



**An Bord Pleanála
64 Marlborough St.
Dublin 1
D01V902**

Date/Dáta : 08-Jul-2022

Re: Planning Ref.: 31391922

Applicant: STRATEGIC HOUSING DEVELOPMENT - Hibernia Star Ltd.

Dear Sir/Madam,

The Authority has examined the above application and considers that it is at variance with official policy in relation to control of development on/affecting national roads, as outlined in the DoECLG Spatial Planning and National Roads Guidelines for Planning Authorities (2012), as the proposed development by itself, or by the precedent which a grant of permission for it would set, would adversely affect the operation and safety of the national road network for the following reason(s):

- Official policy in relation to development involving access to national roads and development along such roads is set out in the DoECLG Spatial Planning and National Roads Guidelines for Planning Authorities (January, 2012). Section 2.7 of the DoECLG Guidelines concerns development at National Road Interchanges or Junctions. The proposal, if approved, would create an adverse impact on the national road and associated junction and would, in the Authority's opinion, be at variance with the foregoing national policy.
- The Authority is of the opinion that insufficient data has been submitted with the planning application to demonstrate that the proposed development will not have a detrimental impact on the capacity, safety or operational efficiency of the national road network in the vicinity of the site.
- TII advises that the constraints and strategic issues highlighted by TII in submissions associated with the parent application ABP-301991-18 and 310378/ 21 with regard to the impact on the N40 and associated interchange, still remain.
- TII considers that this proposal in conjunction with the concurrent Cork City Council Planning Application ref. no 22/ 40809 would represent a further intensification of development which will create a further unacceptable impact on the operation, capacity and safety of the N40 mainline and associated interchange.

TII advise that it is essential that the Board evaluates the cumulative impact of the proposals in this locality . TII considers that this proposal in conjunction with permitted and other proposed development at this location would be at variance with national policy in relation to development involving access to national roads and development along such roads set out in the DoECLG Spatial Planning and National Roads Guidelines for

Planning Authorities (January, 2012) and National Strategic Outcome 2 of the National Planning Framework, which includes the objective, 'Maintaining the strategic capacity and safety of the national roads network including planning for future capacity enhancements.'

Please acknowledge receipt of this submission in accordance with the provisions of the Planning and Development Regulations, 2001 as amended.

Yours faithfully,



on behalf of
Land Use Planning Unit

**Note: In accordance with the provisions of section 13 of the Roads Act 2015, Transport Infrastructure Ireland (TII) is the operational name of the National Roads Authority with effect from 1 August 2015.*

Due to continued restrictions associated with COVID-19 all planning application referral documentation, including applications, submission acknowledgments, further information notifications and decisions should be notified electronically to TII at landuseplanning@tii.ie. TII would appreciate your Authority's assistance on this matter.

*Próiseálann BIÉ sonraí pearsanta a sholáthraítear dó i gcomhréir lena Fhógra ar Chosaint Sonraí atá ar fáil ag www.tii.ie.
TII processes personal data in accordance with its Data Protection Notice available at www.tii.ie.*

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