

An  
Coimisiún  
Pleanála

**Direction**  
**CD-021550-25**  
**ABP-321300-24**

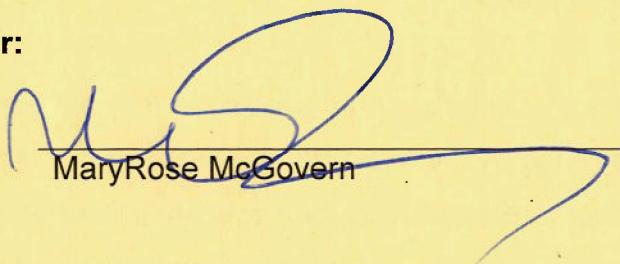
The submissions on this file and the Inspector's report were considered at a meeting held on 11/12/2025.

The Commission decided to refuse permission for the following reasons and considerations.

#### **Planning**

**Commissioner:**

**Date:** 17/12/2025



Mary Rose McGovern

#### **DRAFT WORDING FOR ORDER**

#### **Reasons and Considerations**

Having regard to the submissions made in connection with the application for the proposed development and the development proposed to be retained, including the drawings submitted and the information and details included in the site notice, the Commission is not satisfied that the applicant has demonstrated sufficient details regarding the proposed firefighting water drainage system, or the storm water attenuation tank/system, including:

- (i) the proposed piping system into overground steel tank,
- (ii) the proposed drainage channels at warehouse doors,
- (iii) the proposed minimum gradient/slope for storm sewer
- (iv) the proposed storm water diverter system in the event of fire,
- (v) the proposals for the periodic removal of rainwater from the water tank,



- (vi) the proposals for the removal of firefighting water from the overground tank, in the event of a fire,
- (vii) details of control measures proposed for spillages or runoff which could occur before the arrival of firefighting personnel, and how such spillages or runoff would be prevented from flowing to ground or surface waters, or
- (viii) the proposals to permanently isolate the overground tank from the nearby unauthorised underground tank.

In the absence of adequate details, the Commission cannot be satisfied that the proposed development and the development proposed to be retained would not be prejudicial to public health, or that it would not give rise to negative impacts on the surrounding environment. The proposed development and the development proposed to be retained would, therefore, be contrary to the proper planning and the sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Commission noted the reference by the Inspector to proposed modifications to the surface water drainage system, referred to in the applicant's Drainage Assessment and SuDS Statement of September 2024. In the absence of adequate details however, the Commission did not share the opinion of the Inspector that the proposal would prevent any discharge or spillage into the watercourse.

The Commission agreed with the Inspector that the proposed whiskey storage at a capacity of 4,320 tonnes, would be below the threshold of 5,000 tonnes to qualify as a lower tier "establishment" and that, consequently, the subject site would be below the capacity for a Seveso site. The Commission however shared the concerns of the Environment section of Cork County Council regarding the proposed remote unmanned whiskey storage facility and noted that in the event of a fire or spillage it would take considerable time for personnel to get to site to control such an occurrence. Therefore, in the absence of adequate details as to how any spillages or runoff which could occur before the arrival of firefighting personnel, would be controlled, or would be prevented from flowing to ground or surface waters, the Commission could not be satisfied that the proposal would not be prejudicial to public health, or that it would not give rise to negative impacts on the surrounding environment.

**NOTE:**

The Commission considered that a question may arise as to whether the proposed development, and the development proposed to be retained, incorporating an unmanned facility in a remote rural area, for the storage of 4.5 million litres of whiskey, was consistent with the Cork County Development Plan 2022-2028 Objectives EC 8-13 (Rural Economy), EC 8-14 (Business Development in Rural Areas) and EC 8-15 (Agriculture and Farm Diversification). The Commission also noted the absence of adequate details on the drawings submitted, regarding a "minor/limited increase to the amount of hard surfaced areas", as referred to by the applicant in its response to the appeal. Although ordinarily this might warrant further consideration and a request for further information, in this instance given the substantive reasons for refusal above, it was decided not to pursue these matters under the current appeal.