

South Dublin County Council
County Hall Tallaght,
Dublin 24,
D24 A3XC

20 December 2021



RE: Planning application for development.
APPLICANT: Circle K Ireland Retail Limited
LOCATION: Circle K Ninth Lock Service Station, 2 Ninth Lock Road, D22 E6R2.
DEVELOPMENT: (i) car wash, (ii) car wash plant room with water recycling system, (iii) re-location of the main ID sign and (iv) all associated structures, drainage, and site development works.

Dear Sir/Madam,

1.0 INTRODUCTION

Please find enclosed a planning application on behalf of our client Circle K Ireland Retail Limited for permission for development at the **Circle K Ninth Lock Service Station, Dublin 22**.

The purpose of this cover letter is to provide an overview of the planning package submitted to South Dublin County Council's Planning Department and to demonstrate that the submission meets the validation requirements stipulated by the 2001 Planning and Development Regulations (as amended) and South Dublin County Council's Planning Department.

2.0 DEVELOPMENT

The development will consist of permission for (i) car wash, (ii) car wash plant room with water recycling system, (iii) re-location of the main ID sign and (iv) all associated structures, drainage, and site development works.

3.0 SITE LOCATION AND DESCRIPTION

3.1 Site Location

The subject site is located at Circle K Ninth Lock Service Station, 2 Ninth Lock Road, Dublin 22.

3.2 Site Description

The site, which measures 0.21 hectares, is bounded to the north by a commercial premises, to the south by the Grand Canal, to the east by the Ninth Lock Road and to the west by a religious facility. The site is flat in general.

3.3 Existing Use

The site has the benefit of established use as a fuel service station with retail.

3.4 Car Wash

It is proposed to install an automatic brush wash within the curtilage of the existing service station. The car wash consists of a car wash pad 5m x 10m (50 m²) with 2 no. 2.2m high splash screens, divided into panels approx. 1.75m wide, to the long sides.

The car wash is located along the southern boundary of the site.

The access route to the car wash is adjacent to the southern elevation of the retail unit. The car wash exit route is in the south-eastern corner of the site.

3.5 Water and Drainage

The car wash requires approx. 280 litres per wash with an average of 30 washes per day, resulting in a daily requirement of 8,400 litres of water.

It is proposed to incorporate an underground water recycling system which recycles 50% of the total volume of water required with the remaining 50% being lost through vapour spray, water remaining on cars post car wash and the requirement for fresh clean water for the final rinse.

Fresh water at a rate of 30 litres per wash is used for the final rinse (as the recycled water is dirty) resulting in a daily requirement of 4,200 litres of water which is 50% i.e., 4,200 litres less than if a recycling system was not provided.

3.6 Car Wash Plant Room

The car wash plant room is a single storey, flat roofed structure (3.195m high) measuring 3.23m x 2.23m externally (internal floor area 5.04m²). External walls will consist of rendered blockwork.

The plant room will be located adjacent to the carwash exit.

4.0 ITEMS SUBMITTED

In accordance with the requirements of the 2001 Planning and Development Regulations (as amended) the planning package includes the following:

4.1 Schedule of Documents

A schedule of documents outlining all items submitted as part of this application is included.

4.2 Planning Application Form

A completed Planning Application Form is submitted as part of this application. The Form is signed and dated 21st December 2021.

4.3 Planning Fee

A cheque made payable to South Dublin County Council for €320, being the appropriate fee for the subject development, is enclosed. In accordance with Schedule 9 of the 2001 Regulations (as amended) the fee has been calculated and a separate fee calculation sheet is attached to same.

4.4 Notices (Newspaper and Site)

A copy of the Newspaper Notice, which was published in The Irish Daily Star dated 21st December 2021, is enclosed.

One copy of the Site Notice as erected on the 21st December 2021 at the location indicated on the Site Location Drawing No. P2177.NIN.CO1 is enclosed.

The Site Notice has been printed on a white background in accordance with Article 19(4) of the 2001 Regulations (as amended).

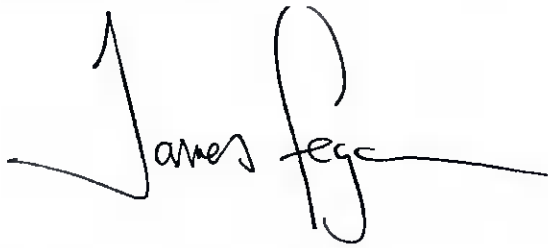
4.5 Drawings

Six sets of drawings prepared by McArdle Doyle Ltd. are enclosed. A schedule of drawings is attached to same.

We trust the above and enclosed documentation is in order and look forward to a favourable decision in due course.

If, however, you require any clarification of any of the items contained in our application please do not hesitate to contact us.

Yours sincerely,

A handwritten signature in black ink that reads "James Fegan". The signature is written in a cursive style with a long horizontal line extending to the right.

James Fegan
Director
McArdle Doyle