

COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE WA 2160
1. LOCATION	Priestfield, Lucan, Co. Dublin. S		
2. PROPOSAL	Oratory, supermarket, 12 retail shops and E.S.B. sub-station and carpark,		
3. TYPE & DATE OF APPLICATION	TYPE	Date Received	Date Further Particulars (a) Requested (b) Received
	P	30th Oct., 1981	<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> 1. 2. </div> <div style="width: 45%;"> 1. 2. </div> </div>
4. SUBMITTED BY	Name Vincent Gallagher & Partners, Address 4, Merrion Sq., Dublin 2.		
5. APPLICANT	Name M/s Superquinn Ltd., Address Head Office, Sutton Cross, Dublin 13		
6. DECISION	O.C.M. No. PA/3189/81 Date 23rd Dec., 1981		Notified 23rd Dec., 1981 Effect To refuse approval,
7. GRANT	O.C.M. No. Date		Notified Effect
8. APPEAL	Notified 28th Jan., 1982 Type 1st Party,		Decision Approval Granted 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 PLEANÁLALOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1982County DublinPlanning Register Reference Number: W.A.2160

APPEAL by Superguinn Limited, of Sutton Cross, Dublin, against the decision made on the 23rd day of December, 1981, by the Council of the County of Dublin to refuse approval for development consisting of the erection of 12 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: F1035) 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
<p>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 Pleanála.</p> <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 Pleanála. 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>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.</p> <p>2. and 3. In the interests of visual amenity.</p>

(Contd.)

Column 1 - Conditions	Column 2 - Reasons for Conditions
<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>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 Pleanala, 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 Pleanala.</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> <p>7. In the interests of traffic safety.</p>

Anthony J. Lambert
Member of An Bord Pleanala duly
authorised to authenticate the
seal of the Board.

Dated this 26th day of August 1983.

DUBLIN COUNTY COUNCIL

Telephone 724755
Ext. 262/264

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

NOTIFICATION OF A DECISION TO REFUSE:

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

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

To:

V. Gallagher & Pts.,

4 Merrion Square,

Dublin 2.

WA 2160

Register Reference No.

15546

Planning Control No.

30/10/81

Application Received

Additional Inf. Recd.

APPLICANT

Superquinn 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/ A/3189/81 dated 23/12/81. decide to refuse:

~~PERMISSION~~

~~PERMISSION~~

APPROVAL

For Proposed oratory, supermarket, 12 shops, supermarket, E.S.B. substation and car park at "Priests Field" Lucan in the County of Dublin at the junction Dublin-Galway Road with the Lucan-Clondalkin Road for a

for the following reasons:

1. The outline permission on which this application for approval is based has expired, (Reg. Ref. P. 1035).
2. Notwithstanding reason No. 1, the proposal is unacceptable for reasons 2 to 7 hereunder.
3. Access is onto the very substandard Lucan/Clondalkin Road at a point where the carriage-way 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.
4. 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 N.4. These turning movements would cause congestion and backing up of traffic on the N.4 which would tail back to the traffic lights at the junction with the Lucan/Newcastle Road. This would further increase the traffic hazard.
5. Such a large scale commercial development on this site is considered premature, pending the construction and completion of the Lucan By-pass.
6. There are no public piped sewerage facilities available to serve the proposal.
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. The proposed car parking areas do not conform with the requirements of the Development Plan.

Signed on behalf of the Dublin County Council

for PRINCIPAL OFFICER

Date 23rd December, 1981.

NOTE: An appeal against the decision may be made to An Bord Pleanala 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 Pleanala, Floor 3, Blocks 6 & 7, Irish Life Centre, Lr. Abbey St., Dublin 1. and accompanied by a deposit of £10. When an appeal has been duly made and has not been withdrawn An Bord Pleanala will determine the application for permission as if it had been made to them in the first instance.