much larger than the "village" referred to in the Inspectors Report on APB 307938. My own home at 1 Toureen Villas is directly across from Marino Point.

The Marino Point site has been largely dormant for over 19 years, apart from Marinochem whose use of the jetty is very occasional and whose operations have a low impact on Passage West. Many residents have purchased property or become used to little activity at Marino Point. We do not view this as continued industrial development, rather new industrial development.

I wish to object to the proposed development based on the points outlined below:

• **Noise pollution:** This is the most worrisome aspect of the application. Vibrations and noise from ship generators and engines are currently being felt in homes facing Marino Point when an occasional ship is docked. This is often a low frequency hum (possibly from generators onboard) and can be heard at night with all windows closed. A negative impact to all Passage West residents is inevitable if intensified port activity is being allowed within 500m with no natural sound barrier present. Jetty operations are expected Mon-Sat 7am-7pm but in section 2.6.3.2.3 "there may be rare occasions when loading/unloading may need to take place outside these times". This significant concern has been ignored by Cork County Council's assessment and is of great concern to me.

• **Visual Impact:** There are hundreds of homes in Passage West directly facing Marino Point. Recent ships docked there overnight have illuminated the houses directly facing Marino Point at night. Increased development of this site will only increase the light pollution levels, especially in winter when jetty activity will be carried out while it is dark. Viewpoint 1 (outlined in Chapter 11 of the EIAR) is mentioned as the most open view of the site from Passage West. This view is from the start of the greenway. This is not the most open view of the site. Homes on the R610 further east of this view have a closer, uninterrupted view of the site, which includes my own home. We have no trees that provide intermittent screening (unlike Viewpoint 2). Furthermore, there are hundreds of homes on and adjacent to Church Hill that have an uninterrupted view of the site. The more elevated homes have a view of the entire site, all the way back to the R624.

• **Air Quality Issues:** Allowing for the loading/unloading of bulk cargoes on the dock is very concerning with regards to the health implications of Passage West residents. We all remember the thin film of fertiliser that would cover our

cars when the IFI plant was in operation. The impact to air quality of Passage West residents has not been addressed fully in this application at all.

• **Water Quality Issues:** The river is an important amenity utilised by the residents of Passage West. The Passage West rowing club have a large number of young members who are out on the river every evening and weekend, and the use of strands/beaches on the greenway facing Marino Point is important to both local residents and those who travel to use it. The EIAR submitted with application does not specify who is responsible for the management of contaminated water at the Jetty (the "jetty user" being a very vague identification) which is of great concern.

Mise le Meas,

Deirdre Fitzgerald
1 Toureen Villas Passage West