

COMHAIRLE CHONTAE ÁTHA CLIATH

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File Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE TA 1160
1. LOCATION	Priestfield, Lucan, Co. Dublin.		
2. PROPOSAL	Oratory, 17 shops, supermarket, ESB sub-station and carpark		
3. TYPE & DATE OF APPLICATION	TYPE	Date Received	Date Further Particulars (a) Requested 1. _____ 2. _____ (b) Received 1. _____ 2. _____
	P	18th June 1980	
4. SUBMITTED BY	Name V. Gallagher & Partners, Address 4, Merrion Sq., Dublin 2.		
5. APPLICANT	Name M/s Superquinn Ltd., Address Sutton Cross, Dublin 13.		
6. DECISION	O.C.M. No.	PA/1701/80	Notified 15th August 1980
	Date	15th August 1980	Effect To refuse permission,
7. GRANT	O.C.M. No.		Notified
	Date		Effect
8. APPEAL	Notified	15th Sept., 1980	Decision Permission refused by An Bord Pleanála, 19th Oct., 1981
	Type	1st Party	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. _____	

PL 6/5/50924.

AN BORD PLEANÁLA

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

County Dublin

Planning Register Reference Number: T.A. 1160

APPEAL by Superquinn Limited, of Sutton Cross, Dublin, against the decision made on the 15th day of August, 1980, by the Council of the County of Dublin deciding to refuse permission for development consisting of the erection of 17 shops, a supermarket, an oratory, an E.S.B. sub-station and car-parking facilities at "Priestfield", Lucan, County Dublin:

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

SCHEDULE

The proposed development would be premature pending the construction of the proposed Lucan by-pass road.

J. Yanna

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

Dated this 19 day of *October* 1981.

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:

~~OUTLINE PERMISSION~~ : PERMISSION : ~~APPROVAL~~
LOCAL GOVERNMENT (PLANNING & DEVELOPMENT) ACTS, 1963 & 1976

To;

Vincent Gallagher & Partners,
4, Merrion Square,
Dublin 2.

Register Reference No. TA. 1160.
Planning Control No. 15546
Application Received 18/6/80
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/1701/80, dated 15/8/80, decide to refuse:

~~OUTLINE PERMISSION~~

PERMISSION

~~APPROVAL~~

For proposed oratory, 17 shops, supermarket, E.S.B. Sub-Station and carpark at
"Priestfield", Lucan,
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 ~~xxxxxxx~~ 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 proposed development.
5. The proposed development would be premature by reason of the said existing deficiency in the provision of public piped sewerage and the period within which such deficiency may reasonably be expected to be made good.
6. A shopping centre of 46,000 sq.ft. would be excessive relative to the demands of this area given the more than adequate existing and proposed shopping facilities serving this area.

Signed on behalf of the Dublin County Council

for PRINCIPAL OFFICER

Date 15th August 1980

NOTE: An appeal against the decision may be made to An Bord Pleanála by the applicant within one month from the date of notification or by any other person within twenty-one days of the date of the decision. The appeal must 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, Holbrooke House, Holbrooke Street, Dublin 1. The appeal must be 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.

TA 1160.

6. const./...

...given the more than adequate existing and proposed shopping facilities in this area. The proposed development would result in excessive traffic coming to the area and having an adverse effect on the development of the neighbourhood centres and town centre proposed in the Action Plan for the Lucan/Clondalkin New Town.

7. Development of these lands as proposed would be seriously injurious to the residential amenity of the surrounding areas.

8. The circulation ailes serving the car parking areas are in some cases less than the standard 20ft. in width. This would cause traffic jam congestion within the parking areas and would thereby endanger public safety by reason of a traffic hazard.

9. Insufficient detail has been submitted regarding landscaping.

10. The site is in an area zoned in the Development Plan 'R' "to preserve open space amenity". The proposed development would be incompatible with this objective and seriously injurious to the amenities of residents in the area.

11. Plans generally are not sufficiently detailed to deal fully with a development of this magnitude. Proposed off street car parking facilities do not conform with the requirements of the Development Plan.

12. Loading areas and service areas are inadequate.



for Principal Officer.