

Planning and Development Acts 2000 to 2021

Planning Authority: Louth County Council

Planning Register Reference Number: 211129

APPEAL by Jane McKeon care of McNamee Chartered Building Surveyors Limited of Bantry House, Jocelyn Place, Dundalk, County Louth against the decision made on the 28th day of October, 2021 by Louth County Council to refuse permission for the proposed development.

Proposed Development: New dwelling house, septic tank and percolation area and all associated site works at Mollyrue, Collon, County Louth.

Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

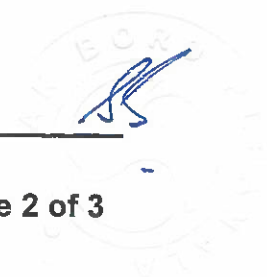


Matters Considered

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.

Reasons and Considerations

1. Having regard to the location of the application site along a cul-de-sac road which is substandard in width, alignment and surface, the existing level of development along it, and the lack of width for two vehicles to safely pass one another, it is considered that the proposed development would endanger public safety by reason of a traffic hazard and would, therefore, be contrary to the proper planning and sustainable development of the area.



2. The proposed development would give rise to the intensification of use of access of a Class 3 road onto the N2, National Road, at a point where the maximum speed limit applies, where the road has a curving horizontal and vertical alignment which results in substandard sightlines for vehicles accessing and egressing from the lane, where there is no right-hand turning lane and in proximity to the heavily trafficked N2 - R169 junction. It is considered that this intensification of traffic would endanger public safety by reason of a traffic hazard and would give rise to additional potential for conflict to arise between traffic arising from this entrance and other users of this national route. The proposed development would be contrary to the ministerial guidelines 'Spatial Planning and National Roads Guidelines for Planning Authorities' issued by the Department of the Environment, Community and Local Government in January, 2012' and to Policy Objective MOV 43 of the Louth County Development Plan 2021 to 2027, which seeks to protect the strategic transport function of national roads through the implementation of the 'Spatial Planning and National Roads – Guidelines for Planning Authorities (2012)'. The proposed development would also be contrary to the guidance set out in these ministerial guidelines that prohibits intensification of such entrances where the posted speed limit exceeds 60kph and would, therefore, be contrary to the proper planning and sustainable development of the area.



Stephen Bohan

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**

Dated this *8/6* day of *April* 2022.

