

Port of Cork Company

s. 291 Maritime Area Planning Application for:
the Redevelopment of Port Facilities at
Ringaskiddy, Co. Cork

Appendix B

Schedule of Pre-application Consultations



McCutcheon Halley
CHARTERED PLANNING CONSULTANTS



1. Consultation

1.1 Pre-planning Consultation related to Development permitted under PA0035.

Public Consultation

During the inception, the applicant undertook extensive consultation with the local community. A programme of public consultation was carried out between April 2013 and February 2014, with events held on the following dates:

- 11th – 13th April 2013 (at Fota Island Golf Clubhouse and Carrigaline Court Hotel)
- 6th – 8th February 2014 (at the Sirius Arts Centre, Cobh, and the National Maritime College).

The Environmental Impact Assessment (EIA) submitted with the previous Planning Application (Ref: PA0035) included detailed public consultation.

RPS, in preparing the original EIS, also consulted with various statutory and non-statutory bodies, leading to design changes that addressed comments and suggestions arising from the consultation process.

An Bord Pleanála

A pre-application consultation process was held with An Bord Pleanála regarding the proposed redevelopment at its inception in 2014. This process took place over a series of five pre-application consultation meetings between 2011 and 2014.

Following this process, An Bord Pleanála issued notice that it was of the opinion that the proposed redevelopment falls within the scope of paragraphs 37A(2)(a) and (b) of the 2000 Act. Accordingly, any application for permission for the proposed redevelopment must be made directly to An Bord Pleanála under section 37E of the Act.

1.2 Pre-planning Consultation related to Current Proposed Development

ElAR Consultation

In 2024, letters were sent to the relevant statutory and non-statutory consultees listed below, informing them of the proposed application to finalise the previously approved development and inviting their comments on the proposal to inform the preparation of the ElAR:

- An Taisce
- Arts Council
- Birdwatch Ireland
- Bord Gais Eireann
- Bord Iascaigh Mhara
- Commissioners of Irish Lights
- Cork City Council
- Cork County Council
 - County Manager
 - Planning
 - Environment
 - Water Services
 - Roads
 - Corporate, Community & Emergency Services
- Cork Kerry Tourism
- Department of Agriculture, Food and the Marine
- Department of Arts, Heritage and the Gaeltacht
 - Development Applications Unit
 - NPWS Divisional Ecologist
 - Underwater Archaeology Unit
- Department of Children and Youth Affairs
- Department of Communications, Energy and Natural Resources
- Department of Defence
- Department of Education
- Department of Environment, Heritage and Local Government
- Department of Foreign Affairs
- Department of Health
- Department of Enterprise, Trade and Employment
- Department of Justice
- Department of Transport, Tourism and Sport
- EirGrid
- Electricity Supply Board
- Enterprise Ireland
- Environmental Protection Agency
- Failte Ireland
- Geological Survey of Ireland
- Health and Safety Authority
- Health Service Executive – Southern Area
- Heritage Council
- Inland Fisheries Ireland

- Irish Federation of Sea Anglers
- Irish Whale and Dolphin Group
- Irish Wildlife Trust
- Marine Institute
- National Roads Authority
- Office of Public Works
- RNLI Ireland
- SouthWest Regional Authority
- Sustainable Energy Authority for Ireland
- Teagasc

Pre-Planning Consultation with An Bord Pleanála

The pre-application consultation (PAC) process with An Bord Pleanála (ABP) commenced in October 2024 (Pre-Planning Ref: OC04.320733). One pre-application meeting was held under Section 287 of the Planning and Development Act 2000 [as amended]. Feedback and recommendations from ABP regarding the preparation of the application were considered and incorporated into the application documents, where appropriate

A summary of the pre-application consultation meeting with ABP is provided in Table 1, with further details available in the Bord Direction and Inspector's Report, included in Appendix C.

Table 1: ABP Consultation Summary Table

Meeting Details	Matters Discussed
<p>1st October 2024</p> <p>Online via MS Teams</p>	<ul style="list-style-type: none"> ▪ The elements of the approved permission (PA0035) and works to be carried out before its expiration. ▪ The elements of the Proposed Development to be applied for in the new application. ▪ The requirement for a Marine Area Consent (MAC) to apply for permission under 291. ▪ The potential for the Proposed Development to facilitate ORE. ▪ The consideration of policies set out in the NMPF. ▪ Demonstration of compliance with the conditions attached to the previously issued consent. ▪ The provision of up-to-date assessments, surveys and information. ▪ Consultation with prescribed bodies ▪ Dredging / Waste Licences covered by MAC ▪ The elements of the EIAR ▪ The consideration of impacts on designated sites ▪ The phases of works to be carried out

Additional details were submitted to ABP on 2nd December 2024, clarifying the elements of the proposal under consideration in this PAC, along with an updated layout plan delineating the extent of works subject to the current pre-application consultation. The PAC process was formally closed by ABP, in accordance with Section 287(3) of the Act, by letter dated 8th January 2025.

Cork County Council

A pre-application consultation with the Coastal Planning Authority - Cork County Council, took place on 16th January 2025. Feedback and recommendations were provided for the preparation of the application and the Environmental Impact Assessment Report.

The meeting was attended by the project design and planning team, with participants from the Council including the Senior Planners, the area planner, county ecologists, and the Senior Engineer from the National Roads Office.

A summary of the pre-application consultation meeting with Cork County Council is provided in Table 2.

Table 2: Cork County Council Consultation Summary Table

Meeting Details	Matters Discussed
<p>16th January 2025</p> <p>Online via MS Teams</p>	<ul style="list-style-type: none"> ▪ The role of Cork County Council acting as a prescribed body but not as the competent authority. ▪ An overview of the application included completed works to date and outstanding works to be completed. ▪ Environmental and habitat considerations including updates on marine surveys and mitigation measures for dredging resuspension contamination. ▪ Conditions related to archaeology that will apply to dredging activities. ▪ Changes in habitat considerations from the previous application where protecting tern habitat no longer an issue. ▪ The structural design of the quay in terms of loading capacity to accommodate ORE Components. ▪ Conditions and contributions attached to the previous application that have been achieved by POCCC. ▪ The requirement for a statement of compliance with conditions attached to previous application (included in Appendix D).