

An
Bord
Pleanála

Board Order
ABP-321843-25

Planning and Development Acts 2000 to 2022

Planning Authority: South Dublin County Council

Planning Register Reference Number: SD24A/0250W

Appeal by Susie Walsh care of Liam Kenna, Moneystown, Roundwood, County Wicklow against the decision made on the 16th day of January, 2025 by South Dublin County Council to refuse permission for the proposed development.

Proposed Development: Planning permission for proposed reclamation of land through the filling of material comprising of clay, silt, sand, gravel or stone for the purpose of improvement of land for agricultural use, upgrading of existing entrance, temporary haul road from existing driveway and ancillary works including portable truck wheel-wash, office/chemical toilet, all at Mount Seskin Road, Brittas Big, County Dublin.

Decision

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

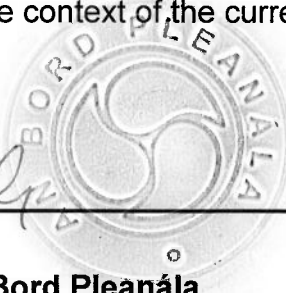
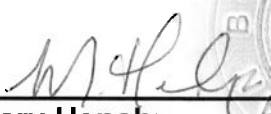
Reasons and Considerations

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 Inspector's 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.



Mary Henchy

Member of An Bord Pleanála

duly authorised to authenticate
the seal of the Board.

Dated this 9th day of Le 2025.