



Comhairle Contae an Chabháin
Cavan County Council

28th May 2019

Your ref.: ABP-304204-19

Our ref.: Enf 18-092/Section V 225

An Bord Pleanála
64 Marlborough Street
Dublin 1
D01 V902

AN BORD PLEANÁLA	
LDG- _____	
ABP- _____	
31 MAY 2019	
Fee: € _____	Type: _____
Time: <u>9.34</u>	By: <u>Post</u>

Re: Section V request from Cavan County Council for Tempside Ltd., T/A Polonez ref. Enf 18-092

Location: Pollamore Near, Dublin Road, Cavan.

Question: To ascertain whether change of use from car dealership to retail sale of convenience goods is or is not development or is or is not exempted development.

Dear Sir / Madam,

The Planning Authority acknowledges receipt of your letter dated 24th May regarding the above matter and welcome the opportunity to make any submissions or observations in relation to this enclosure.

The Planning Authority bring the following to the Boards attention:

1. Road Design Engineers report in respect to the development – sent by email on 20th December 2018.
2. Please note that the exemption applied for is to create a new retail convenience unit on site. Whilst the Planning Authority notes the traffic details submitted, in the event that that Board grant the exemption, a more intensive retail convenience use could become established on site.
3. Please note condition no. 7 of PI. Ref. 07/1980 for the Boards consideration.

Contd.../

Cavan County Council

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Farnham Street
Cavan H12 R6V2

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Comhairle Contae an Chabháin

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4. The Planning Authority request the Board to consider the previous uses on site which may be considered to be retail warehouse use classification rather than convenience use.

5. Please note Pl. Ref. 18/317

If you require any further information, please do not hesitate to contact our office.

Yours sincerely,


Nicholas O'Kane
Senior Planner

Encl.



TRAFFIC SAFETY REPORT: RETAIL UNIT @ CAVAN HIRE

Based on an initial preliminary review, Road designs would have concerns over the following areas.

- Vehicle Access onto existing road, especially right turning manoeuvres.
- Interaction between vehicles and pedestrians/cyclists @ the junction
- Interaction between vehicles accessing/egressing Cavan hire and additional traffic for retail unit.
- Possible unforeseen negative impacts due to intensification of traffic on existing road.

We recommend that

- A layout plan to be provided showing clear definition of routes/parking, how the interaction between pedestrians and vehicles is managed and how vehicles access/egress to Cavan hire has been considered.
- Calculations are provided for car parking to show compliance with requirements of the County Development Plan.
- Data to be provided on the maximum number of staff, customers or vehicle movements at peak times.
- Parking bays to be clearly marked in white thermoplastic paint and are recommended to be 2.7 metres wide.
- Visibility splays are to be kept free of any advertising signs and existing signs/flag poles within 2.4 metres of the road edge are to be removed.

Considering the proximity of the carpark to the main road and the potential this could give rise to for accidents at the junction along with the interaction between retail customers/vehicles and vehicle traffic to Cavan Hire, we feel it's appropriate that any layout plan should be subject to an independent road safety audit which considers the concerns listed above.

Note:

ABP Ref: ABP-304204-19

Cavan County Council Traffic Report from
Clinton Mulligan on 20/12/18
de.

AN BORD PLEANÁLA

31 MAY 2019

LTR DATED _____ FROM _____

LDG- _____

ABP- _____

Deborah Leahy

Subject: FW: Retail unit Traffic safety assessment Dublin road
Attachments: Traffic safety report retail unit Dublin Rd.docx

From: Clinton Mulligan
Sent: 20 December 2018 15:37
To: Nicholas O'Kane <nokane@cavancoco.ie>; Paul McGovern <pmcgovern@cavancoco.ie>
Cc: Finian Coleman <fcoleman@cavancoco.ie>
Subject: FW: Retail unit Traffic safety assessment Dublin road

Nicholas/Paul

As requested, Please find attached road designs assessment of potential road safety issues at the retail unit in front of Cavan hire opposite the Meadow View, Dublin road.

Regards
Clinton Mulligan

Road Design Office
Cavan Co Council
☎ 049 4378368
✉ cmulligan@cavancoco.ie



From: Paul McGovern
Sent: 20 December 2018 11:55
To: Clinton Mulligan <cmulligan@cavancoco.ie>
Subject:

Clinton

You recently spoke to Nicholas O'Kane regarding the opening of a shop in the unit opposite The Meadow View. I believe you were planning to put together a traffic safety report regarding the access to the development. Could you forward on to me a copy of this report when complete.

Regards,
Paul McGovern
Planning Enforcement

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