

COMHAIRLE CHONTAE ÁTHA CLIATH

File Reference P.C. 6438	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 PLANNING REGISTER		REGISTER REFERENCE M.1004
1. LOCATION	Lucan, Co. Dublin, junction of Tandy's Lane and Main Dublin Road.		
2. PROPOSAL	Supermarket, bank and shops S		
3. TYPE & DATE OF APPLICATION	TYPE P.	Date Received 22.4.'77	Date Further Particulars (a) Requested 1. 2. (b) Received 1. 2.
4. SUBMITTED BY	Name Barry and Associates, Architects, Address 33, Mespil Rd., Dublin, 4.		
5. APPLICANT	Name Irish Excavation Company Limited, Address Ardeen House, Lucan, Co. Dublin		
6. DECISION	O.C.M. No. P/2097/77 Date 20/6/77		Notified 21st June, 1977 Effect Permission Refused
7. GRANT	O.C.M. No. Date		Notified Effect
8. APPEAL	Notified 22nd July, 1977 Type 1st Party		Decision 20th January, 1978 Effect Permission Refused by An Bord Pleanála
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: 42951 (EXT. 131)

Planning Department,
46-49 Dame Street,
Dublin 2.

NOTIFICATION OF A DECISION TO REFUSE:
~~OUTLINE PERMISSION: PERMISSION: APPROVAL~~
~~XXXXXXXXXXXXXXXXXXXXXXXXXXXX~~
LOCAL GOVERNMENT (PLANNING & DEVELOPMENT) ACT, 1963.

To: Berry & Associates
33 Mespil Road,
Dublin, X4.

Register Reference No: M.1004.

Planning Control No: 6438

Application received 22/4/77

APPLICANT: Irish Excavation Co. Ltd.

In pursuance of its functions under the above mentioned Act the Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by order P/2097/77 dated 20th June, 1977 decide to refuse:

~~OUTLINE PERMISSION~~ PERMISSION; ~~APPROVAL~~

for Proposed supermarket, bank and shops at junction of Tandy's Lane, Lucan.

for the following reasons:

1. The proposed development is at variance with the permission granted, on appeal, by the Minister for Local Government on 10/12/74. The Minister, granted permission for 40,000 sq.ft. of shopping on a 2.39-acre site. The present application is for 48,000-sq.ft. on a 4.77-acre site. This proposed development is totally in excess of the development previously proposed and is in conflict with the zoning objective for the area, as it would militate against the preservation and improvement of residential amenity in the area.
2. The proposed development is premature as road patterns for the area have not been finalized. The site is likely to be seriously affected by the proposed Lucan By-Pass. The applicants' previous proposals took cognizance of the Council's Road proposals in the area. The current application totally disregards the Council's Roads objectives.
3. The proposed development would endanger public safety by virtue of a traffic hazard due to the generation of additional turning movements on the heavily trafficked National Primary Route. The junction of Tandy's Lane with the National Primary Route is not up to the standard to deal with a large increase in vehicular and pedestrian traffic.
4. The Planning Authority are opposed to two vehicular access points onto Tandy's Lane. Only one access could be permissible and it to be located at least 200-ft., from the access to housing on the opposite side of the road.
5. There is no public foul sewer available to serve the proposed development due to lack of pipe capacity in the local system. The available capacity in the local system has now been availed of and no further developments such as proposed can be permitted to connect into it.

Continued overleaf:

Signed on behalf of the Dublin County Council: CAB

Date: 21st June, 1977.

NOTE: An appeal against the decision may be made to the Minister 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 the Secretary, (Planning Appeals Section), Department of Local Government, Custom House, Dublin 1. When an appeal has been duly made and has not been withdrawn the Minister for Local Government will determine the application for permission as if it had been made to him in the first instance.

PL. 6/5/39444

AN BORD PLEANALA
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 AND 1976
County Dublin

Planning Register Reference Number: M. 1004

APPEAL by Irish Excavation Co. Ltd., of Ardeen House, Lucan, against the decision made on the 20th day of June, 1977, by the Council of the County of Dublin deciding to refuse a permission for the erection of a supermarket, bank and shops on a site at the junction of Tandy's Lane, Lucan Road, Lucan.

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 and 1976, permission is hereby refused for the erection of the said supermarket, bank and shops for the reason set out in the Schedule hereto.

SCHEDULE

The proposed development is premature because a road layout for the area has not been finalised and because the site of the proposed development could be seriously affected by a proposed by-pass in its vicinity.

SEÁN O'RIEN

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

Dated this 20th day of January 1978.