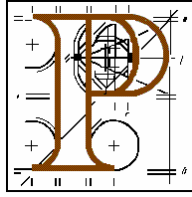


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2010

South Dublin County

Planning Register Reference Number: SD10A/0195

An Bord Pleanála Reference Number: PL 06S.238745

APPEAL by Chevron (Ireland) Limited care of J.A. Gorman of Forest Park, Mullingar, County Westmeath against the decision made on the 14th day of March, 2011 by South Dublin County Council to refuse permission.

PROPOSED DEVELOPMENT: Permission for; 1. Change of use of existing lands (1276.54 square metres) adjacent to service station to parking area and for use ancillary to service station, 2. relocation of existing service station access, and 3. demolition of part of existing wall to provide opening from ancillary parking area to service station. Retention for; 1. Opening in existing service station east boundary wall with proposed alterations to increase opening from 4.7 metres to 7.0 metres, and 2. the lowering of wall height between service station and parking area from 3.0 metres to 1.8 metres, all at Texaco Service Station, Ballydowd, Lucan, County Dublin. (The proposed development was revised by further public notice received by the planning authority on the 15th day of February, 2011.)

DECISION

REFUSE permission for the above proposed development based on the reasons and considerations set out below.

MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

REASONS AND CONSIDERATIONS

Having regard to the existing scale and range of activities on the subject site and the existing and proposed site layouts, it is considered that the proposal to increase parking and ancillary areas would represent a non-integrated and an incoherent approach to development resulting in additional vehicular and pedestrian movements to and from the service station which is restricted in size. The proposal would compromise public safety by reason of the fragmented layout of the various components associated with the service station and the lack of internal circulation and exit arrangements for traffic, in particular for Heavy Goods Vehicles thus giving rise to conflicting movements of vehicles and pedestrians in a congested site. Furthermore, the Board is not satisfied that the proposed development would not lead to an intensification of traffic and turning movements at this site which lies adjacent to a major interchange on the N4 national primary road, and that such intensification would not adversely affect the carrying capacity and level of service of the national road at this location, contrary to public policy. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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

Dated this day of 2011.