

An
Coimisiún
Pleanála

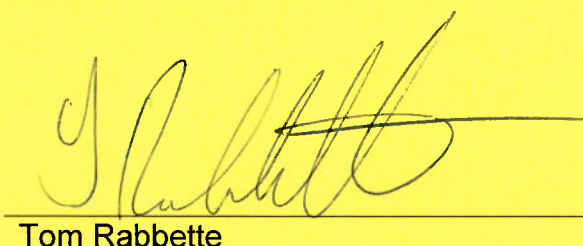
Direction
CD-020106-25
ABP-322102-25

The submissions on this file and the Inspector's report were considered at a meeting held on 30/06/2025.

The Commission decided to refuse permission for the following reasons and considerations.

Planning

Commissioner:



Date: 01/07/2025

Tom Rabbette

DRAFT WORDING FOR ORDER

Reasons and Considerations

It is an aim of the Cavan County Development Plan 2022-2028 to, inter alia, avoid the generation of increased traffic from existing accesses to national roads for single houses to which speed limits greater than 60 kmph apply, as stated at section 12.13 'Rural Housing' of the said plan. It is also a development objective of the statutory plan to restrict the generation of increased traffic from existing accesses to national roads, to which speed limits greater than 60 kmph apply, as stated at objective AS 03 of the plan. The proposed development will generate increased traffic from an existing access on to the National Secondary Road, the N55, at a point where the speed limit exceeds 60 kmph. The proposed development would therefore conflict with section 12.13, and be contrary to objective AS 03, of the Cavan County Development Plan 2022-2028. The proposed development would endanger public safety by reason of a traffic hazard and obstruction of road users on the N55, would set an undesirable precedent for similar developments along this National Secondary

Road and would undermine recent public expenditure in the upgrade of the N55 at this location which seeks to ensure safety and maintenance of this important national road. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Commission noted that the 'exceptional circumstances' referred to at section 2.6 of the 'Spatial Planning and National Roads – Guidelines for Planning Authorities' (Dept. of Environment, Community and Local Government, January 2012) relates to the identification of stretches of national road as part of the development plan making process, and not as part of the development management process. The Commission noted that the Cavan County Development Plan 2022-2028 has not identified this stretch of the N55 as an area where 'exceptional circumstances' applies. In deciding to refuse permission, the Commission also concurred with the concerns of the appellant, Transport Infrastructure Ireland, and the concerns raised in the Cavan County Council's Road Design Office Report (report dated 10/02/2025).