

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0493	
1. Location	Ballydowd Service Station, Lucan, Co. Dublin.		
2. Development	Alterations and extensions to existing service station building, including 25 sq.m. additional retail area, additional storage and ancillary areas (staff, office and toilet facilities), a new snack bar with preparation area, a cash dispensing machine and pitched roof to replace existing flat roof.		
3. Date of Application	28/07/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Joe Gorman, Address: Texaco (Ireland) Ltd., Texaco House,		
5. Applicant	Name: Texaco (Ireland) Ltd., Address: Texaco House, Ballsbridge, Dublin 4.		
6. Decision	O.C.M. No. 1925 Date 25/09/97	Effect RP REFUSE PERMISSION	
7. Grant	O.C.M. No. Date	Effect RP REFUSE PERMISSION	
8. Appeal Lodged	23/10/97	Written Representations	
9. Appeal Decision	20/02/98	Refuse Permission	
10. Material Contravention			
11. Enforcement	Compensation	Purchase Notice	
0	0	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 1993

County South Dublin

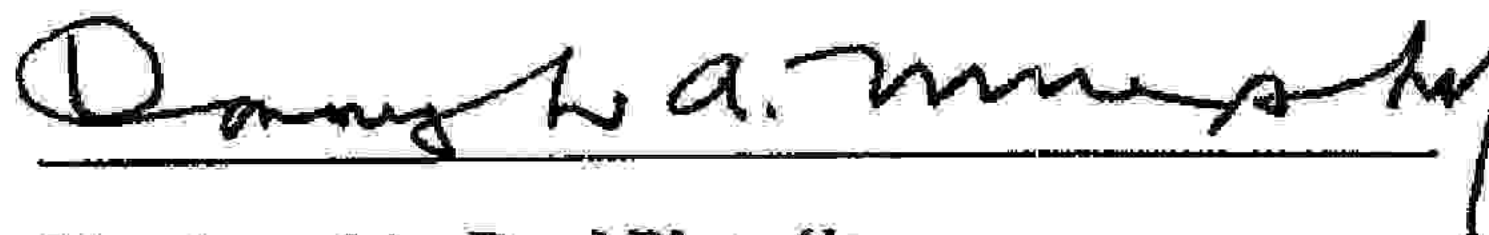
Planning Register Reference Number: S97A/0493

APPEAL by Texaco (Ireland) Limited care of Kiaran O'Malley and Company Limited of Saint Heliers, Saint Heliers Copse, Stillorgan Park, Blackrock, County Dublin against the decision made on the 25th day of September, 1997 by the Council of the County of South Dublin to refuse permission for development comprising alterations and extensions to existing service station building including 25 square metres of additional retail area, additional storage and ancillary areas (staff, office and toilet facilities), a new snack bar with preparation area, a cash dispensing machine and pitched roof to replace existing flat roof at Ballydowd Service Station, Lucan, County Dublin:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1993, permission is hereby refused for the said development for the reasons set out in the Schedule hereto.

SCHEDULE

1. Having regard to the location of the access point to the site on a busy national primary route (N4), off a lane serving the Lucan interchange and beside a crossing point in the median of the dual carriageway, it is considered that the additional traffic generated by the proposed development would endanger public safety by reason of traffic hazard.
2. 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 by traffic.
3. Having regard to the ancillary nature of retail space in a petrol filling station development, it is considered that the area of the proposed retail space, snack bar and associated areas is excessive.



Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

Dated this 20th day of February 1998.



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Decision Order Number 1925	Date of Decision 25/09/97
Register Reference S97A/0493	Date 28th July 1997

Additional Information Requested/Received /

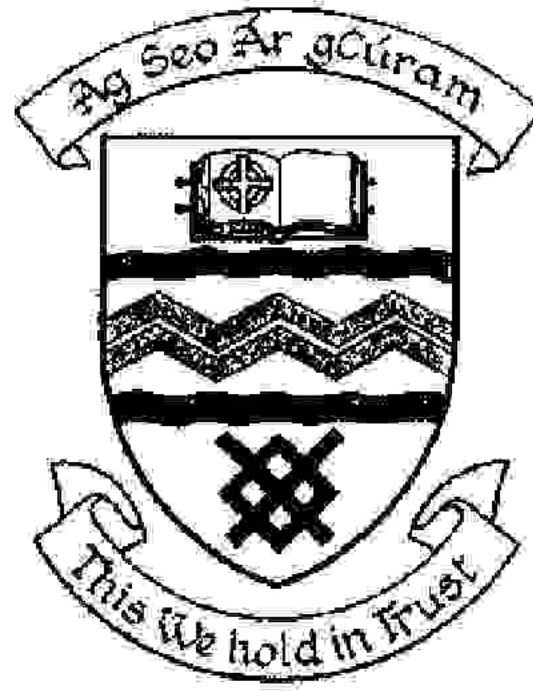
Joe Gorman,
Texaco (Ireland) Ltd.,
Texaco House,
Ballsbridge,
Dublin 4.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

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REG REF. S97A/0493



PLANNING
DEPARTMENT
P.O. Box 4122,
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Reasons

- 1 Having regard to the location of the access point to the site, effectively on the slip road to the Lucan interchange on national primary route N4 - Lucan Road and the high traffic volumes passing and manoeuvring at the site frontage, it is considered that the proposed development would endanger public safety by reason of traffic hazard and obstruction of road users.
- 2 The proposed development, by itself or by the precedent which the grant of permission for it would set for other relevant development, would adversely affect the use of a national road (N4 - Lucan Road) by traffic.
- 3 Having regard to the extent of existing retailing facilities on the site, it is considered that the proposed development would be contrary to the policies of the Council as set out at Section 3.8 and appendix A of the Dublin County Development Plan 1993 for retailing at petrol filling stations. The proposed development would, therefore be contrary to the proper planning and development of the area.
- 4 Having regard to the extent of existing retailing facilities on the site it is considered that the proposed expansion of these facilities is excessive and would prejudice the viability of the designated local and neighbourhood centres as identified in the approved Willsbrook, Griffeen, Ballyowen and Balgaddy Action Area Plan which affects the South Lucan development area.

8. Appeal Notified		
9. Appeal Decision		
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
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