



An
Bord
Pleanála

Board Direction
BD-001706-18
ABP-301719-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 20/11/2018.

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 applicants have failed to demonstrate that the proposal would not have an adverse impact on the operation and efficiency of a national route of high strategic importance or would not result in a conflict with turning movements at the existing junction onto the N7 to the west. The proposed development would be contrary policy as set out under The Spatial Planning and National Roads Guidelines for Planning Authorities, January 2012 to maintain and protect the safety, capacity and efficiency of national roads and associated junctions. The proposed development would, therefore, by itself and the precedent it would set for similar such development, would be contrary to the proper planning and sustainable development of the area.

2. The proposed development fails to take a co-ordinated approach to accessing zoned lands at this location and has the potential to result in the provision of a new junction in too close proximity to an existing junction onto the N7. Given the status of the N7 as one of busiest national routes of significant strategic importance, any proposal for such new access in the context of unlocking the potential of zoned lands should be a well-planned, co-ordinated approach with

sufficient consultation of the relevant stakeholders and should rationalise access for as much of the zoned lands as possible. In this case, such an approach has not been taken or achieved and what is proposed is a piecemeal approach that has the potential to have an adverse impact on the operation and efficiency of a national route while at the same time having the potential to adversely impact on traffic safety as well as failing to address sufficiently access arrangements for zoned lands at this location. The proposed development would be contrary to policy, as set out under The Spatial Planning and National Roads Guidelines for Planning Authorities, issued by the Department of the Environment, Community and Local Government in January, 2012, to maintain and protect the safety, capacity and efficiency of national roads and associated junctions. The proposed development would, therefore, by itself and the precedent which the grant of permission would set for other relevant development, adversely affect the use of a national route by traffic and be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 20/11/2018

Eugene Nixon