



An
Bord
Pleanála

Board Direction
BD-005275-20
ABP-305732-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on March 2nd, 2020.

The Board decided, on a vote of 2 to 1, to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

The site of the proposed development is in a designated greenbelt south of the town of Fermoy in a remote rural location and beyond the designated environs of the town of Fermoy. It is an objective of the Cork County Development Plan, relating to this greenbelt, to retain the identity of Fermoy, prevent sprawl, and ensure a distinction in character between its built-up areas and the open countryside by maintaining the greenbelt and reserving it generally for use as agriculture, open space or recreation uses. Furthermore, the provisions of the Fermoy Municipal District Local Area Plan designate substantial lands within the settlement boundary of the environs of Fermoy for employment uses, with extensive lands zoned for business, industrial and distribution uses within the serviced environs of this designated 'Main Town'. It is considered that the development of a commercial vehicle test centre at this location would constitute an incompatible use within the greenbelt, would significantly intensify commercial/industrial operations in this greenbelt, would contribute substantially to the erosion of the town's greenbelt, and would constitute an undesirable precedent for development of this nature in the immediate vicinity. Furthermore, having regard to the provision for industrial and commercial uses within

the serviced environs of Fermoy, it is considered that the proposed development would undermine the role of Fermoy as a designated 'Main Town' and its role in facilitating sustainable economic development. The proposed development would, therefore, be contrary to the objectives of the Cork County Development Plan, would undermine the orderly development of the town of Fermoy, and would accordingly be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 2nd March 2020

Philip Jones