

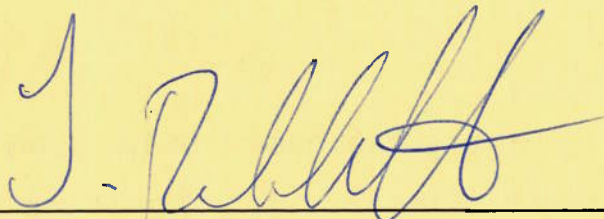
An
Coimisiún
Pleanála

Commission Direction
CD-000857
PL-500970-LH-26

The submissions on this file and the Inspector's report were considered at a meeting held on 01 July 2026.

The Commission decided to refuse permission, generally in accordance with the Inspector's recommendation, as indicated in the draft Order hereunder.

Planning Commissioner:


Tom Rabbette

Date:

10th day of July 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

1. The proposed development would require the removal and reconfiguration of existing ghost-island road markings on the L1003-135 Donore Road in order to facilitate right-turn vehicular movements into and out of the site. The Commission is not satisfied, on the basis of the information submitted both in the application and in the grounds of appeal, that the proposed access arrangements and

associated alterations to the public road layout would operate safely or that they would not adversely affect existing traffic and pedestrian safety conditions. In particular, insufficient evidence has been submitted to demonstrate that the proposed changes would not undermine the existing traffic management and safety function of the road markings or create conflicts between vehicular and pedestrian movements. The proposed development would, therefore, be contrary to Policy Objective MOV 47 and the objectives of Chapter 7 (Movement) of the Louth County Development Plan 2021–2027, which seek to ensure that development proposals are supported by adequate transport assessments and do not prejudice road safety. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The applicant has not satisfactorily demonstrated, either in the application or in the grounds of appeal, that the proposed site entrance on the public road has sufficient sightline entry visibility/setback distance in accordance with the requirements of Table 13.3 of the Louth County Development Plan 2021-2027. In this regard, it is considered that turning movements generated by the proposed development from the site would interfere with the safety and free flow of traffic on the public road and would endanger public safety by reason of a traffic hazard, or obstruction of road users at a point where sightlines are restricted in an easterly direction. Furthermore, it is also considered that the applicant's proposal to alter/ break the Ghost Island in the centre line of the public road would give rise to haphazard vehicular stopping and turning movements, thereby resulting in the obstruction of other road users, would endanger public safety by reason of traffic hazard. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Note: The Commission concurred with the Inspector's recommended refusal reason number 1 but decided that this may be considered a new issue in the context of the appeal and, given the substantive reasons for refusal as indicated above, the Commission decided not to pursue this matter any further in this instance.