

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98A/0025	
1. Location	Texaco Service Station, Ballydowd, Lucan, and "St. Therasas", Ballydowd, Lucan.		
2. Development	Retention of signs at front of site, retain storage container and shed and retention and continuance of use of dwelling house as offices and stores.		
3. Date of Application	19/01/98	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Richard Kingston, Address: Texaco (Ireland) Limited, Texaco House, Ballsbridge,		
5. Applicant	Name: Texaco (Ireland) Limited, Address: Texaco House, Ballsbridge, Dublin 4.		
6. Decision	O.C.M. No. 0422 Date 09/03/98	Effect RP REFUSE PERMISSION	
7. Grant	O.C.M. No. Date	Effect RP REFUSE PERMISSION	
8. Appeal Lodged	08/04/98	Written Representations	
9. Appeal Decision	07/08/98	Refuse Permission	
10. Material Contravention			
11. Enforcement 0	Compensation 0	Purchase Notice 0	
12. Revocation or Amendment			
13. E.I.S. Requested	E.I.S. Received	E.I.S. Appeal	
14. Registrar Date Receipt No.	

AN BORD PLEANÁLA

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1998

County South Dublin

Planning Register Reference Number: S98A/0025

APPEAL by Texaco (Ireland) Limited care of Kieran O' Malley and Company Limited of Saint Heliers, Saint Heliers Copse, Stillorgan Park, Blackrock, County Dublin against the decision made on the 9th day of March, 1998 by the Council of the County of South Dublin to refuse a permission for development comprising retention of signs at front of site, retention of storage container and shed and for retention and continuance of use of dwelling house as offices and stores at Texaco Service Station, Ballydowd, Lucan, County Dublin and "Saint Theresa's", Ballydowd, Lucan, County Dublin:

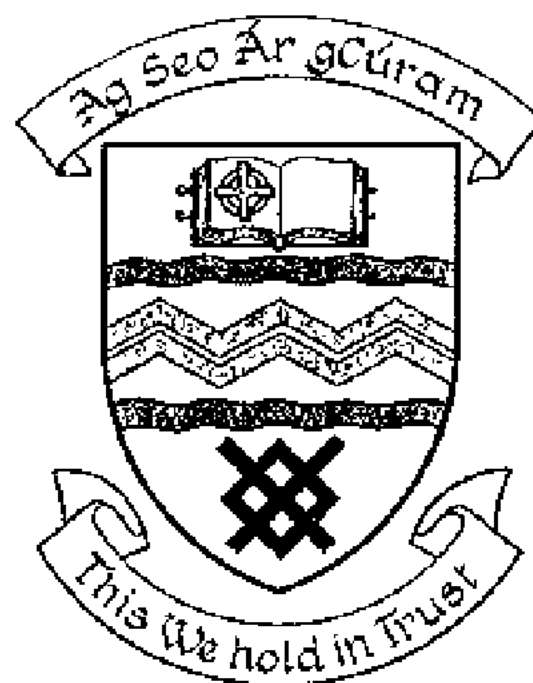
Decision: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1998, permission is hereby refused for the said development for the reasons set out in the Schedule hereto.

SCHEDULE

1. Having regard to the ancillary nature of retail space in a petrol filling station development, it is considered that the proposed storage areas to be retained are excessive and would facilitate an unacceptable intensification of the ancillary retail use at this location.
2. Having regard to the location of the access point to the site on the busy National Primary Road (N4) and to the likelihood that the proposed development to be retained would facilitate an intensification of the existing retail use, it is considered that the proposed development would endanger public safety by reason of traffic hazard due to the generation of additional traffic turning movements adjacent to the offramp where confusion exists as to whether vehicles are using the offramp or turning into the petrol station.
3. Having regard to the hazardous conditions which exist at the entrance and exit points of the petrol station, the proposed signs to be retained would be likely to confuse and distract users of the public road and would endanger public safety by reason of a traffic hazard.

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**SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**



Bosca 4122,
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Baile Átha Cliath 24.

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**PLANNING
DEPARTMENT**
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**NOTIFICATION OF DECISION TO REFUSE PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993**

Decision Order Number 0422	Date of Decision 09/03/98
Register Reference S98A/0025	Date 19th January 1998

Applicant Texaco (Ireland) Limited,

Development Retention of signs at front of site, retain storage container and shed and retention and continuance of use of dwelling house as offices and stores.

Location Texaco Service Station, Ballydowd, Lucan, and "St. Theresas", Ballydowd, Lucan.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received /

In pursuance of its functions under the above mentioned Acts, the South Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by order dated as above make a decision to **REFUSE PERMISSION** in respect of the above proposal.

for the (5) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

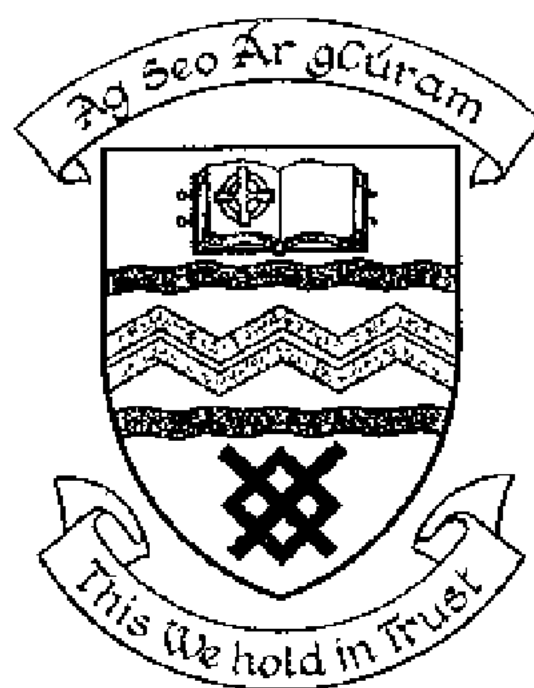
.....*LB*..... 10/03/98
for SENIOR ADMINISTRATIVE OFFICER

Richard Kingston,
Texaco (Ireland) Limited,
Texaco House,
Ballsbridge,
Dublin 4.

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Reasons

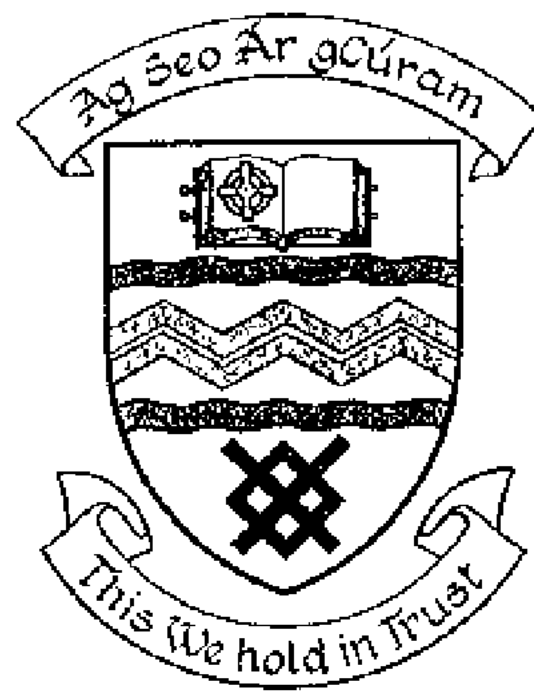
- 1 Having regard to the ancillary nature of retail space in a petrol filling station development, it is considered that the proposed storage areas to be retained are excessive, and would facilitate an unacceptable intensification of the ancillary retail use at this location.
- 2 Having regard to the location of the access point to the site on a busy National Primary Route (N4), and to the likelihood that the proposed development to be retained would facilitate an intensification of the existing retail use, the proposed development would endanger public safety by reason of traffic hazard due to the generation of additional turning movements adjacent to the offramp where confusion exists as to whether vehicles are using the offramp or turning into the petrol station.
- 3 Having regard to the hazardous conditions which exist at the entrance and exit points at the petrol station the proposed signs to be retained would be likely to confuse and distract users of the public road and would endanger public safety by reason of a traffic hazard.
- 4 The proposed storage areas and signs to be retained are not consistent with the provisions of the Dublin County Development Plan 1993 and would be contrary to the proper planning and development of the area.

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- 5 The proposed development, by itself, or by the precedent which a grant of permission would set for other relevant development, would adversely affect the use of the National Road (N4) by traffic.