

An Bord Pleanála  
64 Marlborough Street  
Dublin 1

14<sup>th</sup> February 2025

**Re: S. 291 Planning Application on behalf of the Port of Cork Company for permission for the redevelopment of port facilities at Ringaskiddy, Co. Cork. Proposed development relates to works to be completed under previously permitted Strategic Infrastructure Development reference PA0035, as altered by PM0010, 304437-19 and 310847-21.**

Dear Sir / Madam,

I act behalf of the Port of Cork Company (POCC), Tivoli Terminal Building, Tivoli Dock & Industrial Estate, Tivoli, Cork, T23 YNT9 and wish to apply for a 10-year permission for the redevelopment of port facilities at Ringaskiddy, Co. Cork.

POCC are applying for a Maritime Development under the provisions of s.291 of the Planning and Development Act 2000, as amended (the Act). The proposed development consists of the following works

***Completion of the redevelopment of port facilities at Ringaskiddy*** previously permitted under PA0035, as altered by PM0010, 304437-19 and 310847-21. The proposed development will consist of the following:

**Ringaskiddy East:**

- Construction of the remaining phases of a 200m Container / Multi-purpose Berth which are not completed by 20<sup>th</sup> October 2025. The berth is under construction and being developed in four phases (1. Combi wall quay wall, 2. Concrete deck piling, 3. Structural slab and 4. Upper slab and yard surfacing),
- Dredging of the seabed to a level of -13 m Chart Datum (CD)
- Installation of link-span comprising a floating pontoon and access bridge
- Ancillary works, including services, lighting and fencing

**Ringaskiddy West:**

- Extension to the existing Deepwater Berth (DWB), which will comprise a filled quay structure extending no further than the edge of the existing DWB
- Dredging works to varying levels to facilitate navigational access to the new facilities, and
- Ancillary works, including services and lighting

**Road Improvements:**

- Improvements to internal road network at Ringaskiddy East
- Ancillary works, including lighting and fencing

An Environmental Impact Assessment Report and Natura Impact Statement have been prepared and accompany the application. A Dumping at Sea licence will be required. The application is located within a consultation zoned for establishments to which the Major Accident Directive applies.

The prescribed fee of €100,000 has been paid in advance by EFT – AIB reference 0M6F2BP1FW9LT46V. This planning application is accompanied by two hard copies and eight electronic copies of the following plans and particulars:

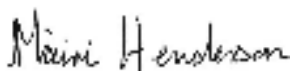
1. Maritime Area Planning Application Form
2. Press Notice
  - a. Copy of notice printed in the Irish Examiner
  - b. Copy of notice printed in the Echo
3. Site Notice
4. Letter of notice to Cork County Council as the Coastal Planning Authority
5. Prescribed Body Letters
  - a. Schedule of Consultees
  - b. Copy of Letters issued
6. Maritime Area Consent
7. EIAR Portal Notification
8. Planning Report prepared by McCutcheon Halley
  - a. Appendix A: Summary of Planning History
  - b. Appendix B: Schedule of Pre-application Consultations
  - c. Appendix C: Details of Pre-application consultation with An Bord Pleanála
  - d. Appendix D: PA0035, as altered – Compliance Report
  - e. Appendix E: Statement of Compliance with National Marine Planning Framework
9. Engineering Report prepared by Malachy Walsh and Partners
10. Schedule of Drawings prepared by Malachy Walsh and Partners
  - a. Site Location Maps at 1:10500; 1:2500 and 1:1000
  - b. Drawings as detailed on the drawing schedule
11. EIAR prepared by Ayesa
  - a. Vol I – Non-Technical Summary
  - b. Vol II – Main Document
  - c. Vol III – Figures
  - d. Schedule of Appendices
  - e. Vol IV (a to c) - Appendices
12. Natura Impact Statement prepared by Ayesa

A standalone website containing all of the application documentation has been provided at:  
[www.portredevelopmentringaskiddy.ie](http://www.portredevelopmentringaskiddy.ie)

A GIS shapefile of the application boundary is included in the electronic copy of the application. A copy of the minute of the pre-application meeting held with the Coastal Planning Authority, Cork County Council, is appended to this letter.

Please do not hesitate to contact me if you require any further information in advance.

Yours faithfully,



**Màiri Henderson**  
McCutcheon Halley



**Pre-Planning Query  
(S.247 of PDA 2000, as amended)**

**PPQ Ref:** PPS 24/1007  
**Agent:** McCutcheon Halley Planning Consultants  
**Applicant:** Port of Cork  
**Development & Site:** Completion of the redevelopment of port facilities at Ringaskiddy previously permitted under PA0035, as altered by PM0010, 304437-19 and 310847-21.  
**Location/Address:** Ringaskiddy  
**Date of meeting:** 16/01/2024 @ 14.30  
**Location:** MS Teams

**In attendance:**

*On behalf of Agent and Applicant*

Port of Cork:

- Tim Murphy [tmurphy@portofcork.ie](mailto:tmurphy@portofcork.ie) (Head of Port Engineering)
- Tadhg O Keeffe [tokeeffe@portofcork.ie](mailto:tokeeffe@portofcork.ie) (Port Engineer)

Engineering Consultant, Malachy Walsh and Partners:

- Micheal Fenton [micheal.fenton@mwp.ie](mailto:micheal.fenton@mwp.ie)

Environmental Consultant, Ayesa:

- Lynn Morrissey [LMorrissey@Ayesa.com](mailto:LMorrissey@Ayesa.com) (EIAR Co-ordinator)
- Joe Butler [jbutler@ayesay.com](mailto:jbutler@ayesay.com) (Terrestrial ecology)
- Eddie McCormack [eddie@aquafact.ie](mailto:eddie@aquafact.ie) (Marine Ecology)

Planning Consultants, McCutcheon Halley:

- Màiri Henderson [Mhenderson@mhplanning.ie](mailto:Mhenderson@mhplanning.ie)
- Muireann Carroll [mcarroll@mhplanning.ie](mailto:mcarroll@mhplanning.ie)
- Hannah Watchorn [hwatchorn@mhplanning.ie](mailto:hwatchorn@mhplanning.ie)

*On behalf of Cork County Council:*

Bryan Riney, Senior Planner  
Greg Simpson, Senior Executive Planner  
Susan Hurley, Area Planner  
Sharion Casey, Ecologist  
Ian McDermott, Ecologist  
Sean Callery, Cork NRDO  
Alan Cogan, Area Engineer

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## **Proposed Development**

The applicant intends to make a planning application to An Bord Pleanála (ABP) under section s.291 of the PDA 2000 (as amended), or Chapter 4 of Part 4 of the PDA 2024 should it be enacted in the meantime.

As part of the applicants preapplication consultation with An Bord Pleanála, they were requested to consult with Cork County Council to discuss any relevant issues. A PowerPoint presentation was provided as part of the pre-planning package. This was presented at the pre-consultation meeting with ABP, provides a summary of the work completed under the SID permission and the remaining works to be undertaken. Also included is the pre-application minutes of the meeting issued by ABP.

The application will be to complete the redevelopment of port facilities at Ringaskiddy, previously permitted under the SID permission (ABP ref. PA0035, as amended). Construction works commenced in October on the Cork Container Terminal 2 and they are programmed to be complete before the duration of the SID permission expires in October 2025. Nonetheless it is intended to include completion of the CCT2 works within the application, to allow for any unforeseen events which may delay the construction programme.

The draft development description for the proposed development is:

Completion of the redevelopment of port facilities at Ringaskiddy previously permitted under PA0035, as altered by PM0010, 304437-19 and 310847-21. The proposed development will consist of the following:

### **Ringaskiddy East:**

- Construction of the remaining phases of a 200m Container Berth which are not completed by 20th October 2025. The container berth is under construction and being developed in 4 phases (1. Combi wall quay wall, 2. Concrete deck piling, 3. Structural slab and 4. Upper slab and yard surfacing),
- Dredging of the seabed to a level of -13 m Chart Datum (CD)
- Installation of link-span comprising a floating pontoon and access bridge
- Ancillary works, including services, lighting and fencing

### **Ringaskiddy West:**

- Extension to the existing Deepwater Berth (DWB), which will comprise a filled quay structure extending no further than the edge of the existing DWB
- Dredging works to varying levels to facilitate navigational access to the new facilities, and
- Ancillary works, including services and lighting

### **Road Improvements:**

- Improvements to internal road network at Ringaskiddy East

- Ancillary works, including lighting and fencing

An Environmental Impact Statement Report and Natura Impact Statement have been prepared and accompany the application. A 'Dumping at Sea' licence will be required as well as a 'Discharge Licence to Waters'. The application is located within a consultation zone for establishments to which the Major Accident Directive Applies.

### Principle of the proposed development

The relevant zoning objective is as follows:

RY-I-18	Port Facilities and Port Related Activities. This zone adjoins the Cork Harbour SPA and Monkstown Creek proposed Natural Heritage Area pNHA. Areas within this zone are used Special Conservation Interest bird species for which the Cork Harbour SPA is designated. Account will be taken of this when considering new development proposals in this area. Any development on this site will need to take account of the biodiversity sensitivities of the site and area. *	92.67
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Part of the subject site are located within Flood Risk A and B.

Having considered the relevant policies and objectives it is considered that the proposed development, as presented in the preplanning documents, is open to consideration.

### Discussion

The agent provided a presentation of the proposed development and the history on site. A 10-year Strategic Infrastructure Development permission granted by An Bord Pleanála on 28th May 2015. The parent permission due to expire on 20th October 2025 (inclusive of Covid-19 extension and Christmas period extension).

The Planning Authority stated that its role will be a prescribed body as this will be a SID application to ABP. It is considered that the proposed development, as presented in the preplanning documents, is open to consideration. The primary issues will be ecology and archaeology. A schedule of compliance for the conditions of SID 04.PA0035 has been submitted. Condition 11 refers to the implementation of the Tern Nesting Habitat improvement measures which the applicant regards as extremely successful. Details in relation to this measure would be welcomed in any application.

The Planning Authority stated that from submitted documents it is satisfied that there are no conflicts between the proposed development and initiatives such as the N28. However, the applicant was asked to update the relevant staff in Cork County Council if there is a deviation from current proposals.

***Please note all pre-planning comments are an expression of informal officer opinion only, made without prejudice to the determination of any formal planning application to the Planning Authority. As per Section 247 of the Planning and Development Act, 2000 (as amended) all pre-planning consultation and information provided shall not prejudice the performance of the Planning Authority of any other of its functions under the Planning and Development Act 2000, (as amended) or any regulations made under this Act and cannot be relied upon in the formal planning process or in legal proceedings.***