



An  
Bord  
Pleanála

## Planning Appeal Online Observation

Online Reference: (NPA-OBS-  
000738)

### Online Observation Details

Contact Name:	Billy Cotter
Lodgement Date:	07/04/2022 14:57:19
Case Number / Description:	206955

### Payment Details

Payment Method:	Online Payment
Cardholder Name:	Billy Cotter
Payment Amount:	€50.00

BP40 To Issue  
Return to Anna H



NOTE: OBSERVATION TO BE WITH AN BORD PLEANÁLA BY 5.30PM ON 11<sup>TH</sup> APRIL. CAN BE POSTED OR SUBMITTED THROUGH [WWW.PLEANALA.IE](http://WWW.PLEANALA.IE). A FEE OF €50 MUST ACCOMPANY.

---

2 Toureen Villas  
Passage West  
Co Cork  
T12 PN7

An Bord Pleanála,  
64 Marlborough Street,  
Dublin 1.

06 / 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.

As a resident of Passage West, I'm detailing my concerns about the proposed development at Marino Point. This town of 5,800 people is one that understands shipping and the impact of living close to a port. 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, in particular those who live in close proximity. Previous activity at Marino Point had severe and long-lasting impacts on the development of Passage West. This cannot be allowed again. As a resident of Passage West who is only 500 meters away from the Jetty, I am deeply concerned about the impact this will have on our daily and future lives. It is therefore critical that the planning application would be honest in its assessment of potential impact on Passage West and would employ the best of modern technology and monitoring to minimise those impacts.

#### **1. Noise from jetty operations at night-time**

Marino Point is only 500 metres from my home in Passage West. Also, because Passage West slopes steeply up from the waterfront, many of the homes on the Passage West hills, although appearing to be at a distance from Marino Point, are actually remarkably close as the crow flies. Noise at Marino Point is heard clearly at both low and higher altitudes in Passage West. The narrow body of water that separates Marino Point from Passage West does not absorb sound. As is commonly known, sound travels over water. This is our experience in Passage West.

Operational noise from Marino Point is not such a concern during the day when the busyness of life has its own range of sound. It is however a very grave concern during the night. The Port of Cork says that it is a 24/7/365 port which will severely impact our quality of life and the value of our homes. Who will want to buy our homes in the future if there is open permission for noise pollution through the night. They say that although they will 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 either forward or astern as the ship is manoeuvred alongside the jetty cannot be underestimated. I am not exaggerating when I say that our house vibrates when the

NOTE: OBSERVATION TO BE WITH AN BORD PLEANÁLA BY 5.30PM ON 11<sup>TH</sup> APRIL. CAN BE POSTED OR SUBMITTED THROUGH [WWW.PLEANALA.IE](http://WWW.PLEANALA.IE). A FEE OF €50 MUST ACCOMPANY.

---

ships approach the Jetty and in particular when they need help turning. This kind of noise is not described in the planning application and it should most definitely have been addressed. It is a fairly obvious and important omission through the eyes of a Passage West resident. It is essential that it is evaluated and its impact is minimised. When a ship is manoeuvring in the river, it can be as near as 350-400 metres from the Passage West waterfront. We have young children, their bedrooms are to the front of the house, its not fair or reasonable to impose that noise on any family.

## **2. Noise from ships' generators at night-time**

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 a night's sleep very uncomfortable in Passage West. Their sound is like a low rumbling that seems to penetrate the walls of a home. The impact of generators running through the 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 Passage West is that generators are likely to be running at the jetty on most nights of the week. It is essential that the impact of these generators is evaluated and that disturbance to Passage West residents is minimised.

## **3. 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 in Passage West 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 it is evident that bulk unloading at the Marino Point quayside is causing material loss into the water and I ring the Port of Cork to complain, I do not want to be told that each jetty user is responsible for their own quayside cleanliness. 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 we in Passage West, 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,

Billy & Caroline Cotter