

## COMHAIRLE CHONTAE ÁTHA CLIATH

File Reference P.C.15546	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE RA1974
1. LOCATION	Priests Field, Lucan		
2. PROPOSAL	Oratory & shopping centre		
3. TYPE & DATE OF APPLICATION	TYPE P.	Date Received 28.11.78	Date Further Particulars (a) Requested 1. 28/1/79 2. (b) Received 1. 11/4/79 2.
4. SUBMITTED BY	Name Viscent Gallagher & Associates, Address 4 Merrion Square, Dublin 2.		
5. APPLICANT	Name N.C.F. Ltd., Address 35 Upper Mount Street, Dublin 2.		
6. DECISION	O.C.M. No. P/1330/79 Date 11th April, 1979	Notified 11th April, 1979 Effect To refuse permission	
7. GRANT	O.C.M. No. Date	Notified Effect	
8. APPEAL	Notified Type	Decision Effect	
9. APPLICATION SECTION 26 (3)	Date of application	Decision Effect	
10. COMPENSATION	Ref. in Compensation Register		
11. ENFORCEMENT	Ref. in Enforcement Register		
12. PURCHASE NOTICE			
13. REVOCATION or AMENDMENT			
14.			
15.			
16.			
Prepared by		Copy issued by Registrar.	
Checked by		Date	
Grid Ref.	O.S. Sheet	Co. Accts. Receipt No.	

# DUBLIN COUNTY COUNCIL

Telephone 712355  
Ext.: 143/145

PLANNING DEPARTMENT  
46/49 Dame Street,  
Dublin 2.

## NOTIFICATION OF A DECISION TO REFUSE:

~~OUTLINE PERMISSION~~ : PERMISSION : ~~APPROVAL~~

LOCAL GOVERNMENT (PLANNING & DEVELOPMENT) ACTS, 1963 & 1976

To:

Vincent Gallagher & Associates, ..... Register Reference No. .... R.A. 1974 .....  
Architects/Planning Consultants, ..... Planning Control No. .... 15546 .....  
4 Merrion Square, ..... Application Received .... 28/11/78 .....  
Dublin 2. .... Additional Inf. Recd. .... 16/2/79 .....

APPLICANT N.C.E. Limited.

In pursuance of its functions under the above mentioned Acts the Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by order, P/ 1330/79 dated 11th April, 1979 decide to refuse:

~~OUTLINE PERMISSION~~

PERMISSION

~~APPROVAL~~

For proposed shopping centre and oratory at Priests Field, Lucan, Co. Dublin.

for the following reasons:

1. Access is onto the very substandard Lucan/Clondalkin Road at a point where the carriageway width is very narrow and there are a series of bends in the road. Footpaths and public lighting are substandard along this section of road. Traffic turning right into the shopping centre would cause congestion and traffic hold-ups. These traffic turning movements would endanger public safety by reason of traffic hazard.
2. The traffic generation caused by a development such as this would create an unacceptable number of turning movements at the junction of the Lucan/Clondalkin Road with the National Primary Route N4. These turning movements would cause congestion and backing up of traffic on the N4 which would tail back to the traffic lights at the junction with the Lucan/Newcastle Road. This would further increase the traffic hazard.
3. The reservation for the Lucan/Clondalkin Road is shown on RPS 981. All units in the centre should be set back 30-ft., from this reservation line. On the current proposal they are shown on the reservation line. This is unacceptable.
4. The rotating advertisements, especially the one on the National Primary Route, are unacceptable. They would endanger public safety by causing a distraction to motorists using the National Primary Route.

(Contd.Over/...)

Signed on behalf of the Dublin County Council .....  
for PRINCIPAL OFFICER

Date 11th April, 1979.

NOTE: An appeal against the decision may be made to An Bord Pleanála by the applicant within one month from the date of receipt by the applicant of this notification or by any other person within twenty-one days of the date of the decision. The appeal shall be in writing and shall state the subject matter of the appeal and grounds of the appeal and should be addressed to An Bord Pleanála, Holbrook House, Holles Street, Dublin 2 and accompanied by a deposit of £10. When an appeal has been duly made and has not been withdrawn An Bord Pleanála will determine the application for permission as if it had been made to them in the first instance.

FUTURE PRINT

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Ext.: 143/145

PLANNING DEPARTMENT  
46/49 Dame Street,  
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5. Such a large scale commercial development on this site is considered to be premature pending the construction and completion of the Lucan By-Pass.
6. There are no public piped sewerage facilities available to serve the proposal. The surface water sewer proposal is also not acceptable.
7. The proposed development would be premature by reason of the said existing deficiency in the provision of public piped sewerage facilities and the period within which such deficiency may reasonably be expected to be made good.
8. A shopping centre of over 35,000 sq. ft., as proposed, would be excessive relative to the demands of this area given the more than adequate existing and approved shopping facilities serving this area. The proposed development could result in excessive traffic coming to the area and have an adverse effect on the development of the Neighbourhood Centres and Town Centre proposed in Action Plan for Ronanstown New Town.
9. Development of these lands, as proposed, would be seriously injurious to the residential amenity of the surrounding areas.
10. The proposed development would contravene materially a condition attached to an existing permission in that the current application indicates two accesses onto the Lucan Road which were not shown on the plans for which outline permission was granted on appeal and the supermarket shown in the current application extends into an area reserved as open space in the plans approved for outline permission.

  
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for Principal Officer.

R.A. 1974  
P.C. 15546

26th January 1979.

Vincent Gallagher & Assoc.  
4 Merrion Square  
Dublin 2.

Re: Proposed shopping centre and Oratory at Priests  
Field, Lucan for N.C.E. Ltd.

A Chara

With reference to your planning application received here on the 28th November 1978 in connection with the above, I wish to inform you that before your application can be considered under the Local Government (Planning and Development) Acts, 1963 and 1976 the following additional information must be submitted in quadruplicate:-

1. Access is onto the very substandard Lucan/Clonsilla Road at a point where the carriageway width is very narrow and there are a series of bends on the road. Footpaths and public lighting are substandard. Vision splays at the entrance, which is located on the inside of a curve are restricted by the upper storey and car park of the centre. The splays are inadequate and the access generally would endanger public safety by reason of a traffic hazard. The applicant is asked to clarify if he is in a position to amend the proposed access and related obstructions in order to provide safe access to the proposed development.
2. Gradients on traffic lanes within the car park area are in some places too steep e.g. 11.7% near Jet Filling Station 6.7% near entrance; 16.2% on ramp up to upper car park near entrance. The applicant is asked to clarify if he can reduce the steepness of these gradients to more satisfactory levels.

Note: In relation to the above the applicant is advised to consult with the Roads Engineer of the Council.

3. The existing surface water sewer system is inadequate. The applicant is asked to clarify if he can provide an alternative system.

N.B. Please mark your reply "Additional Information" and quote the Register Ref No. given above.

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for Principal Officer.