

An  
Coimisiún  
Pleanála

**Commission Order**  
**ABP-322389-25**

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

**Planning Authority: Cork County Council**

**Planning Register Reference Number: 245268**

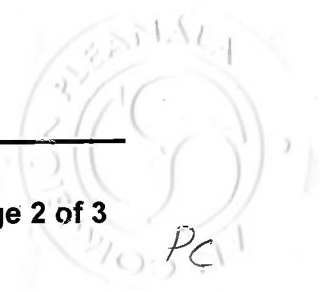
**APPEAL** by Una O’Riordan of Kadoma Cottage, Clash Road, Little Island, County Cork and Others against the decision made on the 3<sup>rd</sup> day of April 2025, by Cork County Council to grant permission to Portfolio Concentrate Solutions UC (‘PepsiCo Ireland’) care of PM Group of Lough Mahon Technology Park, Blackrock, County Cork for the proposed development.

**Proposed Development:** Permission for the following:

- (i) Construction of an expansion to the existing production and warehouse building to provide an additional 12,207 square metre floor space over four number levels to a maximum height of 28.21 metres.
- (ii) Construction of two number new dock leveller stations together with adjustments to internal roads.
- (iii) Provision of new site vehicle entrance from the L7088-2 public road.
- (iv) Construction of three number areas of permanent contractor’s compound at the south west yard to accommodate; up to 16 number 20-foot cabins (aggregate floor area 283 square metres and maximum height of 2.7 metres); 15 number 40-foot workshop cabins (aggregate

floor area 531 square metres and maximum height of 2.7 metres); temporary provision of two number contractors welfare facilities (aggregate floor area 34.1 square metres and maximum height of 2.7 metres) and a contractor's communications room (floor area of 17.7 metres squared and maximum height of 2.7 metres).

- (v) Construction of a communications building (floor area 22.8 metres squared and maximum height of 3.42 metres).
- (vi) Provision of a temporary construction compound to accommodate a modular porta-cabin office (floor area of 40.1 square metres and maximum height of 2.7 metres and a laydown area.
- (vii) Relocation of 54 number car parking spaces and hard standing Heavy Goods Vehicle (HGV) trailer park to the southwest yard from the existing food flavours building to include a communications building (floor area 22.8 metres squared and maximum height of 3.42 metres).
- (viii) Construction of new surface water attenuation tank and fire water attenuation tank with associated drainage connections under the L7088-0 local public road.
- (ix) Upgrade and repositioning of the existing southwest yard vehicle entrance to the L7088-0 public road and provision of new pedestrian road crossing on the L7088-0 public road with upgrades to the public footpath.
- (x) Provision of site fencing to include internal 2.4 metre louvered screen wall at the southwest yard.
- (xi) All associated site development works, internal access roads, landscaping, and underground services provisions all at Little Island Industrial Estate, Ballytrasna, Little Island, County Cork.

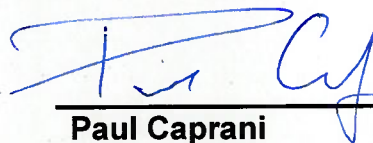


## Decision

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

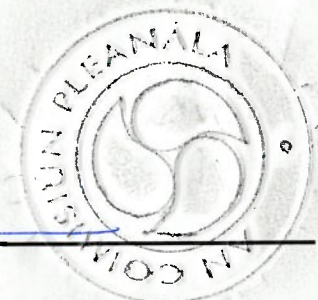
## Reasons and Considerations

Having regard to the provisions of Objective ZU 18-5, Transitional Zones, Volume 1, and Objective LI-GO-06, General Objectives for Little Island (incorrectly referenced as LI-GO-05 in Inspectors Report), Volume 4, of the Cork County Development Plan 2022-2028 and the provisions of the Urban Development and Building Height Guidelines (2018), it is considered that the proposed scale, mass and monolithic nature of the facade of the proposed building is excessive, particularly in the context of adjoining residential development, which would result in an inadequate level of transition to adjoining properties. It is considered therefore that the proposal would have an unacceptable visual impact and would seriously injure that residential amenities of residential properties in the vicinity. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



**Paul Caprani**

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



Dated this 11<sup>th</sup> day of September 2025.