



Planning and Development Acts 2000 to 2019

Planning Authority: Cork County Council

Planning Register Reference Number: 17/06934

APPEAL by Petrogas Group Limited care of Cunnane Stratton Reynolds of Copley Hall, Cotters Street, Cork against the decision made on the 8th day of November, 2018 by Cork County Council to refuse permission.

Proposed Development: Construction of a petrol filling station comprising of the demolition of existing structures and the provision of six number pump islands with canopy over, one number pump island for Heavy Goods Vehicles (with canopy over), underground fuel storage tanks, shop building of 672.28 square metres (including shop/retail sales area, ancillary off-licence, food offers, ancillary service areas and drive-thru), external play area, car parking, bicycle spaces, brush wash, air/water services area, signage, landscaping and all associated development works, including a new access/alterations to the R624, all on a site at Tullagreen, Carrigtwohill, County Cork.

Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

Matters Considered

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

Reasons and Considerations

It is an objective (TM 3:1) of the Cork County Development Plan 2014 to support the National Roads Authority in the implementation of key infrastructural upgrades. The N25 and the Cobh Cross roundabout are considered to be important pieces of infrastructure and, as such, have been prioritised for investment in the Project Ireland 2040 - National Development Plan 2018-2027. The site of the proposed development is located in an area considered for a future road scheme. The proposed development, if permitted, could prejudice plans for the design of this scheme. The proposed development would, therefore, be contrary to objective TM 3:1 of the development plan, contrary to the Spatial Planning and National Roads Guidelines for Planning Authorities issued by the Department of the Environment, Community and Local Government in 2012 and would be premature pending the determination by the road authority of a road layout for this area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Terry Prendergast
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

Dated this day of 2020.