

An
Bord
Pleanála

Board Direction
BD-019862-25
ABP-321843-25

The submissions on this file and the Inspector's report were considered at a Board meeting held on 04/06/2025.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

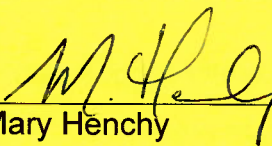
1. The development would generate a significant volume of traffic, including a high number of movements by heavy goods vehicles, which the road network in the vicinity of the site is not capable of accommodating safely due to the restricted width and capacity of the Mount Seskin Road in the vicinity of the site. The proposed development would, therefore, give rise to traffic congestion and would endanger public safety by reason of traffic hazard. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

The Board noted the Inspectors other reasons for refusal. The Board considered that the applicant may have been provided an opportunity to provide further detail including:

- a) A hydrological assessment
- b) Ecological impact assessment
- c) Landscape impact assessment, and
- d) Impact on water quality

But having regard to the substantive reason for refusal set out above it was decided not to pursue these matters further in the context of the current appeal.

Board Member


Mary Henchy

Date: 05/06/2025