



An
Bord
Pleanála

Board Order ABP-321763-25

Planning and Development Acts 2000 to 2022

Planning Authority: Cork County Council

Planning Register Reference Number: 24/04044

Appeal by Comex McKinnon Limited care of HW Planning of 5 Joyce House, Barrack Square, Ballincollig, Cork against the decision made on the 19th day of December, 2024 by Cork County Council to refuse permission.

Proposed Development: The construction of a grain storage and distribution facility and all ancillary site works. The proposed development consists of a grain storage building and grain handling storage building with associated headhouse structure. The proposed development also includes the provision of two number weighbridges and ancillary weighbridge office building, ESB substation, the provision of rooftop PV panels, perimeter fencing and the additional port operational use of the existing jetty to facilitate cargo vessels, all at Belvelly Port Facility, Marino Point, Marino (Townland), Cobh, County Cork.

Decision

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

Reasons and Considerations

The proposed development is for a grain storage and distribution facility that is entirely reliant on a road network for its distribution of outputs, yet entails the location of such freight activities at a site at Marino Point, Great Island which has poor road connectivity and the development of which is identified as being subject to significant road improvements in the Cork County Development Plan, 2022-2028. It is considered that the proposed development at Marino Point, which has no opportunities to make-use of the rail resource at Marino Point for rail based freight distribution and which, by the nature of heavy vehicles required for distribution, would adversely impact on the carrying capacity of the road network serving Cobh and its hinterland, and in particular the carrying capacity of Belvelly Bridge which is restricted in its alignment and which is the sole means of vehicular access for Great Island. Furthermore, notwithstanding the low number of HGV vehicles forecast to use the proposed facility and the limitation of trips to off-peak periods, the Board is not satisfied that these are proportionate to the nature of traffic likely to be generated and that the proposed development would not exacerbate traffic congestion at Belvelly Bridge and be prejudicial to public safety by reason of traffic hazard.

It is considered that the proposed development of such a road dependant facility would be premature pending significant road improvements and would be contrary to the provisions of the RPO 168 (Investment in Regional and Local Roads) and Policy Objective 9 (Strategic Road Network Improvements) of the Regional Spatial and Economic Strategy for the Southern Region, and would be contrary to the Cork County Development Plan 2022-2028, in respect of the criteria for development of lands at Marino Point as contained in Special Policy Area X-01 and objective TM 12-15(b) (Port of Cork and Other Ports) which is committed to ensuring that port facilities at Marino Point have appropriate road transport capacity to facilitate their sustainable development and to ensuring the upgrading of the R624, including designation to National Road Status. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Declan Moore

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this 5th day of JUNE 2025.