

An  
Bord  
Pleanála

**Board Direction**  
**BD-019968-25**  
**ABP-321972-25**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 12/06/2025.

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

### **Reasons and Considerations**

The subject site is located on lands designated as "Greenbelt 1" as identified in the Cork County Development Plan 2022 -2028, with the Objective RP 5-19: Greenbelts around Settlements to retain the identity of towns and to ensure a distinction in character between built up areas and the open countryside by maintaining a greenbelt around all individual towns, reserving such lands generally for use as agriculture, open space or recreation uses. Objective RP 5-16 Long Established Uses recognises that proposals for expansion/intensification of long established commercial uses located entirely within the Greenbelt will be considered on their merit having regard to the overall function and open character of the Greenbelt.

The proposed development, involving construction of a stand-alone high-power electric vehicle (EV) charging station car park adjacent to the existing Motorway Service Station, in the absence of evidence of engagement or consent from the owner/operator of the service station or an assessment of the impact of the intensification of use on that Motorway Service Station, is not considered an expansion of a long established commercial use. It is considered that the proposed development would constitute piecemeal development and the encroachment into the greenbelt area would erode the Greenbelt 1 area which would contravene Policy


Objective RP 5-19 (Greenbelts Around Settlements) of the Cork County Development Plan 2022-2028 and would therefore be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board agreed that the provision of EV charging points is consistent with the Climate Action Plan 2024/2025 but did not consider that the provision of 24 EV charging stations adjacent to a Motorway Service Station whose permission provides for 16 EV Charging spaces is of strategic or national importance in the absence of evidence demonstrating an undersupply of EV charge points at this location. The Board did not concur with the Inspector that the proposed development constituted an expansion/intensification of an existing use as no evidence of engagement with, or consent of, the owner/operator of the Motor Services Station was provided or an assessment of the impact of the proposed development on the intensification of use at the established motorway services (Circle K Service Station).

**Note:**

The Board noted the extent of the overall Landholding outlined in blue on Drawing Number P2367.08.C01 and considered that the proposed development could be better aligned with the established Circle K Service Station in terms of its location within the landholding which could respond to the recommendations of the Road Safety Audit to provide for improved pedestrian interconnectivity and reduce the impact on traffic safety at the roundabout junction.

**Board Member**

  
Marie O'Connor

**Date:** 17/06/2025