

COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE XA 1843
1. LOCATION	Priestfield, Lucan at the junction of Dublin/ Galway Road with the Lucan/Clondalkin Road, S		
2. PROPOSAL	Supermarket, 10 shops, oratory, E.S.B. sub-station and car park,		
3. TYPE & DATE OF APPLICATION	TYPE A	Date Received 29th Sept., 1982	<div style="display: flex; justify-content: space-between;"> <div>Date Further Particulars (a) Requested</div> <div>(b) Received</div> </div> <div style="display: flex; justify-content: space-between;"> <div>1.</div> <div>1.</div> </div> <div style="display: flex; justify-content: space-between;"> <div>2.</div> <div>2.</div> </div>
4. SUBMITTED BY	Name Mr. V. Gallagher, Address 4, Merrion Sq., Dublin 2.		
5. APPLICANT	Name Messrs Superquinn Ltd., Address Head Office, Sutton Cross, Dublin 13		
6. DECISION	O.C.M. No. PA/2938/82 Date 26th Nov., 1982	Notified 26th Nov., 1982 Effect To refuse approval,	
7. GRANT	O.C.M. No. Date	Notified Effect	
8. APPEAL	Notified 21st Jan., 1983 Type 1st Party,	Decision To Grant Approval by An Bord Pleanala, Effect 26th August, 1983.	
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.			
Prepared by Checked by		Copy issued by Registrar. Date Co. Accts. Receipt No	

AN BORD PLEANALA

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 to 1982

County Dublin

Planning Register Reference Number: X.A. 1843

APPEAL by Superquinn Limited of Sutton Cross, Dublin against the decision made on the 26th day of November, 1982, by the Council of the County of Dublin to refuse approval for development consisting of the erection of 10 shops, a supermarket, an oratory, an E.S.B. sub-station and car-parking facilities at "Priestfield", Lucan, County Dublin in accordance with plans and particulars lodged with the said Council:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1982, it is hereby decided, for the reason set out in the First Schedule hereto, to grant approval for the said development in accordance with the said plans and particulars, subject to the conditions specified in column 1 of the Second Schedule hereto, the reasons for the imposition of the said conditions being as set out in column 2 of the said Second Schedule and the said approval is hereby granted subject to the said conditions.

FIRST SCHEDULE

The principle of the proposed development was established by the outline permission granted for it by the Parliamentary Secretary to the Minister for Local Government by order dated 1st May, 1975, (Planning Register Reference Number: F.1035) and the Board sees no objection on planning grounds to the details of the development, provided the conditions set out in the Second Schedule hereto are complied with.

SECOND SCHEDULE

Column 1 - Conditions	Column 2 - Reasons for Conditions
1. The developers shall pay a sum of money to the Dublin County Council as a contribution towards the provision of a public water supply and piped sewerage facilities in the area. The amount to be paid and arrangements for payment shall be as agreed between the developers and the said Council or, failing agreement, shall be as determined by An Bord Pleanala.	1. The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developers should contribute towards the cost of providing the services.

Contd./...

SECOND SCHEDULE (CONTD.)

Column 1 - Conditions	Column 2 - Reasons for Conditions
<p>2. The site shall be planted and landscaped in accordance with a scheme to be submitted to and agreed with Dublin County Council, or, in default of such agreement, as may be determined by An Bord Pleanala. The scheme shall include a timetable for the carrying out of the works involved.</p> <p>3. Details of the design and location of any advertisement signs or structures which it is proposed to erect shall be as agreed with the planning authority.</p> <p>4. Details of arrangements for the provision of a water supply and of foul and surface water drainage facilities to serve the development shall be in accordance with the requirements of the planning authority.</p> <p>5. The car-parking facilities to serve the development shall be laid out and marked on the ground in accordance with the requirements of the planning authority.</p> <p>6. Until the proposed Lucan By-Pass Road has been constructed and is in use, access to the development shall be from the Lucan/Clondalkin Road via an entrance located in the position indicated on the lodged plans. Details of the design and construction of the entrance shall be in accordance with the requirements of the planning authority.</p> <p>Access arrangements in the longer term shall be as agreed between the developers and the planning authority or, failing agreement, shall be as determined by An Bord Pleanala.</p>	<p>2.and 3. In the interests of visual amenity.</p> <p>4. To ensure the satisfactory provision of these services.</p> <p>5. In the interests of traffic safety and convenience.</p> <p>6. To enable consideration to be given to the desirability of access to the development being via the existing national primary road once the By-Pass Road has been completed.</p>

Contd./....

SECOND SCHEDULE (Contd.)

Column 1 - Conditions	Column 2 - Reasons for Conditions
<p>7. The developers shall either (i) themselves carry out such works for the improvement of the Lucan/Clondalkin Road, the junction of this road with the national primary road and the section of the national primary road between this junction and the junction with the Lucan/Newcastle Road as may be agreed between the developers and Dublin County Council or, failing agreement, as may be determined by An Bord Pleanála, or (ii) pay a sum of money to the Council to meet the cost of the works if the Council... consider that the works, as so agreed or determined, should be carried out by them. The amount to be paid and arrangements for payment shall be as agreed between the developers and the Council or, failing agreement, shall be as determined by An Bord Pleanála.</p>	<p>7. In the interests of traffic safety.</p>

Anthony J. Lambert
 Member of An Bord Pleanála duly
 authorised to authenticate the
 seal of the Board.
 Dated this *26th* day of *August* 1983.

DUBLIN COUNTY COUNCIL

Phone 724755
Ext.: 262/264

PLANNING DEPARTMENT
Block 2
Irish Life Centre
Lower Abbey Street
Dublin 1

NOTIFICATION OF A DECISION TO REFUSE:

~~NO DEVELOPMENT PERMISSION~~ : ~~PERMISSION~~ : APPROVAL

LOCAL GOVERNMENT (PLANNING & DEVELOPMENT) ACTS ~~1963-1982~~ 1963-1982

To;

..... Mr. Vincent Gallagher, Register Reference No. XA.1843
..... 4, Merrion Square, Planning Control No. 15546
..... Dublin 2, Application Received 29/9/'82
..... Additional Inf. Recd.
APPLICANT Superquinn Ltd.

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/ A/2938/82, dated 26/11/'82 decide to refuse:

~~NO DEVELOPMENT PERMISSION~~

~~PERMISSION~~

APPROVAL

For.... Proposed erection of a supermarket, 10 shops, oratory, E.S.B. sub-station and car park at "Priestfield", Lucan at the junction of the Dublin/Galway Road with the Lucan/Clondalkin Road,
for the following reasons:

1. Access to the proposed development 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. Such a large scale commercial development on this site is considered premature, pending the construction and completion of the Lucan By-Pass.
4. There are no public piped sewerage facilities available to serve the proposal.
5. 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.
6. The proposed circulation system serving the car parking areas does not conform with the requirements of the Development Plan.

Signed on behalf of the Dublin County Council

for PRINCIPAL OFFICER

Date.....26th November, 1982.....

E: 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, Irish Life Centre, Dublin 1, 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.