



An
Bord
Pleanála

Planning Appeal Online Observation

Online Reference: (NPA-OBS-
000741)

Online Observation Details

Contact Name:	IAN FITZGERALD
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Observation on a Planning Appeal:

PL04.312981

I wish to appeal the decision made by Cork County Council to grant permission for the above development at Marino Point, Co. Cork. I make this appeal on my own behalf and on the behalf of constituents in Passage West who have made their concerns in relation to this development known to me. Passage West is a town that has lived with a dock at its heart since 1832. It is a town that has lived for 25 years with fertiliser activity at Marino 2 Point. It has unparalleled knowledge of the potentially negative impacts of proximity to both industries. Therefore I also make this appeal on behalf of my town of Passage West. This planning application from Gouldings/BMDC for Marino Point follows a planning permission granted on appeal by An Bord Pleanála to BMDC for demolition, site infrastructure improvements and utility upgrade works at Marino Point for future industrial development proposals (ABP ref. 307938). I have read the Inspector's Report pertaining to that planning application. At the outset, I will respectfully take the opportunity to make a number of relevant points clear.

1. Passage West is the second largest settlement in the Carrigaline Municipal District. It currently has a population of 5,800 and a population growth target of 6,965 defined in the Ballincollig-Carrigaline Municipal District Local Area Plan 2017. It is a settlement that previously had its own Town Council. It is not a "village" as referred to in the Inspector's Report on ABP 307938.
2. The closest sensitive receptor in Passage West to the Marino Point jetty is the municipal library and premises of the Passage West Association of Care for the Elderly. It is 465 metres from the Marino Point jetty. Apartments on Steampacket Quay are 500 metres from the Marino Point jetty. Passage West may be "on the opposite side of Cork Harbour" as described in the Inspector's Report (ref. ABP 307938) but those separation distances are little more than the width of the harbour. This part of Cork Harbour is called the West Passage, referred to colloquially as "the river" or "the channel". It connects Upper Cork Harbour to Lower Cork Harbour. Historically, the harbour ferry ran between Passage West and the Great Island because this was the shortest distance to row. Mail destined for Cobh was distributed through Passage West, brought across on this ferry. If it were land rather than water between Passage West and Marino Point, it would take approximately 6 minutes to walk from one side to the other.
3. I am aware that the re-energising of the former IFI site and jetty at Marino Point for port-related development is consistent with regional, local and national policy. I am also aware that relocation of the Gouldings facility at Centre Park Road is an important step towards realising the aims of Cork City Council's South Docks Local Area Plan 2001.
4. This notwithstanding, the Cobh Municipal District Local Area Plan 2017 has a clear statutory requirement for any development at Marino Point to have regard to the proximity of Passage West: "In permitting development, regard shall be had to mitigating potential adverse impacts, particularly for the adjacent residential settlement of Passage West." Please note how Cork County Council recognises that Passage West is adjacent to Marino Point rather than "on the opposite side of Cork Harbour" as described by the Board's Senior Inspector (ref. ABP 307938). Therefore 'land uses in the vicinity' do indeed comprise a settlement of significant size with a notable density of residential properties (ref. ABP 307938).
5. The Marino Point site is a brownfield site as described by the Board's Senior Inspector (ref. ABP 307938) on which there is an established industrial plant (Marinochem). However, the former IFI site has been vacant for the past 20 years. Twenty years ago,

Passage West was a town of 4,184 people (CSO, 2002). Most of the extensive residential estates in the town have been developed since that time during the Celtic Tiger years. Therefore 30% of those living in Passage West now have never known industrial activity at Marino Point. In reality, many others who lived during the 3 IFI years have passed on, so the percentage is likely higher. Regardless, it is neither fair nor accurate to describe the former IFI site as having a "recent history of industrial use" (ref. ABP 307938). Regardless of its zoning, this planning application from Gouldings/BMDC is for what is in large part a new industrial facility. It is close to the Passage West shoreline and immediately adjacent to a site designated as part of the Natura 2000 network. It is in a central location in Cork's Upper Harbour and is clearly visible from a range of residential areas and designated scenic routes. If a new industry for the handling of nutrient-rich cargo is to develop at Marino Point with intensified use of the existing jetty, then it simply is not good enough to consider that new industry as relocation of an existing industry to a revamped brownfield site with an existing industrial zoning. This new industry needs to be supported by the best of new technology to ensure minimal negative impact on existing residents, ecological habitats and Cork Harbour.

On this basis, the grounds of my appeal are as follows:

1. The impact of noise, in particular night-time noise, from the proposed industry would significantly threaten residential amenity in the adjacent town of Passage West.
2. The proposed industry poses unacceptable risk to water quality in Lough Mahon and consequently threatens the integrity of the adjacent Natura 2000 network sites.
3. No alternatives to a development that is premature at the proposed location have been considered

I wish to wholly support this appeal

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