



An
Coimisiún
Pleanála

Direction
CD-020857-25
ABP-321232-24

The submissions on this file and the Inspector's report were considered at a meeting held on 01/10/2025.

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

Planning

Commissioner:

Date: 01/10/2025

Patricia Calleary
Patricia Calleary

DRAFT WORDING FOR ORDER

Reasons and Considerations

1. The subject site is located in an area zoned as 'Prominent and Strategic Metropolitan Greenbelt (MGB) areas' as identified in the Cork County Development Plan 2022-2028, where objective RP 5-11 is to maintain the County Metropolitan Cork Greenbelt, objective RP 5-12 is to maintain a Greenbelt for Metropolitan Cork with the purposes of retaining the open and rural character of lands between and adjacent to urban areas, maintaining the clear distinction between urban areas and the countryside, to prevent urban sprawl and the coalescence of built-up areas, to focus attention on lands within settlements which are zoned for development and provide for appropriate land uses that protect the physical and visual amenity of the area

and objective RP 5-13 which is to preserve the character of the Metropolitan Greenbelt and to reserve generally for use as agriculture, open space, recreation uses and protection/enhancement of biodiversity of those lands that lie within it. These objectives are considered reasonable. It is the policy of the Planning Authority, as set out in the plan, to maintain the Metropolitan greenbelt and preserve the character of the Metropolitan greenbelt. The retention development of container storage units would constitute piecemeal development and the encroachment into the greenbelt area would erode Prominent and Strategic Metropolitan Greenbelt areas and materially contravene the development objectives as set out in the Cork County Development Plan 2022-2028. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

2. The site of the retention development is located in an area designated High Value Landscape and in the Prominent and Strategic Metropolitan Greenbelt in the Cork County Development Plan 2022-2028 for the area. The zoning objective GI 14-9 for the area, is to protect the visual and scenic amenities of County Cork's built and natural environment and objective GI 14-16 seeks to protect prominent and strategic Metropolitan Cork Greenbelt, this objective is considered reasonable. The retention development, which is not related to the amenity potential of the area or the use of the area for agriculture, mountain or hill farming, in addition, the retention development contravenes objective HE16-21 which seeks to provide appropriate design and landscaping for new buildings, it is considered the retention development would materially contravene the development objectives GI14-9, GI14-16 and HE16-21 as indicated in the Cork County Development Plan 2022-2028 for the use primarily of the area for the purpose of protecting and improving high value landscapes. The retention development would, therefore, be contrary to the proper planning and sustainable development of the area.
3. It is considered that the potential traffic turning movements generated by the retention development would tend to create serious traffic congestion. The retention development would, therefore, be contrary to the proper planning and sustainable development of the area.