



An
Bord
Pleanála

Board Order
ABP-319712-24

Planning and Development Acts 2000 to 2022

Planning Authority: Cork County Council

Planning Register Reference Number: 23/00423

APPEAL by Maxol Limited care of Tom Phillips and Associates of 80 Harcourt Square, Dublin against the decision made on the 16th day of April, 2024 by Cork County Council to refuse permission.

Proposed Development: (i) Creation of a vehicular access road from the south-eastern corner of the vacant service station site to the existing Maxol Service Station site, (ii) construction of staff parking on the derelict service station site with a pedestrian access to the Maxol Service Station site on the northern boundary of the existing vacant service station, and (iii) replacement of the existing gantry sign on the eastern boundary of the vacant service station site, at Miles, Clonakilty, County Cork.

Decision

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

Reasons and Considerations

The subject site is zoned Objective ZU 18-10: Existing Mixed/General Business/Industrial Uses in the Cork County Development Plan 2022-2028, which is to facilitate development that supports in general the employment uses of Existing Mixed/General Business/Industrial Areas, and development that does not support, or threatens, the vitality or integrity of the employment uses of these areas shall not be permitted. Having regard to the nature and scale of the proposed development, the proposal to use part of the southern, unoccupied, service station site as an access route and the provision of parking spaces on this site to serve a separate adjoining site, it is considered that it has not been adequately demonstrated that the proposed development would not militate against the achievement of the land use zoning objective of the southern unoccupied service station site which is to facilitate development that supports employment uses. The proposed development would not comply with Objective ZU 18-10 and would, therefore, be contrary to provisions of the development plan and 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 *20th* day of *February* 2025.