

An Rannóg Talamhúsáide, Pleanála agus Iompair
Land Use, Planning & Transportation Department
Telephone: 01 4149000 Fax: 01 4149104 Email: planning.dept@sdublincoco.ie

Kevin Hegarty
14 Ballinlea Heights,
Killiney,
Co. Dublin.

**PLANNING & DEVELOPMENT ACT, 2000 (as amended) AND PLANNING
REGULATIONS THEREUNDER**

Decision Order Number: 1502	Date of Decision: 18-Nov-2021
Register Reference: SD21A/0267	Registration Date: 24-Sep-2021

Applicant: Kevin and Veronica Hegarty
Development: Retention of carwash facility including a single storey portacabin office (10sq.m) with a covered carwash area (22sq.m).
Location: Car Wash Facility Old Bawn Shopping Centre, Tallaght, Dublin 24
Application Type: Retention

Dear Sir /Madam,

With reference to your planning application, received on 24-Sep-2021 in connection with the above, I wish to inform you that before the application can be considered under Section 33 of the Planning & Development Act 2000, six copies of the following **ADDITIONAL INFORMATION** must be submitted.

1. The Heritage Officer has concerns in regard to external lighting given that the site adjoins the River Dodder and mature vegetation which is used by bats. The applicant has submitted photos of their lighting arrangements onsite. Photos of the lighting arrangement are not considered sufficient information for assessment. The applicant is requested to submit a lighting plan and information of the development. The applicant should ensure that it is demonstrated that lighting associated with the development would not have a significant negative impact on bats. A report from a suitably qualified bat expert should be provided.
2. The applicant is requested to submit further information demonstrating that a car turning facility is to be provided on site so as to achieve forward car movement only exiting the gates from the car wash area, which is accessed from the public car park. A swept path analysis drawing (i.e., Autotrack or

similar) should be submitted demonstrating that a large car can turn on site so as to achieve forward car movement only exiting the gates from the car wash area, which is accessed from the public car park.

NOTE: The applicant should note that any submission made in response to the above will be examined and MAY be deemed to be SIGNIFICANT ADDITIONAL INFORMATION by the Planning Authority. In this event the applicant(s) will be subsequently notified and requested to publish a notice in an approved newspaper and erect or fix a site notice on the land or structure to which the further information relates and to submit copies of the both the newspaper and site notices to the Planning Authority in accordance with Article 35 (1) (a) and (b) of the Planning and Development Regulations 2001 (as amended).

Note: The applicant must submit the Further Information within **6 months** of the **date of decision**. If the information is not received within this period the planning authority shall declare the application to be withdrawn.

Please ensure that your reply to this Request for Additional Information is accompanied by a covering letter marked "ADDITIONAL INFORMATION" and that the Planning Register Reference Number given above is quoted on the covering letter.

Signed on behalf of South Dublin County Council

Register Reference: SD21A/0267

Date: 22-Nov-2021

Yours faithfully,

Brian Connolly
for **Senior Planner**