

An
Bord
Pleanála

Application Form for Permission in respect of a Maritime Area Planning Application.

1.

Please specify the statutory provision under which your application is being made:

Section 291 of the Planning and Development Act 2000 (as amended)

2. **Applicant:**

Name of Applicant:	Port of Cork Company
Address:	Tivoli Terminal Building, Tivoli Dock & Industrial Estate, Tivoli, Cork, T23 YNT9
Telephone No:	021 4273125
Email Address (if any):	info@portofcork.ie

3. Where Applicant is a company (registered under the Companies Acts):

Name(s) of company director(s):	Michael Walsh (Chairperson) Ann Doherty (CEO) David Browne (Director) Gillian Keating (Director) Joan McGrath (Director) Philip Smith (Director) Barry Synnott (Director) Dr Celine McInerney (Director)
Registered Address (of company)	Tivoli Terminal Building, Tivoli Dock & Industrial Estate, Tivoli, Cork, T23 YNT9.
Company Registration No.	262368
Telephone No.	021 4273125
Email Address (if any)	info@portofcork.ie

4. Person / Agent acting on behalf of the Applicant (if any):

Name:	Màiri Henderson
Address:	McCutcheon Halley 6 Joyce House Barrack Square Ballincollig Co. Cork
Telephone No.	021 4208710
Mobile No. (if any)	
Email address (if any)	MHenderson@mhplanning.ie

Should all correspondence be sent to the above address? (Please tick appropriate box)

(Please note that if the answer is “No”, all correspondence will be sent to the Applicant’s address)

Yes: [☒] No: [☐]

Contact Name and Contact Details (Phone number) for arranging entry on site if required / appropriate:

Tadhg O Keeffe
Port Engineer
Port of Cork Company,
Tivoli Terminal Building,
Tivoli Dock & Industrial Estate,
Cork, Ireland
T23 YNT9
+353 21 427 3125

5. Person responsible for preparation of Drawings and Plans:

Name:	Eoin Lyden
Firm / Company:	Malachy Walsh and Partners
Address:	Park House, Bessboro Road, Blackrock, Cork, T12 X251
Telephone No:	(0)21 453 6400
Mobile No:	
Email Address (if any):	eoin.lyden@mwp.ie
Details all plans / drawings submitted – title of drawings / plans, scale and no. of copies submitted. This can be submitted as a separate schedule with the application form. Details referred to in article 4 of the Planning and Development (Maritime Development) Regulations 2021. This can also be submitted as a separate schedule with the application form	

6. Site:

Site Address / Location of the Proposed Development (as may best identify the land or structure in question)	Port of Cork Ringaskiddy Co. Cork	
Ordnance Survey Map Ref No. (and the Grid Reference where available)	1:1,000 6472-20 1:1,000 6472-13 1:1,000 6472-14 1:1,000 6472-19 1:2,500 6472-C 1:2,500 6511-B 1:1,000 6472-15 1:2,500 6472-D 1:2,500 6511-A	
Where available, please provide the application site boundary, as shown in the submitted plans / drawings, as an ESRI shapefile in the Irish Transverse Mercator (ITM IRENET95) co-ordinate reference system. Alternatively, a CAD file in .dwg format, with all geometry referenced to ITM, may be provided.		
Area of site to which the application relates in square kilometres	0.164378 sq. km	
Existing use of the site & proposed use of the site:	Existing use of site is for port activities and open port storage areas. Proposed use of site is for extension of existing port activities.	
Name of the Coastal Planning Authority(s) in whose functional area the site is situated:	Cork County Council	

7. Obligation to obtain permission to carry out development:

Are you in possession of a Maritime Area Consent or a licence granted under section 3 of the Foreshore Act, 1933?

Yes: [☒] No: [☐]

Provide copy of Maritime Area Consent or copy of licence.

Maritime Area Consent No: MAC2023004
Holder: Port of Cork Company

A copy of the Maritime Area Consent is enclosed with the application documentation.

8. Site History:

Details regarding site history (if known):

ABP Ref: PA003 – Redevelopment of Existing Port Facilities. Refused Consent by ABP.

ABP Ref: PA0035 – Redevelopment of Existing Port Facilities (as described in accompanying Planning Statement). ABP Grant with Conditions 28 May 2015.

ABP Ref: PM0010 Alteration of PA0035

Lengthening of the permitted main berth to 361m, relocation of mooring dolphins, changes to the landside handling of containers and changes to the design and layout of ancillary buildings. Alter decision, 8 June 2017

ABP Ref: 304437-19 Alteration of PA0035

Doubling the size of the customs building and related changes in terms of location and floor levels. Alter decision, 18 July 2019

ABP Ref: 310847-21 Alteration of PA0035

Amendments to the ferry terminal building to accommodate staff, relocation of car parking and installation of four modular building units to serve as staff welfare facilities. Alter decision, 8 October 2021

ABP Ref: PA-0035M

Modification to condition 5 of the parent permission reducing the timeline for agreeing the Ringaskiddy Mobility Management Plan from six months prior to commencement, to one month prior to commencement. Amend Order, 3 December 2021.

Also See Appendix A of the Planning Statement for additional applications within the boundary of the Ringaskiddy Terminal.

9. Description of the Proposed Development:

<p>Brief description of nature and extent of development</p>	<p><i>Completion of the redevelopment of port facilities at Ringaskiddy previously permitted under PA0035, as altered by PM0010, 304437-19 and 310847-21.</i> The proposed development will consist of the following:</p> <p>Ringaskiddy East:</p> <ul style="list-style-type: none"> - Construction of the remaining phases of a 200m Container / Multi-purpose Berth which are not completed by 20th 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 - <p>Ringaskiddy West:</p> <ul style="list-style-type: none"> - 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 <p>Road Improvements:</p> <ul style="list-style-type: none"> - Improvements to internal road network at Ringaskiddy East - Ancillary works, including lighting and fencing <p>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 zone for establishments to which the Major Accident Directive Applies.</p>
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10. Development Details:

Please tick appropriate box:	If answer is yes please give details	YES	NO
Does the application relate to work within or close to a European Site or a Natural Heritage Area?	Cork Harbour SPA and (004030) Great Island Channel SAC (001058) Monkstown Creek, Lough Beg, and Whitegate Bay pNHA		
Does the development require the preparation of a Natura Impact Statement?	✓		
Does the proposed development require the preparation of an Environmental Impact Assessment Report?	✓		
Do you consider that the proposed development is likely to have significant effects on the environment in a transboundary state?			✓
Does the application relate to a development which comprises or is for the purpose of an activity requiring an integrated pollution prevention and control license			✓
Does the application relate to a development which comprises or is for the purpose of an activity requiring a waste license?			✓
Do the Comah Regulations 2015 (Control of Major Accident Hazards) apply to the proposed development?			✓ Located within Consultation Zone

11. Notices:

Details of public newspaper notice – paper(s) and date of publication
Copy of page(s) of relevant newspaper enclosed Yes: [<input checked="" type="checkbox"/>] No:[<input type="checkbox"/>]
Details of other forms of public notification, if appropriate e.g. website
Website: www.portredevelopmenttringaskiddy.ie

12. Pre-application Consultation:

Date(s) of statutory pre-application consultations with An Bord Pleanála:
One Pre-application Consultation meeting was held on 1 st October 2024. Attendees were: Representing An Bord Pleanála: <ul style="list-style-type: none">- Stephen Kay (Assistant Director of Planning)- Jimmy Green (Senior Planning Inspector)- Conor Donnelly (Ecologist)- Lauren Murphy (Executive Officer) Representing the Applicant <ul style="list-style-type: none">- Tim Murphy (Port of Cork Company)- Tadhg O'Keefe (Port of Cork Company)- Michael Fenton (Malachy Walsh & Partners)- Lynn Morrissey (Ayesa)- Màiri Henderson (McCutcheon Halley)- Muireann Carroll (McCutcheon Halley) Schedule of any other pre application consultations –name of person / body and date of consultation to be provided as appropriate and also details of any general public consultations i.e. methods, dates, venues etc. This can be submitted as a separate schedule with the application form. Enclosed: See Appendix B of the Planning Statement Yes: [<input checked="" type="checkbox"/>] No:[<input type="checkbox"/>] Schedule of prescribed bodies to whom notification of the making of the application has been sent and a sample copy of such notification. Enclosed: Yes: [<input checked="" type="checkbox"/>] No:[<input type="checkbox"/>]


13. Confirmation Notice:

Copy of Confirmation Notice	
A copy of the confirmation notice in relation to the EIA Portal is attached to this application.	

14. Application Fee:

Fee Payable	€100,000 (please see attached EFT reference attached to the cover letter).
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I hereby declare that, to the best of my knowledge and belief, the information given in this form is correct and accurate and that the application documents being deposited at the planning authority offices, and any other location specified by the Board in pre application consultations, including a website (if any) will be identical to the application documents being deposited with the Board.

Signed: (Applicant or Agent as appropriate)	
Date:	Wednesday 12 th February 2025

General Guidance Note:

The range and format of material required to be compiled / submitted with any application in respect of a proposed maritime area development shall generally accord with the requirements for a planning application as set out in the Regulations and those Regulations should therefore be consulted prior to submission of any application