

**South Dublin County Council**  
**Planning Department**  
**Town Centre**  
**Tallaght**  
**Dublin 24**

**Dáta | Date**  
**13-May-2022**

**Re: Planning Ref.: SDZ22A0006      Applicant: Quintain Developments Ireland Limited**

**Dear Sir/Madam,**

The Authority has examined the above application and considers that it is at variance with official policy in relation to control of development on/affecting national roads, as outlined in the DoECLG Spatial Planning and National Roads Guidelines for Planning Authorities (2012), as the proposed development by itself, or by the precedent which a grant of permission for it would set, would adversely affect the operation and safety of the national road network for the following reason(s):

- The Authority considers that the proposed development would be at variance with national policy in relation to control of frontage development on national roads, as outlined in the DoECLG Spatial Planning and National Roads Guidelines for Planning Authorities (January, 2012). It is strongly recommended that (i) a Traffic and Transport Assessment (TTA) is carried out to assess the impacts of the proposed development in accordance with the guidelines outlined in the TII Traffic and Transport Assessment Guidelines 2014, and (ii) a Road Safety Audit (RSA) should be carried out in accordance with TII Publications. The developer shall be responsible for the costs of both assessments, which shall be undertaken by an independent qualified engineer. Any recommendations arising shall be incorporated in the proposed development by amendment to the existing planning application or as conditions of the permission, if granted. Any additional works required as a result of the TTA and RSA should be funded by the developer.
- The Authority is of the opinion that insufficient data has been submitted with the planning application to demonstrate that the proposed development will not have a detrimental impact on the capacity, safety or operational efficiency of the national road network in the vicinity of the site.

Please acknowledge receipt of this submission in accordance with the provisions of the Planning and Development Regulations, 2001 as amended.

**Yours faithfully,**



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**on behalf of**  
**Land Use Planning Unit**

*\*Note: In accordance with the provisions of section 13 of the Roads Act 2015, Transport Infrastructure Ireland (TII) is the operational name of the National Roads Authority with effect from 1 August 2015.*

*All planning application referral documentation, including applications, submission acknowledgments, further information notifications and decisions should be notified electronically to TII at [landuseplanning@tii.ie](mailto:landuseplanning@tii.ie). TII would appreciate your Authority's assistance on this matter.*

Próiseálann BIÉ sonraí pearsanta a sholáthraítear dó i gcomhréir lena Fhógra ar Chosaint Sonraí atá ar fáil ag [www.tii.ie](http://www.tii.ie).  
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