

An
Coimisiún
Pleanála

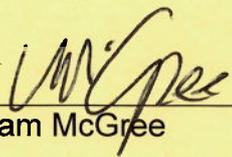
Direction
CD-021823-26
ABP-322378-25

The submissions on this file and the Inspector's report were considered at a meeting held on 27/01/2026.

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

Planning

Commissioner:


Liam McGree

Date: 28/01/2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the unusual characteristics of the proposed development (whiskey maturation), and having regard to the low frequency and intensity of traffic movements and the low level of direct employment associated with the proposed use, the Commission recognises that the potential impact of the proposal would be quite distinct from that of standard warehousing, that the volume and frequency of additional traffic generated by the proposed long-term maturation of whiskey would not amount to a material intensification of use of an existing commercial access, and that directing this type of development into zoned lands would result in an inefficient

use of serviced zoned lands. It is further considered that the development would not give rise to an unacceptable traffic hazard, given its co-location on an already developed site with its own vehicular access from the public road and would not detract from the strategic nature or carrying capacity of the N71. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Based on the submissions provided, the Commission considers the proposed development of a bonded warehouse at this location would be consistent with the provisions of Objective 5-17 of the Cork County Development Plan 2022-2028, which recognises that there may be strategic and exceptional development which may not be suitably located within zoned lands, and that such development may be accommodated successfully in Greenbelt locations, subject to minimisation of the impact of the proposal on the specific functions and open character of the Greenbelt. In this regard, the Commission is satisfied that the character and function of the greenbelt would not be compromised by the proposed development of this partially developed commercial site with its own established vehicular access.

The Commission was satisfied that the proposed development would not materially contravene Objective TM 12-13(m) of the Cork County Development Plan 2022-2028 having regard to the established uses on the subject site and the low frequency and intensity of traffic movements associated with the proposed use.

Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars submitted on the 11th day of March 2025, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The proposed development shall be used only for purposes of maturation of spirit to whiskey and provision of cask filling services. Notwithstanding the exempted development provisions of the Planning and Development Regulations 2001, or any statutory provision amending or replacing them, there shall be no change of use of the subject premises from the maturation of spirit to whiskey and provision of cask filling services to any other use without a prior grant of planning permission.

Reason: To define the use permitted by this permission, having regard to the justification for, and particular characteristics of, the proposed development, and to prevent any other form of warehousing or industry at this rural location.

3. Prior to the commencement of development, the developer shall submit a detailed operational traffic management plan, detailing traffic movements to and from the site as set out in the application documentation, for the written agreement of the planning authority.

Reason: In the interest of traffic safety.

4. Detailed specification for all proposed external materials and finishes to the proposed buildings shall be submitted to, and agreed in writing with, the planning authority prior to the commencement of development. External cladding shall be dark green in colour throughout.

Reason: In the interest of visual amenity.

5. Details of the finished floor level of proposed structures relative to the existing ground levels shall be submitted to, and agreed in writing with, the Planning Authority Prior to commencement of development.

Reason: In the interest of visual amenity.

6. (a) Drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

(b) All external openings in the proposed structures (doorways etc.) shall be provided with slightly raised cills or thresholds to prevent accidental spillages from escaping those structures. The detailed design of these low cills or thresholds shall be subject to the prior approval of the planning authority.

Reason: In the interest of public health and surface water management.

7. The proposed front boundary wall at the site entrance shall be completed in natural stone, to the satisfaction of the Planning Authority, within six months of the date of commencement of development.

Reason: In the interest of visual amenity.

8. No development shall commence until a landscaping and biodiversity scheme has been submitted to and agreed in writing by the planning authority to suitably screen the proposed development over the life of the facility. The scheme shall comprise a planting plan and schedule which shall include details of:

- (i) Existing and proposed ground levels in relation to an identified fixed datum;
- (ii) Existing area of tree cover, landscaping features and vegetation to be retained;
- (iii) Location design and materials of proposed boundary treatment, fences and gates;
- (iv) Proposed soft and hard landscaping works including the location, species and size of every tree/shrub to be planted;
- (v) Details of the location of the perimeter berm and landscaping to include native species proximate to the closest house;
- (vi) Biodiversity enhancement proposals;
- (vii) A programme for the timing, method of implementation, completion and subsequent on-going maintenance;

Any trees/shrubs which within a period of five years from the completion of the approved landscaping scheme fail to become established, die, become seriously diseased, or are removed or damaged shall be replaced in the following planting season with equivalent numbers, sizes and species as those originally required to be planted unless otherwise approved in writing by the planning authority.

Reason: In the interests of visual amenity and to integrate the development into its surroundings.

9. The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of intended construction practice for the development, including:
- (a) Location of the site and materials compound(s) including area(s) identified for the storage of construction refuse;
 - (b) Location of areas for construction site offices and staff facilities;
 - (c) Details of site security fencing and hoardings;
 - (d) Details of on-site car parking facilities for site workers during the course of construction;
 - (e) Details of the timing and routing of construction traffic to and from the construction site and associated directional signage, to include proposals to facilitate the delivery of abnormal loads to the site;
 - (f) Measures to obviate queuing of construction traffic on the adjoining road network;
 - (g) Measures to prevent the spillage or deposit of clay, rubble or other debris on the public road network;
 - (h) Details of appropriate mitigation measures for noise, dust and vibration, and monitoring of such levels;
 - (i) Off-site disposal of construction/demolition waste and details of how it is proposed to manage excavated soil;
 - (j) Means to ensure that surface water run-off is controlled such that no silt or other pollutants enter local surface water sewers or drains.
 - (k) A record of daily checks that the works are being undertaken in accordance with the Construction Management Plan shall be available for inspection by the planning authority.

Reason: In the interest of amenities, public health and safety and environmental protection

10. Details of any external lighting to be used within the site shall be submitted to and agreed in writing with the Planning Authority prior to installation. Such details shall include the location, type, angle of direction and wattage of each light, which shall be so positioned and angled to prevent any glare or light spillage over from the site boundary. No external lighting shall be installed except in accordance with the duly agreed scheme.

Reason: In order to avoid light pollution in the interest of amenity.

11. Prior to commencement of development, the developer shall lodge with the planning authority a cash deposit, a bond of an insurance company, or such other security as may be acceptable to the planning authority, to secure the reinstatement of public roads that may be damaged by construction transport coupled with an agreement empowering the planning authority to apply such security or part thereof to such reinstatement. The form and amount of the security shall be as agreed between the planning authority and the developer or, in default of agreement, shall be referred to An Bord Pleanála for determination.

Reason: To ensure the reinstatement of public roads that may be damaged by construction transport.

12. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.