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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Cork County Council**

**Planning Register Reference Number: 206955**

**APPEAL** by Madeline Roberts of 10 Horsehead, Passagewest, Cork and by Goulding Chemicals Limited care of McCutcheon Halley of 6 Joyce House, Barrack Street, County Cork and by Others against the decision made on the 16<sup>th</sup> day of February 2022 by Cork County Council to grant, subject to conditions, a permission to Goulding Chemicals Limited in accordance with the plans and particulars submitted to the said Council:

**Proposed Development:** The construction of a new agricultural fertiliser facility for use by Goulding Chemicals Limited and additional port operational use of the jetty to facilitate cargo vessels. The agricultural fertiliser facility will be constructed to the north of the site and will comprise: (i) A bulk storage building for the storage of granular fertiliser; (ii) A building accommodating a bagging and palletising facility and staff facilities; (iii) External paved product storage areas for the storage of bagged fertiliser; (iv) Weighbridge, ESB substation and switch room and office building; (v) Vehicle store; (vi) Surface water drainage system and water retention tank; (vii) Truck parking, staff and visitor parking, fertiliser waste storage tank and all ancillary site works, at Belvelly Port Facility, Marino (Townland), Marino Point, Cobh, County Cork. The proposed development comprises the provision of an establishment to which the Major Accident Directive applies.

## **Decision**

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

## **Reasons and Considerations**

The Cork County Development Plan 2022-2028 notes in Section 2.13.9 that the R624 Regional Road and the capacity of this road would not be sufficient to cater for any traffic-intensive use port-related or otherwise and that the upgrading of the road in both the directions would need to be carried out to accommodate any largescale development proposals. The Board noted that there were no specific proposals to upgrade the R624 in the application submitted. Notwithstanding the financial contributions levied by the Planning Authority in respect of the resurfacing of the R624 and the proposal to provide a segregated pedestrian and cycleway at Belvelly Bridge, it was considered that the R624 was deficient in terms of width, alignment and carrying capacity to cater for the traffic, particularly the HGV traffic generated by the proposal.

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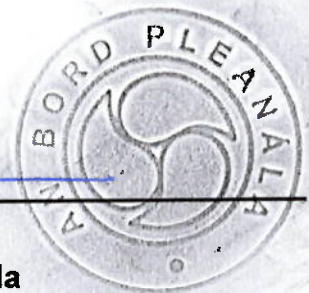
While the Board accepts that there is a need to move port related and industrial type activities from zoned residential areas in the City and expand at other locations within the Cork Harbour area, it is considered that the proposed development at Marino Point provides an opportunity to make-use of the rail resource at Marino Point for rail based freight distribution of product therefore reducing the reliance on road-based transport in favour of more sustainable transport infrastructure. It is therefore considered that the proposed development would be contrary to the proper planning and sustainable development of the area.



**Paul Caprani**

**Member of An Bord Pleanála**

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



Dated this 20<sup>th</sup> day of November 2024.