

Our Ref: TRA 15 10 06

Transportation Department

Report on Planning Application

Date: 8th June 2026

To: Planning Department

Planning Ref: 2660495

Applicant Name:	Aoife Seymour
Development address:	Teltown, DonaghPatrick, Navan, Co. Meath
Adjoining public road No.:	L-68323
Strategic Corridor:	No
Description:	the development will consist of single storey house, detached home gym & domestic store, proprietary effluent treatment system & soil polishing filter area, landscaping, revision of existing vehicle entrance to a double entrance, close up existing agricultural entrance & all ancillary site works

Comments: The proposed development is located on the L-68323 inside the 60kph speed limits. The proposed development involves revising an existing entrance to form a double entrance. The entrance is located at the very end of a cul-de-sac and is facing directly onto the public road. The road itself is straight for at least a minimum of 90 meters as shown on the site layout. The demonstrated sightlines show that drivers exiting the site can detect approaching vehicles at an early stage, allowing sufficient reaction time to safely enter or exit the public road.

Recommendation:

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

- Within one month of the completion of the upgraded vehicular entrance, the existing agricultural entrance shall be permanently and effectively closed. The roadside boundary shall be reinstated to match the existing adjoining boundary

- 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:

Joe Whyte,
Executive Engineer,
Transportation.