



An  
Bord  
Pleanála

**Board Direction**  
**BD-000493-18**  
**ABP-300723-18**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 15/06/2018.

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

### **Reasons and Considerations**

The "Spatial Planning and National Roads - Guidelines for Planning Authorities" issued by the Department of the Environment, Community and Local Government (2012) seek in Section 2.5 "to avoid the creation of any additional access point from new development or the generation of increased traffic from existing accesses to national roads to which speed limits greater than 60 km/h apply." The proposed development of this commercial unit at this location would result in the creation of a new access (albeit a replacement access) and the intensification of commercial use of lands on to the N2 national road, where maximum speed limits apply. It is, therefore, considered that the additional and conflicting turning movements generated by the proposed development would endanger public safety by reason of traffic hazard, would interfere with the free flow of traffic on this national road, would compromise the level of service and carrying capacity of the road at this location, and would fail to protect public investment in the national road network, both by itself and by the undesirable precedent it would set for similar such development. The proposed development would be contrary to the provisions of the said Guidelines, and would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 15/06/2018

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Michelle Fagan