

Our Ref: TRA 15 10 06

Transportation Department

Report on Planning Application

Date: 19/02/26

To: Planning Department

Planning Ref: 2660030

Applicant Name:	Gerard Byrne
Development address:	Derrypatrick Grange Dunsany co. meath
Adjoining public road No.:	R154
Strategic Corridor:	Yes
Description:	the development will consist of the construction of a dwelling, upgrade agricultural entrance to residential entrance, waste water treatment system, percolation area and all associated services. Derrypatrick Grange Dunsany co. meath

Comments: The proposed development is located inside the 100kph speed limits on the R-154 which is identified as a Strategic Corridor in the CDP.

The applicant has proposed sightlines of 240 metres to the nearside edge of the road in both directions from a set back of 2.5 metres from the entrance.

In accordance with TII document DN-GEO-03060, for a 100kph road, sightlines of 215m to the nearside edge of the road from a set back of 2.4 metres are required. Sightlines submitted are acceptable.

The applicant has proposed to use an existing agricultural entrance, the landholding can still be accessed by another existing agricultural entrance at the south eastern corner of the landholding.

It appears that the proposed boundary wall and entrance gates would result in a hazard being introduced to the Clear Zone. The applicant shall submit a revised layout, demonstrating the entrance is in compliance with TII Publication DN-GEO-03036. There shall not be any hazards within the Clear Zone.

Recommendation:

If the applicant complies with the exceptions in the CDP in relation to the Strategic Corridor, and the application is being considered further then the applicant should be requested to submit the following further information:

- The applicant shall demonstrate unobstructed sightlines of 215 metres to the nearside edge of the road, in both directions, from a set back 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.
- The applicant shall demonstrate unobstructed forward visibility stopping sightlines of 215 metres, in accordance with TII document DN-GEO-03031.
- The applicant shall demonstrate an entrance layout in accordance with the Meath Rural Design Guide and that the roadside boundary complies with TII standard DN-GEO-03036. There shall not be any hazards within the Clear Zone as defined in TII Publication DN-GEO-03036.

Report prepared by:

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Transportation.