

Our Ref: TRA 15 10 06

Transportation Department

Report on Planning Application

Date: 12/05/2026

To: Planning Department

Planning Ref: 2660354

Applicant Name:	Bill Byrne and Clare Kehoe
Development address:	Isaacstown, Rathmolyon, Co. Meath
Adjoining public road No.:	L-6211
Strategic Corridor:	No
Description:	the proposed development will consist of the construction of a detached single storey dwelling house, detached domestic garage, install septic tank and percolation area, landscaping and all associated site works. Isaacstown, Rathmolyon, Co. Meath

Comments: The proposed development is located on the L-6211 inside the 60 kph speed limits.

The applicant has proposed sightlines of 90 metres to the nearside edge of the road from a set back of 2.4 metres, in accordance with TII document DN-GEO-03060, from the entrance. The applicant has demonstrated works to achieve desired sightlines.

The applicant has proposed to upgrade an existing agricultural entrance into a domestic entrance. It would appear that the agricultural lands can still be accessed via the Woodview Stud entrance which is part of the landholding.

The applicant has demonstrated an entrance layout in accordance with the Meath Rural Design Guide, the applicant shall ensure that the face of the entrance piers shall be at least 3 metres from the edge of the road and the entrance gate shall be recessed at least 7 metres from the edge of the road.

Recommendation:

No objection to the proposed development subject to the applicant being conditioned to the following:

- The applicant shall provide and maintain unobstructed sightlines of 90 metres to the nearside edge of the road from a setback of 2.4 metres, in accordance with TII document DN-GEO-03060, from the entrance. The nearside road edge shall be visible over the entire sight distance.

Reason: In the interest of traffic safety.

- The works required to provide unobstructed sightlines shall be completed prior to any other work commencing on site.

Reason: In the interest of traffic safety.

- The entrance driveway should be no more than +/- 2.5% for the first 7 metres.

Reason: In the interest of traffic safety.

- The entrance layout shall comply with the Meath Rural Design Guide - the face of the entrance piers shall be at least 3 metres from the edge of the road and the entrance gate shall be recessed at least 7 metres from the edge of the road.

Reason: In the interest of traffic safety and orderly development.

- Road drainage shall be provided in compliance with the Department of Transport "Guidelines for Road Drainage - 2nd Edition, 2022". Any drainage pipe installed shall be at least 300mm in diameter and in any case be no less than the nearest downstream pipe diameter.

Reason: In the interest of orderly development.

Report prepared by:

Philip Traynor,
Executive Engineer,
Transportation.