



An
Coimisiún
Pleanála

Commission Order
ABP-321972-25

Planning and Development Acts 2000 to 2024

Planning Authority: Cork County Council

Planning Register Reference Number: 24/06273

APPEAL by Ionity GmbH care of McCutcheon Halley Planning Consultants against the decision made on the 31st day of January, 2025 by Cork County Council to refuse permission.

Proposed Development: Construction of a high-power electric vehicle charging station consisting of 24 number electric vehicle charging bays and all associated ancillary development including two number electricity sub-stations, 24 number power supply cabinets, pedestrian access, boundary treatments, landscaping and seating area at the Circle K service station. Vehicular access will be via the existing access and roundabout serving the existing Circle K motorway station at Circle K Service Station, Junction 14 on the M8 Motorway, Gortore and Moorepark West (townland), Fermoy, 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 located on lands designated as "Greenbelt 1" as identified in the Cork County Development Plan 2022 -2028, with the Objective RP 5-19: Greenbelts around Settlements to retain the identity of towns and to ensure a distinction in character between built up areas and the open countryside by maintaining a greenbelt around all individual towns, reserving such lands generally for use as agriculture, open space or recreation uses. Objective RP 5-16 Long Established Uses recognises that proposals for expansion/intensification of long established commercial uses located entirely within the Greenbelt will be considered on their merit having regard to the overall function and open character of the Greenbelt.

The proposed development, involving construction of a stand-alone high-power electric vehicle (EV) charging station car park adjacent to the existing Motorway Service Station, in the absence of evidence of engagement or consent from the owner/operator of the service station or an assessment of the impact of the intensification of use on that Motorway Service Station, is not considered an expansion of a long established commercial use. It is considered that the proposed development would constitute piecemeal development and the encroachment into the greenbelt area would erode the Greenbelt 1 area which would contravene Policy Objective RP 5-19 (Greenbelts Around Settlements) of the Cork County Development Plan 2022-2028 and would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board agreed that the provision of EV charging points is consistent with the Climate Action Plan 2024/2025 but did not consider that the provision of 24 EV charging stations adjacent to a Motorway Service Station whose permission provides for 16 EV Charging spaces is of strategic or national importance in the absence of evidence demonstrating an undersupply of EV charge points at this location. The Board did not concur with the Inspector that the proposed development constituted an expansion/intensification of an existing use as no evidence of engagement with, or consent of, the owner/operator of the Motor Services Station was provided or an assessment of the impact of the proposed development on the intensification of use at the established motorway services (Circle K Service Station).



Marie O'Connor

**Planning Commissioner of An Coimisiún
Pleanála duly authorised to authenticate
the seal of the Commission**

Dated this 18 day of June 2025