



An
Bord
Pleanála

Board Direction
BD-002333-19
ABP-302094-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 11/02/2019.

The Board decided to treat this case under section 139 of the Planning and Development Act, 2000. The Board also decided, based on the Reasons and Considerations set out below, that the planning authority be directed, as follows:

Amend condition number 2 as follows:

With three months of the date of the opening of the proposed new entrance, the existing uncontrolled vehicular site access to the site in proximity to the junction of the R132 Newry Road with the R177 Armagh Road shall cease to be used for vehicular traffic and shall be used solely for pedestrian and/or cycling traffic. All vehicular traffic to/from the site shall utilise the new access onto the R132 between the V&W Recycling Centre and the "Go" Service Station.

Reason: To eliminate a traffic hazard and obstruction of road users in the vicinity of the junction of the R132 Newry Road and the R177 Armagh Road.

Reasons and Considerations

Having regard to: -

- (a) The provisions of the Dundalk & Environs Development Plan, 2009-2015, which is still the applicable Development Plan for the appeal site and its immediate setting.

- (b) The location of the existing uncontrolled vehicular entrance opening onto a heavily trafficked intersection and junction of two regional roads, i.e. R132 and R177.
- (c) The substandard nature of the existing uncontrolled vehicular entrance for access onto the R132 Regional Road, at a junction between it and the R177 Regional Road. The existing entrance is substandard in nature due to its restricted sightlines particularly in a southerly direction, the restricted sightline when R132 is operating at capacity in a southerly direction, the restricted views towards the R177 and its juxtaposition alongside what appears to be two vehicular entrances which form part of the principal façade of an adjoining building. The latter has the potential to result in further conflict with road-users within the R132/R177 signalised junction.
- (d) The maintenance of this existing entrance represents a traffic hazard and would endanger public safety of road-users in its vicinity.

It is considered that Condition No. 2 is necessary for the protection of road users at the R132 and R177 signalised junction and that it is in accordance with the proper planning and sustainable development of the area.

Board Member:

Date: 11/02/2019

Maria FitzGerald