

Cllr. Marcia D'Alton

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Cork.

14th January, 2017.

RE: Consultation on draft Cobh Municipal District Local Area Plan

Dear Sir,

As a resident of Passage West, I wish to comment on the provisions of the draft Cobh Municipal Local Area Plan for Marino Point.

Marino Point is merely 500 metres across the water from the shores of Passage West. Any port-related development at Marino Point as provided for in X-01 in the draft Plan will impact significantly on the quality of life for residents in Passage West. It has the potential to impact adversely with regard to noise, dust and light pollution. It also has the potential to impact negatively with regard to visual impact from Passage West town centre.

The potential impact of port development at Marino Point on Passage West is not even mentioned in the draft Cobh Municipal District Local Area Plan. This is entirely unacceptable. Because port activities involve use of the quayside, noise and visual impact mitigation from Passage West will most likely be impossible. A negatively impacting development at Marino Point has the potential to entirely arrest development of Passage West town centre as it has done in the past. This cannot be permitted to happen again.

I have asked repeatedly in the Council Chamber that because of the direct proximity of Marino Point to Passage West, consideration of the close links between Marino Point and Passage West would be a key consideration of the Ballincollig-Carrigaline Municipal District Local Area Plan. Despite these requests, I cannot see Marino Point mentioned in the draft Ballincollig-Carrigaline Municipal District Local Area Plan. But to find Passage West not mentioned in the draft Cobh Municipal District Local Area Plan after so many requests is simply soul-destroying.

At a minimum, the impact of potential development at Marino Point on Passage West needs to be included in the Cobh Municipal District Local Area Plan.

The waters of Cork Harbour should join, not divide us. Representatives from each of the Municipal Districts surrounding Cork Harbour, i.e. Ballincollig-Carrigaline, Cobh, East Cork and Bandon-Kinsale, have all voted in favour of the production of a Special Local Area Plan for Cork Harbour. To date, this collective request from four Municipal Districts has not been acted upon. I yet again request that it would be. It would resolve so many ongoing issues with regard to spatially piecemeal planning of activities around Cork Harbour and, in particular, would recognise from the outset such cross-water issues as the impact of development at Marino Point on Passage West.

Yours faithfully,



Marcia D'Alton

Independent Member, Cork County Council