



Planning and Development Acts 2000 to 2018

Planning Authority: Louth County Council

Planning Register Reference Number: 18126

Appeal by Joseph Wallis Lisdoo Limited care of P. Herr and Associates of Block 4, Third Floor, Quayside Business Park, Mill Street, Dundalk, County Louth against the decision made on the 28th day of June, 2018 by Louth County Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

Proposed Development: Development consisting of a new vehicular entrance/internal access road to an existing warehouse depot, part demolition of an existing warehouse and associated site development works, at Newry Road, Dundalk, County Louth.

Decision

Having regard to the nature of the condition the subject of the appeal, the Board is satisfied that the determination by the Board of the relevant application as if it had been made to it in the first instance would not be warranted and, based on the reasons and considerations set out below, directs the said Council under subsection (1) of section 139 of the Planning and Development Act, 2000 to AMEND condition number 2 so that it shall be as follows for the reason set out.

2. Within 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 and 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 (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; and

- (d) the maintenance of this existing entrance which represents a traffic hazard and would endanger public safety of road users in its vicinity,

it is considered that condition number 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.

Matters Considered

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

Maria FitzGerald
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

Dated this day of 2019.