



An  
Coimisiún  
Pleanála

**Direction**  
**CD-021490-25**  
**ACP-323361-25**

The submissions on this file and the Inspector's report were considered at a meeting held on 04/12/2025.

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

**Planning**

**Commissioner:**

*Patricia Calleary*  
Patricia Calleary

**Date:** 05/12/2025

**DRAFT WORDING FOR ORDER**

**Reasons and Considerations**

1. The Spatial Planning and National Roads Guidelines for Planning Authorities (January 2012) state that the policy of planning authority's will be to avoid the generation of increased traffic from existing accesses onto the national road network at locations where speed limits of greater than 60 kilometres per hour apply. In addition, as per Clare County Development Plan 2023-2029 objectives CDP 11.11 "Motorways National Roads and Strategic Inter-Urban Roads" and CDP 11.13 "Direct Access onto National Roads" the planning authority will safeguard the national roads, in line with national policy and will assess development proposals requiring direct access onto the national road network

having regard to the exceptions set out in Section 11.2.9.3. The proposed development would result in the creation of a new access onto the N68 national secondary road at a point where the 80 kilometre per hour speed limit applies and would not conform with any of the specified exceptions. The proposed development would, therefore, be contrary to Spatial Planning and National Roads Guidelines for Planning Authorities (January 2012) and Objectives CDP 11.11 and CDP11.13 of the development plan. It is also considered that the proposed development would endanger public safety by reason of a traffic hazard because of the additional traffic turning movements the development would generate on this highly trafficked and along an 80 kph speed section of national road at a point where sightlines are restricted in a north-easterly direction. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Note.**

The commission noted and generally agreed with the inspector's recommended refusal reason number on the basis of the proposed development being piecemeal and haphazard and having regard to the nature of the proposed development and its location within a Village Growth Area as designated in the Clare County Development Plan 2023-2029 that the proposed development would not achieve the objectives of the settlement statement for small villages and the associated village growth areas that are set out in the plan. However, and as recognised by the inspector, this is a new issue in the context of the appeal and having regard to the substantive reason for refusal on traffic grounds, the commission did not pursue this matter further, through a section 132 process. In this regard, the commission did not attach this recommended reason for refusal in its decision, however it is a matter of relevance for consideration in any future application.