

Port of Cork Company
s. 291 Maritime Area Planning
Application for:
the Redevelopment of Port Facilities at
Ringaskiddy, Co. Cork

Appendix A

Summary of Planning History



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1.1 Planning History in POCC Landholding

The planning history of lands owned by the Port of Cork is outlined in Table 1.

This table provides a summary of relevant planning applications, permissions and decisions associated with the development and use of these lands.

Table 1: Planning History in POCC Landholding

Planning Ref No.	Summary of Development Description	Decision
04.PA0003	Redevelopment of Existing Port Facilities. Refused Consent by ABP.	Refused Consent by ABP June 2008
PA0035	Redevelopment of Existing Port Facilities (as described in the accompanying Planning Statement)	Granted May 2015
PM0010 (Alteration of PA0035)	Lengthening of the permitted main berth to 361m, relocation of mooring dolphins, changes to the landside handling of containers and changes to the design and layout of ancillary buildings.	Granted June 2016
304437-19/ (Alteration of PA0035)	Doubling the size of the customs building and related changes in terms of location and floor levels.	Granted July 2019
310847-21 (Alteration of PA0035)	Amendments to the ferry terminal building to accommodate staff, relocation of car parking and installation of four modular building units to serve as staff welfare facilities	Granted July 2021
14/4647	R & H Hall applied for permission for an extension to Agri-feed stores, including a loading bay, 46m warehouse, 3 silo bins with conveying system, loading outbuilding, relocation of lorry wash, and associated works.	Granted
14/5653	UCC applied for permission for 6.06 ha site works at the IMERC site, including a new vehicular access road, footpath, drainage, public lighting, landscaping, and connection to Haulbowline Road via existing access.	Granted
22/4356	The Port of Cork Company applied for permission for the construction of a new vehicular entrance off the L2545, the temporary use of lands (for a period of 10 years) for open storage of port related cargo, and all ancillary works including road / curbside re-alignment and security fencing.	Granted

1.2 Planning History in Surrounding Area

Table 2 provides an overview of the broader planning context in the surrounding area, detailed planning applications permitted since 2014.

Table 2: Planning History in Surrounding Area

Planning Ref No.	Summary of Development Description	Decision
14/4838	15 no. dwelling houses including demolition of existing cottage and construction of new entrance and boundary walls, extension of duration of permission granted under planning reg. no. 08/9156	Granted
14/5395	Novartis applied for permission for the construction of a single-storey equipment warehouse (582.6sqm, 8m height), two-storey training building (836.6sqm, 11.6m height), cafeteria extension (154.8sqm, 3.3m height), office extensions (various sizes), phased NIPBI building extensions, and additional 40-car parking spaces with associated infrastructure.	Granted
15/4605	Shamrocks Hurling and Football Club applied for permission for the construction of new gymnasium and associated dressing room, toilets and shower facilities to southern end of existing dressing rooms and partly over area currently used as a hurling wall training area. It is the intention to utilize the existing training walls as part of the proposed structure.	Granted
15/6967	DePuy Ireland applied for permission for the erection of a wind turbine (150.5m tip height, 100m hub height, 50.5m rotor radius), upgrade of site roads, and associated works.	Granted
16/6365	GE Healthcare Life Sciences BioPark Limited applied for permission for the construction of a BioPark with 4 two-storey bio-manufacturing buildings, 4 two-storey administration/laboratory buildings with rooftop plant rooms, a 2-storey warehouse with 6-storey storage tower, hydration facility, central utilities building, and canteen/administration building with rooftop plant room.	Granted (not constructed)
17/5659	Janssen Sciences Ireland applied for permission for an extension of the existing biomedicines manufacturing facility (19,116 sq.m), including a new production building (11,054 sq.m, 24.45m high), three warehouse extensions (4,890 sq.m, 18.2m high), and a four-storey addition to the admin/laboratory building (3,100 sq.m, 22.2m high). New facilities include a cafeteria extension, drum store (72 sq.m, 6.15m high), and upgraded wastewater treatment plant.	Granted

17/7246	The Hammond Lane Metal Company Ltd applied for permission for an Extension of Duration PI Ref: 12/5863: Demolition of existing admin building and extension of concrete yard for metal processing, new 530m ² processing building, 220m ² admin building, 60m ² depolluting bay, and 150m ² car storage. Includes petrol tank, gas compound, car/lorry parking, new weighbridge, site access improvements, landscaping, drainage with attenuation tanks, pump house, and temporary construction compound.	Granted
18/4664	ENGIE Development Ireland Ltd applied for permission for a battery storage facility within a site area of approximately 0.72 hectares.	Granted
18/5545	B.F.T.A Ltd applied for permission for the construction of a residential development of 32no. 3-bedroom two storey dwellings and associated site works including district play area.	Granted
18/7382	Pfizer Ireland Pharmaceuticals applied for permission for alterations and extensions to an existing pharmaceutical production building (New Product Technology Laboratory). Works include multi-level extensions (2-4 storeys) on various sides of the building, a vertical lift and stairs extension, an external drum warmer pad with a canopy, and minor elevational changes. The project is covered by Industrial Emissions Directive Licence No. P0013-04 and involves modifications to an establishment subject to the Major Accident Directive.	Granted
19/4640	Talkstreet Limited applied for permission for the construction of a residential development of 30 no. dwellings and all ancillary site development works.	Granted
20/5533	Pfizer Ireland Pharmaceuticals applied for permission for the construction of a two-storey canteen and meeting rooms, a toilet and shower building, an electrical sub-station, a pickling shed, temporary contractor cabins, steel walkways and stairs, a workshop/storage area, a waste/recycling area, a security building, new roads, footpaths, parking spaces, and associated infrastructure on the site of the former ADM wastewater treatment plant.	Granted
21/5132	Pfizer Ireland Pharmaceuticals applied for permission for the construction of a new five-storey Clinical Manufacturing Facility (RCMF) at the Pfizer site, including production, laboratory, office, warehouse, and utility spaces.	Granted
21/6432	Janssen Sciences Ireland UC applied for permission for the Construction of extensions totalling c.2,734m ² at the	Granted

	existing facility, site road, footpaths, and underground services.	
22/4629	Good Fish Processing Ltd applied for permission for the construction of a two-storey value added seafood factory building with R&D and ancillary office accommodation.	Granted
22/5854	Jeremiah Walsh applied for permission for the demolition of existing derelict cottage and the construction of a residential development of 23 no. units.	Granted
23/5607	Pbyrne Partnership applied for permission for the construction of 24 student housing units comprising of 192 study bedrooms, and ancillary communal amenities.	Granted
23/6365	UCC applied for permission for the relocation and re-erection of a small micro generation research wind turbine.	Granted
24/5501	Janssen Sciences Ireland applied for retention and extension of 884sq.m + 414sq.m of existing equipment store. The construction of a new 110 sq.m amenity building and 60 sq.m workshop at wastewater treatment plant	Granted