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**Planning and Development Acts 2000 to 2020**

**Planning Authority: Cork County Council**

**Planning Register Reference Number: 20/00406**

**APPEAL** by Keohane Readymix Limited care of SLR Consulting of Unit 7 Dundrum Business Park, Windy Arbour, Dublin against the decision made on the 22<sup>nd</sup> day of September, 2020 by Cork County Council to refuse permission.

**Proposed Development:** The development on a site area of circa 2.7 hectares within the existing area authorised for extraction and concrete manufacturing under planning permission register reference numbers W/323/91 and W/01/5878 comprising of:

- (i) retention and continuance of importation of aggregates for the manufacture of concrete products;
- (ii) retention and removal of the existing concrete truck washout facility and water recycling tanks in the north-eastern area of the site;
- (iii) retention and continuance of operational landscaping and ancillary site works;
- (iv) variation of Condition 12 of planning permission register reference number W/323/91 to allow for the use of imported aggregates in the existing concrete plant;

- (v) provision of a new concrete truck washout facility and water recycling tanks at a lower level on the site;
- (vi) provision of noise reduction fencing (up to 5 metres in height) along the south-western boundary;
- (vii) provision of additional screening berm (up to 4 metres in height) on the eastern side of the access road;
- (viii) provision for out of hours operation of the concrete plant on a maximum of 20 occasions each year;
- (ix) phased restoration and final restoration of the site;

for a period of 11 years (including 1 year for final restoration), all 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 and continuation of the importation of raw material from outside the site 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.

*DR. Maria FitzGerald*

**Maria FitzGerald**

**Member of An Bord Pleanála**

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

Dated this 21<sup>st</sup> day of June 2021

