



An
Bord
Pleanála

Board Direction
BD-019834-25
ABP-321763-25

The submissions on this file and the Inspector's report were considered at a Board meeting held on 29/05/2025.

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

Reasons and Considerations

The proposed development is for a grain storage and distribution facility that is entirely reliant on a road network for its distribution of outputs, yet entails the location of such freight activities at a site at Marino Point, Great Island which has poor road connectivity and the development of which is identified as being subject to significant road improvements in the Cork County Development Plan, 2022-2028. It is considered that the proposed development at Marino Point, which has no opportunities to make-use of the rail resource at Marino Point for rail based freight distribution and which, by the nature of heavy vehicles required for distribution, would adversely impact on the carrying capacity of the road network serving Cobh and its hinterland, and in particular the carrying capacity of Belvelly Bridge which is restricted in its alignment and which is the sole means of vehicular access for Great Island. Furthermore, notwithstanding the low number of HGV vehicles forecast to use the proposed facility and the limitation of trips to off-peak periods, the Board is not satisfied that these are proportionate to the nature of traffic likely to be generated and that the proposed development would not exacerbate traffic congestion at Belvelly Bridge and be prejudicial to public safety by reason of traffic hazard.

It is considered that the proposed development of such a road dependent facility would be premature pending significant road improvements and would be contrary to the provisions of the RPO 168 (Investment in Regional and Local Roads) and Policy Objective 9 (Strategic Road Network Improvements) of the Regional Spatial and Economic Strategy for the Southern Region, and would be contrary to the Cork County Development Plan 2022-2028 in respect of the criteria for development of lands at Marino Point as contained in Special Policy Area X-01 and objective TM 12-15(b) (Port of Cork and Other Ports) which is committed to ensuring that port facilities at Marino Point have appropriate road transport capacity to facilitate their sustainable development and to ensuring the upgrading of the R624, including designation to National Road Status. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member



Declan Moore

Date: 05/06/2025