



The Secretary,  
An Bord Pleanála,  
64 Marlborough Street,  
Dublin 1.

Our Ref. FS5/029/22

Your Ref. ABP-314098-22

15<sup>th</sup> August, 2022

Re: Seamount Road, Malahide, Co. Dublin, K36 P034

Dear Sir/Madam,

I refer to your correspondence dated 15-Jul-2022 regarding the above application.

The Planning Authority's comments are as follows:

This Section 5 was assessed against Articles and Sections contained with the Planning and Development Act 2000 as amended and the Planning and Development Regulations 2001 as amended.

Having reviewed the grounds of the 1<sup>st</sup> party appeal and the information provided the following commented are to be noted:

The sightline drawing provided is incorrect and does not comply with the requirements of the relevant standards. The Design Manual for Urban Roads and Streets is the appropriate standard and the sightline requirements take cognisance of the urbanised area and so the normal Safe Stopping Distances (SSD's) utilised in the Transport Infrastructure Ireland standards have been reduced and are the minimum required sightlines - no further reductions can be applied.

The hedgerow along the southern boundary will impede the sightlines in both directions along Seamount and this is not properly represented on the drawing provided.

There is significant additional pedestrian/cyclist activity that did not exist before the Jameson's Orchard development. For these reasons the issue of sightlines and in particular pedestrian safety needs to be addressed comprehensively through a planning application.

The appeal submission does not address the safety issues raised and the traffic hazard associated with the proposed development still remains.

Yours faithfully,

  
Colm McCoy  
Senior Planner.

Date: 15.08.22