

South Dublin County Council
Planning Department
County Hall
Tallaght
Dublin 24

Kevin Hegarty
14 Ballinclea Heights
Killiney
Co Dublin

24/09/2021

**Re: Retention Permission for Carwash Facility at Old Bawn Shopping Centre,
Old Bawn Road, Tallaght, Dublin 24**

Please find enclosed documents in support of retention permission application for a car wash facility, including a single storey portacabin office, with a covered area, at lands at Old Bawn Shopping Centre, Dublin 24

The Documents enclosed are as follows-

1. Complete application form
2. Copy of site notice, erected on site, Thursday 24th September 2021
3. Copy of Newspaper notice in the Echo, dated Thursday 24th September 2021
4. Copy of OS map, plot Ref.25061027_1_6, sheets 709805,726328, with red outline of the lands under this application
5. Fee of €367.20, based on 34sqm at €10.80 sqm
6. Drawings and Photos 6 copies of each: *site notice*
 - RP-OBSC-01 Site Location Map (A3)
 - RP-OBSC-02 Site Plan Layout (A3)
 - RP-OBSC-02A Service Flow
 - RP-OBSC-03 Elevations (A3)
 - RP-OBSC-04 Drainage Layout (A3)Photos no 2 and 3

We originally held a preplanning consultation with Colin Clarke of the Planning Department in SDCC, the planning reference is PP066/18.

Through this consultation, details of the service in use at the car wash were requested-namely adjoining land uses, work flow, throughput (number of cars per day), time taken for each service, hours of operation and confirmation of where excess cars are parked.

1. The service site is not highly visible, and is accessed through a wide gate between 2 main buildings of the Old Bawn Shopping Centre
2. The site under this application is adjoined by a substation to the north east and a telecom mast to the South west.
3. The car wash is managed by 2 attendances. Cars are washed by hand on a drive through/quick turnaround basis and are not left parked/unattended at any point in the car wash area. The car wash signs

attract the cars in through the gates at the service yard. The car for washing is directed to the wash bay which is under the canopy.

4. If the car wash is in use:
 - If the clients using the car wash are also attending the shopping centre for other purposes, the car may be parked in the main carpark before or after the wash. This is the majority of cases (clients may go for coffee or shopping) There is therefore a nominal increase in carwash specific parking in the wider carpark for the shopping centre.
 - If the clients are staying in the service while the car is washed, they are directed to the positions shown on Drawing no RP-OBSC-02A Service flow. When the car washing is complete, the car is left in position on the attached service flow drawing, for the waiting client to take it away.
5. No queuing occurs at the entrance to the carwash, thus having no impact on carpark circulation.

There is a maximum of 40 cars through the carwash per day, during peak season (ie summer time, weekend). This number is greatly reduced during other periods of inclement weather, rain, snow or drought. The Car wash facility is open from 9am to 6pm, Monday to Saturday and from 10am to 6pm on a Sunday.

On the 2018 application, SDCC requested additional information. I met Mr Richard Fitzpatrick from the Pollution Control Section to agree the position of the Acco Drains and the 2 no Flowplast Sump traps and baskets we currently have on site. These baskets are lifted and emptied every 2 weeks. Mr Fitzpatrick has inspected the drains and was happy they were working efficiently and no water from the facility enters into any local water courses. See our drainage drawing.

We were also reminded that the area is a highly sensitive environment and that any impacts should be mitigated. Heritage required photos of our lighting arrangements to ensure it has no impact on the bat commune near the river. Attached are photos 2 & 3 showing the position of our lights

In 2018 application, we consulted with Adrian Barrett of the roads Department in SDCC, with respect to Parking and Access. No major concerns were raised over the application, however it was noted that their primary concern would be that no vehicles would queue out into the carpark and impede the flow of vehicles. I can confirm that at no point do queues form for the car wash, nor will they be permitted to form, as highlighted in the service flow details in point 3,4 and 5 above.

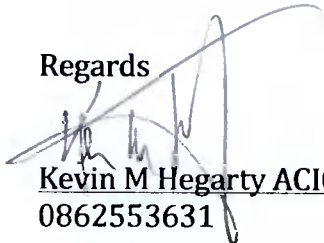
Both Adrian Barrett and Colin Clarke advised us that a recent grant of permission for a coffee shop within OBSC will reduce carparking within the Centre. The carpark will have a nominal impact on the shopping Centre main carparking as the majority of clients for the car wash are visiting other

units/shops within the centre at the same time-which means the carparking demand is not increased for the purposes of carwash facility only.

Our waste licence for the facility was issued in 2011 and the licence number is WPS/DS/454(SDCC ref) Managers order ENV/180/2011

We hope we have clearly demonstrated and explained the function and service being provided at this facility, however should you require any clarifications or further information, please do not hesitate to contact the undersigned

Regards



Kevin M Hegarty ACIOB
0862553631