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**Planning and Development Acts 2000 to 2019**

**Planning Authority: Cork County Council**

**Planning Register Reference Number: 19/04370**

**APPEAL** by Castlelyons Development care of Garrett Verling of Kill Saint Anne, Castlelyons, County Cork and by O'Donnell's Garage care of Coakley O'Neill Town Planning Limited of NSC Campus, Mahon, County Cork against the decision made on the 26<sup>th</sup> day of September, 2019 by Cork County Council to grant subject to conditions a permission to South Coast Logistics Limited trading as South Coast care of McCutcheon Halley Planning of 6 Joyce House, Barrack Square, County Cork.

**Proposed Development:** Construction of a commercial vehicle test centre facility and all associated ancillary site development works including access, drainage, provision of a septic tank and landscaping at Corrin and Ballyoran (Townlands), Fermoy, 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**

The site of the proposed development is in a designated greenbelt south of the town of Fermoy in a remote rural location and beyond the designated environs of the town of Fermoy. It is an objective of Cork County Development Plan 2014, relating to this greenbelt, to retain the identity of Fermoy, to prevent sprawl, and to ensure a distinction in character between its built up areas and the open countryside by maintaining the Greenbelt and reserving it generally for use as agriculture, open space or recreation uses. Furthermore, the provisions of the Fermoy Municipal District Local Area Plan designate substantial lands within the settlement boundary of the environs of Fermoy for employment uses, with extensive lands zoned for business, industrial and distribution uses within the serviced environs of this designated 'Main Town'. It is considered that the development of a commercial vehicle test centre at this location would constitute an incompatible use within the greenbelt, would significantly intensify commercial/industrial operations in this greenbelt, would contribute substantially to the erosion of the town's greenbelt, and would constitute an undesirable precedent for development of this nature in the immediate vicinity. Furthermore, having regard to the provision for industrial and commercial uses within the serviced environs of Fermoy, it is considered that the proposed development would undermine the role of Fermoy as a designated 'Main Town' and its role in facilitating sustainable economic

development. The proposed development would be contrary to the objectives of the Cork County Development Plan, would undermine the orderly development of the town of Fermoy, and would, therefore, be contrary to the proper planning and sustainable development of the area.

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**Philip Jones**

**Member of An Bord Pleanála**

**duly authorised to authenticate  
the seal of the Board.**

**Dated this            day of            2020**