



Planning and Development Acts 2000 to 2018

Planning Authority: Cork County Council

Planning Register Reference Number: 17/00627

APPEAL by Tim O’Sullivan of Farlehanes, Rossmore, Clonakilty, County Cork
Derry O’Sullivan of Ballingurteen, Rossmore, Clonakilty, County Cork against
the decision made on the 18th day of June, 2018 by Cork County Council to
grant subject to conditions a permission to Keohane Readymix Limited care of
Gearóid Hayes and Associates Limited of 13 Oliver Plunkett Street, Bandon,
County Cork for the proposed development.

Proposed Development: Permission for retention of: (1) the use of imported
aggregates for the manufacture of readymix concrete and concrete products
and (2) construction of truck washout facility including reinforced concrete
holding and water recycling tanks and (3) associated landscaping and
siteworks, and permission for the continuation of processing of imported
aggregates at Ballingurteen and Gortnadihy, Clonakilty, County 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 location of the site in a rural area, in close proximity to residential properties, and to the terms of the governing permission granted under planning register reference number W/323/91, which restricted the manufacture of concrete products to the gravel resource emanating from the site and required the restoration of the site upon cessation of gravel extraction, it is considered that the proposed retention of the importation of raw material from outside the site, together with the truck wash-out area on an elevated part of the site adjoining the reinstated lands, would result in a significant intensification of the use and in increased traffic generation associated with the use, including a high proportion of Heavy Goods Vehicles, and an undue extension of the life of the development on the site, which would seriously injure the residential amenities of the area by reason of increased noise, dust and traffic volumes. The proposed development, would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The proposed development would contravene materially a condition attached to an existing planning permission for development, namely, condition number 12 attached to planning permission granted by Cork County Council in 1991 under planning register reference number W/323/91.

Paul Hyde

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.

Dated this day of 2019.