

An
Bord
Pleanála

Board Direction
BD-018263-24
ABP-312981-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 14/11/2024.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.


Reasons and Considerations

- 1) The Cork County Development Plan 2022-2028 notes in Section 2.13.9 that the R624 Regional Road and the capacity of this road would not be sufficient to cater for any traffic-intensive use port-related or otherwise and that the upgrading of the road in both the directions would need to be carried out to accommodate any largescale development proposals. The Board noted that there were no specific proposals to upgrade the R624 in the application submitted. Notwithstanding the financial contributions levied by the Planning Authority in respect of the resurfacing of the R624 and the proposal to provide a segregated pedestrian and cycleway at Belvelly Bridge, it was considered that the R624 was deficient in terms of width, alignment and carrying capacity to cater for the traffic, particularly the HGV traffic generated by the proposal. While the Board accepts that there is a need to move port related and industrial type activities from zoned residential areas in the City and expand at other locations within the Cork Harbour area, it is considered that the proposed development at Marino Point provides an opportunity to make-use of the rail resource at Marino Point for rail based freight distribution of product therefore reducing the reliance on road-based transport in favour of more sustainable transport infrastructure. It is therefore considered that the

proposed development would be contrary to the proper planning and sustainable development of the area.

Note: The Board noted the inspector's recommended second reason for refusal, and was satisfied that there was sufficient information on file in the in relation to procedures and protocols which did not in itself constitute a reason for refusal and such measures could be further developed and requested as part of a more detailed Operational Management Plan in relation to the to the handling of the fertiliser material at the Jetty Area, however having regard to the substantive reason for refusal, the Board decided not the pursue that matter by way of additional information.

Board Member


Paul Caprani

Date: 19/11/2024