

An  
Bord  
Pleanála

**Board Direction**  
**BD-018762-25**  
**ABP-319712-24**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 28/01/2025.

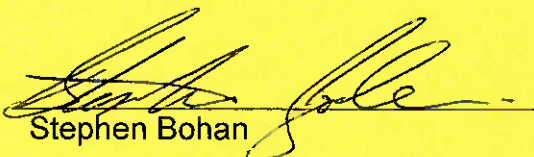
The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

#### **Reasons and Considerations**

1. The subject site is zoned Objective ZU 18-10: Existing Mixed/General Business/Industrial Uses in the Cork County Development Plan 2022-2028 which is to facilitate development that supports in general the employment uses of Existing Mixed/General Business/ Industrial Areas, and development that does not support, or threatens the vitality or integrity of the employment uses of these areas shall not be permitted. Having regard to the nature and scale of the proposed development, the proposal to use part of the southern, unoccupied service station site as an access route and the provision of parking spaces on this site to serve a separate adjoining site, it is considered that it has not been adequately demonstrated that the proposed development would not militate against the achievement of the land use zoning objective of the southern unoccupied service station site which is to facilitate development that supports employment uses. The proposed development would not comply with Objective ZU 18-10 and would, therefore, be contrary to provisions of the development plan and to the proper planning and sustainable development of the area.

**Note:** Having regard to the nature and scale of the proposed development, in particular the description of the development which comprises inter alia provision of staff parking on the unoccupied service station site, the Board is not satisfied that it has been demonstrated that the proposed development would comply with Objective TM 12-8: Traffic/Mobility Management and Road Safety (b) of the Cork County Development Plan 2022-2028. Furthermore, the Board is not satisfied that the nature of the proposed development comprising staff parking has been adequately detailed on the plans and particulars on file. In this regard and with regard to existing uses within the Maxol forecourt building, the Board is not satisfied based on the totality of information on the file that it has been adequately demonstrated that the proposed development would not be in conflict with the development plan maximum car parking standards, and therefore it has not been demonstrated that the proposed development would comply with Objective TM 12-9 (a) of the development plan. However, given the substantial reason for refusal above the Board decided not to pursue this matter.]

**Board Member**

  
Stephen Bohan

**Date:** 28/01/2025