

The Secretary,
Planning Department,
Cork County Council,
County Hall,
Cork.

Planning Application Reference Number: 19/196783

Applicant: Belvelly Marino Development Company DAC

Description of Development: Demolition, site infrastructure improvements, and utility upgrade works to stabilise the existing site and to provide capacity for future industrial development proposals at the Belvelly Port Facility. Location: Marino Point, Belvelly, Cobh, Co. Cork (450m from Passage West).

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We refer to the above planning application & wish to make the following submission in relation to the proposed works and future industrial development.

We wish to object to works that provide capacity for future industrial development at the Marino Point facility. We object to the piecemeal way the development is being planned and fear the overall impact on our community of Passage West will not be known until it is too late. Passage West, with a population of 5800, is only 450 meters from the Marino Point jetty and 1km from the centre of the site.

We wish to object to the proposed development based on the points outlined below:

- **This application states that Marino Point is an 'established industrial site' and that this application 'will prepare the site for continued industrial development':** We dispute this claim. The site has been largely dormant for over 17 years, apart from Marinochem whose use of the jetty is very occasional and whose operations have a low impact on Passage West. During this time, many new residents have purchased property and become used to little activity at Marino Point. We do not view this as continued industrial development, rather new industrial development.
- **Providing capacity for future industrial development.** Providing capacity for 24hr port operation, bulk cargo loading/unloading, intensification of jetty use and industrial activity will adversely affect the quality of life for the residents of Passage West and its environs.
- **Working Hours:** This application proposes that works will be confined to Monday-Friday 08:00-18:00 and Saturday 08:00-17:00. Considering this application acknowledges the negative impact the noise of construction works will have on the residents, businesses and tourist potential of Passage West, we object to works carried out on Saturdays and any works outside of Monday-Friday 08:00-18:00. No definite time-frame has been given for this work other than it is hoped to be completed by 2021, and will overlap with the agricultural fertiliser facility development, the duration of which is unknown.
- **Noise pollution:**
 - This application clearly states that the noise from construction works will negatively impact on the residents of Passage West and its environs, the duration of which is unknown.
 - Vibrations and noise from ship generators and engines are currently being felt in homes facing Marino Point when an occasional ship is docked. Intensification of jetty use is confirmed in and facilitated by this application. Future industrial development of the site can only increase the negative impact of noise pollution.
- **Visual Impact:** We welcome the fact that existing mature trees along the western and southern boundaries will be retained and protected. Construction works and large-scale industrial structures, facilitated by this planning application, will have adverse long term effects on the residents and businesses and further development of Passage West. The current amenity of the greenway between Passage West and Blackrock, used by locals and visitors alike, will be negatively impacted by this application and future industrial development of the site. Viewpoint 1 (outlined in Chapter 11 of the EIAR) is mentioned as the most open view of the site from Passage West. This view is from the start of the greenway. This is not the most open view of the site. Homes on the R610 further east of this view have a closer, uninterrupted view of the site. These homes have no trees that provide intermittent screening (unlike Viewpoint 2). Furthermore, there are hundreds of homes on and adjacent to Church Hill that have an uninterrupted view of the site. The more elevated homes have a view of the entire site, all the way back to the R624. While the positive impact of the removal of industrial structures is welcomed, the visual impact of future industrial developments facilitated by this application is unknown and concerning.
- **Air Quality Issues:** Providing capacity for the loading/unloading of bulk cargoes on the dock is very concerning with regards to the health implications for the residents of Passage West. The jetty at Marino Point is 500 meters from the

children's playground in Passage West. One of the confirmed future developments is for an agricultural fertilizer facility and the jetty is considered as an 'ideal bulk cargo location' for the Port of Cork. We have no indication of the hazards associated with this development or future developments that are facilitated by this application. The impact to air quality has been acknowledged in this application as a result of the construction works. Future industrial development of the site can only increase the negative impact of air pollution.

- **Light Pollution:** There are hundreds of homes in Passage West directly facing Marino Point. Recent ships docked there overnight have illuminated the houses directly facing Marino Point at night. Construction works carried out in early morning or at night, as well as future industrial development of the site can only increase the light pollution levels. The proposed new entrance road and the adjacent lighting will further increase the level of light pollution on an ongoing basis.

- **Water Quality Issues:** As you are well aware a vast amount of money has been spent in very recent times on cleaning up the harbour, to ensure an increase in the water quality. By giving permission to a 24hour port and facilitating access to same by foreign flags vessels will pose a considerable risk to water quality as these vessels are separate and distinct to the controls of waste imposed on shore. Changes in water quality will adversely affect the flora and fauna in the harbour, strands and beaches on the greenway facing Marino Point, which are important to both local residents and those who travel to use it. The overall impact of future industrial development at Marino Point on the water quality of the River Lee should be independently assessed before providing permission for such development.

- **Visual Impact:** We welcome the fact that existing mature trees along the western and southern boundaries will be retained and protected. Construction works and large-scale industrial structures, facilitated by this planning application, will have adverse long term effects on Passage West. Viewpoint 1 (outlined in Chapter 11 of the EIAR) is mentioned as the most open view of the site from Passage West. This view is from the start of the greenway. This is not the most open view of the site. Homes on the R610 further east of this view have a closer, uninterrupted view of the site. These homes have no trees that provide intermittent screening (unlike Viewpoint 2). Furthermore, there are hundreds of homes on and adjacent to Church Hill that have an uninterrupted view of the site. The more elevated homes have a view of the entire site, all the way back to the R624.

- **Impact on Amenities:**

-The river is an important amenity utilised not only by the residents of Passage West but other individuals and groups. With the pontoon in the city there is an increase in the amounts of boats using the river passing Marino Point on their way to and from the city. The Annual Cobh to Blackrock race and the Ocean to City Race also pass Marino Point. Gigs from Shandon, Blackrock and Rushbrook rowing clubs pass Marino Point when using the river for training purposes. The Passage West rowing club have a large number of young members who are out on the river every evening and weekend, and a yearly rowing regatta is held on the river with the races running directly past Marino Point. Construction works and large-scale industrial structures, facilitated by this planning application, will have adverse short and long-term effects.

-In the last number of years a pontoon has been put in place in Passage West as a result of the need for safe access to the river, this also includes a facility to ensure the safe embarking and disembarking to and from boats for people with disabilities. If a 24hour port is approved this will greatly impact on the safe use of the pontoon as a result of increase shipping levels and the associated risk of same.

-Greenway: When one considers 'greenways' it is envisaged that it is access to a family friendly, healthy outdoor, safe amenity, not an amenity that is less than 500meters from an noisy, unhealthy industrial area and busy shipping route., which will be the case if permission is given to this development.

'Cork County Council defines a Greenway 'as a combined off-road cycle and walking route and/or recreational trail developed along abandoned rail lines, utility corridors, or other natural linear open spaces such as riverbanks. Cork County Council developed a Trails for Tourism Policy which was adopted in December 2015 by Full Council. The aim of the policy is to make Cork an attractive destination for trails to be enjoyed by residents and domestic and international visitors, develop an overall 'Trail Experience' through widening the amenities and services available whilst maximising the economic impact of the trails. Through the promotion of trails, the policy aims to support rural regeneration, economic development and tourism in a sustainable manner'. By giving permission to this development Cork County Council will be in breach of their 'Trail for Tourism Policy' as the present greenway will be less than 500meters from an noisy, unhealthy industrial area and busy shipping route which will negatively impact on the economic development of Passage West, hinder and prevent sustainable tourism and rural regeneration.

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Passage West Marino Point Residents Association