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**Planning and Development Acts 2000, as amended**

**Planning Authority: Cork County Council**

**Planning Register Reference Number: 24/05581**

**Appeal** by Titan Containers care of Waterman Kelly Consulting Engineers of 4 Union Quay, Cork against the decision made on the 14<sup>th</sup> day of October, 2024 by Cork County Council to refuse permission for the proposed development.

**Proposed Development:** Permission for retention of the following: Change of use of former garden centre to container storage facility with containers varying in sizes from six feet, eight feet, 10 feet, 20 feet and 40 feet in length. Container with toilet/office facilities connected to an existing effluent holding tank with 4000 litre capacity, vehicular entrance and eight number five metre high light standards and permission for future connection to public foul and storm sewer, five number four metre high light standards on posts attached to containers and all associated site works at Killahora Townland, Glounthaune, County Cork.

## **Decision**

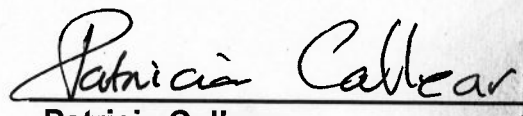
**REFUSE** permission for the above proposed development for the reasons and considerations set out below.

## Reasons and Considerations

1. The subject site is located in an area zoned as 'Prominent and Strategic Metropolitan Greenbelt (MGB) areas' as identified in the Cork County Development Plan 2022-2028, where objective RP 5-11 is to maintain the County Metropolitan Cork Greenbelt, objective RP 5-12 is to maintain a Greenbelt for Metropolitan Cork with the purposes of retaining the open and rural character of lands between and adjacent to urban areas, maintaining the clear distinction between urban areas and the countryside, to prevent urban sprawl and the coalescence of built-up areas, to focus attention on lands within settlements which are zoned for development and provide for appropriate land uses that protect the physical and visual amenity of the area and objective RP 5-13 which is to preserve the character of the Metropolitan Greenbelt and to reserve generally for use as agriculture, open space, recreation uses and protection/enhancement of biodiversity of those lands that lie within it. These objectives are considered reasonable. It is the policy of the planning authority, as set out in the plan, to maintain the Metropolitan greenbelt and preserve the character of the Metropolitan greenbelt. The retention development of container storage units would constitute piecemeal development, and the encroachment into the greenbelt area would erode Prominent and Strategic Metropolitan Greenbelt areas and materially contravene the development objectives as set out in the Cork County Development Plan 2022-2028. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The site of the retention development is located in an area designated High Value Landscape and in the Prominent and Strategic Metropolitan Greenbelt in the Cork County Development Plan 2022-2028 for the area. The zoning objective GI 14-9 for the area, is to protect the visual and scenic amenities of County Cork's built and natural environment and

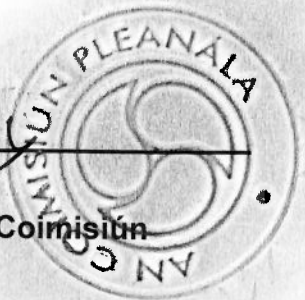
objective GI 14-16 seeks to protect prominent and strategic Metropolitan Cork Greenbelt, this objective is considered reasonable. The retention development, which is not related to the amenity potential of the area or the use of the area for agriculture, mountain or hill farming, in addition, the retention development contravenes objective HE16-21 which seeks to provide appropriate design and landscaping for new buildings, it is considered the retention development would materially contravene the development objectives GI 14-9 (Landscape), GI 14-16 (Prominent and Strategic Metropolitan Greenbelt Map) and HE16-21 (Design and Landscaping of New Buildings) as indicated in the Cork County Development Plan 2022-2028 for the use primarily, of the area, of protecting and improving high value landscapes. The retention development would, therefore, be contrary to the proper planning and sustainable development of the area.

3. It is considered that the potential traffic turning movements generated by the retention development would tend to create serious traffic congestion. The retention development would, therefore, be contrary to the proper planning and sustainable development of the area.

  
**Patricia Calleary**

**Planning Commissioner of An Coimisiún  
Pleanála**

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



Dated this 06 day of October 2025.