



Planning and Development Acts 2000 to 2018

Planning Authority: Cork City Council

Planning Register Reference Number: 18/37771

APPEAL by Greener Families Limited care of HW Planning of 5 Joyce House, Barrack Square, Ballincollig, County Cork against the decision made on the 10th day of April, 2018 by Cork City Council to refuse permission for the proposed development.

Proposed Development: Construction of a civic amenity/bring facility with associated weighbridges, weighbridge building, open storage for skips, vehicle storage and maintenance building and all ancillary site development works. Ancillary site works will include the construction of palisade fencing along the southern boundary, cladding fencing along the eastern boundary and screen planting along the northern boundary. Access to the proposed development will be via permitted entrance from John F. Connelly Road, all at John F. Connelly Road, Churchfield, Cork.

Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

Matters Considered

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

Reasons and Considerations

1. Having regard to the 'ZO4' zoning of the site, 'Residential, Local Services and Institutional Uses' and having regard to the proximity of existing residential houses, Ard Aláinn Estate located only 50 - 60 metres distant to the south-east and the fact that lands located immediately to the north are also zoned for future housing development, it is considered that the proposed development by reason of its scale and nature, would materially contravene the ZO4 zoning of the site, would be likely to impact detrimentally on the amenities of both existing and future residential properties and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the existing pattern of development in the vicinity, including waste recycling facilities, it is considered that the proposed use would result in an excessive concentration of such facilities in an urban area and notwithstanding the mitigation measures proposed in the Noise Management Plan, Odour Management Plan and Waste Management Report submitted with the application, would seriously injure the amenities of properties in the vicinity and would, therefore, be contrary to the proper planning and sustainable development of the area.

Stephen Bohan

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this day of 2019.