

An
Bord
Pleanála

Board Order
ABP-315749-23

Planning and Development Acts 2000 to 2022

Planning Authority: Cork County Council

Planning Register Reference Number: 21/00905

APPEAL by Niall Dignan of Tullig, Leap, County Cork, by West Cork Distillers Limited care of McCutcheon Halley of 6 Joyce House, Barrack Square, Ballincollig, County Cork and by Others against the decision made on the 16th day of January, 2023 by Cork County Council to grant permission, subject to conditions, to West Cork Distillers Limited.

Proposed Development: A 10 year planning permission for (a) 12 number warehouses for the maturation of whiskey, (three number blocks of three warehouses, one number double warehouse block and one number single warehouse), each warehouse has a total ground floor area of circa 1,530 square metres with an overall total floor area of 18,360 square metres and an overall height of 11.45 metres. The warehouses will be single storey in nature, (b) single storey service building with a ground floor area of circa 124.5 square metres, (c) new nine metres wide by three metres high planted embankment to perimeter of bonded warehouse site, (d) new three metres high security fence and security access gates to perimeter of bounded warehouse site, (e) new 540 cubic metres fire-fighting tank, (f) new sprinkler fire-fighting tank, (g) new fire water retention tank, (h) demolition of existing unhabitable farmhouse and outbuildings, (i) new internal road network and

associated staff parking areas, (j) associated site excavations and recontouring works, (k) ancillary boundary treatments and access road enhancement, and (l) all associated site works at Tullig, Connagh, Leap, County Cork. The proposed development was revised by further public notices received by the planning authority on the 9th day of December, 2022.

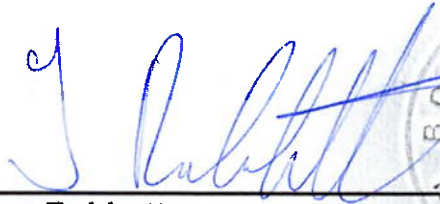
Decision

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

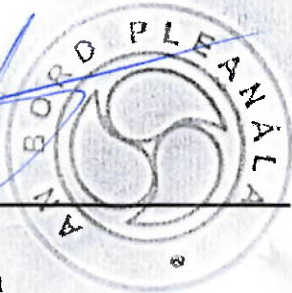
Reasons and Considerations

Having regard to the nature, scale and number of the proposed warehouses, and to the use proposed which is not linked to the immediate area, and also having regard to the site location in a rural area on unzoned land with limited services, in particular, accessed off a local road network of limited width, as evidenced in the need to provide for six number passing bays on this local road to facilitate the development, it is considered that the proposal represents an inappropriate form of development that cannot be sustained in this rural area and the HGV trips generated on this substandard rural road network would endanger public safety by reason of traffic hazard and obstruction of other road users. The proposed development 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 for the proposed development, the Board, having regard to the scale, nature, number and use of the proposed warehouses, and the substandard width of the local road serving the development, did not agree that the location represents the most appropriate location to site the proposed maturation warehouses.



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



Dated this 18th day of FEB 2025.