

South Dublin County Council  
Planning Department  
County Hall  
Tallaght  
Dublin 24

18/05/2022

<b>Decision Order Number: 1502</b>	<b>Date of Decision: 18/11/2021</b>
<b>Register Reference:SD21A/0267</b>	<b>Registration Date: 21/09/2021</b>

Dear Sirs

We are now attaching our reply to your request for additional information.

Six copies of the following Documents are now attached:

- Our 2 page replies
- Site location map A
- Site Location Map B
- Photos Fig. No 1A
- ~~Photo Fig No 2A~~
- Photo Fig No 4
- Photo Fig No 4A

Yours Faithfully



Kevin Hegarty  
14 Ballinclea Heights  
Killiney  
Co Dublin



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 on site. Photos 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 negative impact on bats. A report from a suitably qualified Bat expert should be provided.

Please refer to Site Location Map Marked 'A'. The trail between the Shopping Centre Boundary and the River Dodder is marked with Green Arrows.

We have walked this trail at various times of day and night. We carried out our own survey to see how the operational lights in the Car Wash might possibly illuminate the River Park boundary.

On 13 April 2022 and 14 April 2022 we took photos of the Car Wash boundary from the River Park, these show the boundary of the car wash to be of solid construction. See photos 2A and 4A

At 21.23 hrs on 29 March 2022 we switched on all the operational lights of the Car Wash (see photo 1A). At 21.30 hrs on the same date, we stood in the River Park opposite the boundary wall of the Car Wash (see photo No.4). The lights from the Car Wash do not illuminate the Park.

I would suggest a site visit to confirm this.

The Car Wash opening hours are 09.30 to 18.00, so operational lighting is only used max. 2 hours per day during the winter months. We have had communication with Bat Survey Specialists who would offer us a survey costing between €3000 - €5000 but could not carry it out between the period October and late March/early April as Bats were in hibernation. After that period of time, we are in Summer daylight time and our operational lights will not be in use.

From our photos and survey it is quite obvious that the lighting from the Carwash has no affect on the darkness in the River Park.

As a small business we cannot justify spending €3000 - €5000 on a Bat Specialist Survey when we think it is unnecessary as our photos show that the carwash lighting is not illuminating the River Park.

No 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 onward car movement only exiting the gates from the car wash area, which is assessed from the public car park

The car wash has operated in this area for the past 10 years and during that period all cars have exited the car wash forward movement only. See attached Site Location Map B

The map shows the car entering the operation area, forward movement. When wash is completed the car reverses through area 2 and then reverses into area 3 and then proceeds to area 4 and out into the main carpark with forward movement.

This system has worked well over the last 10 years and we consider to get an Autotrack or similar to be both expensive and unnecessary.



**Fig. No. 1A 21.23 pm 29/3/2022 Car Wash Area Fully Lit at night**

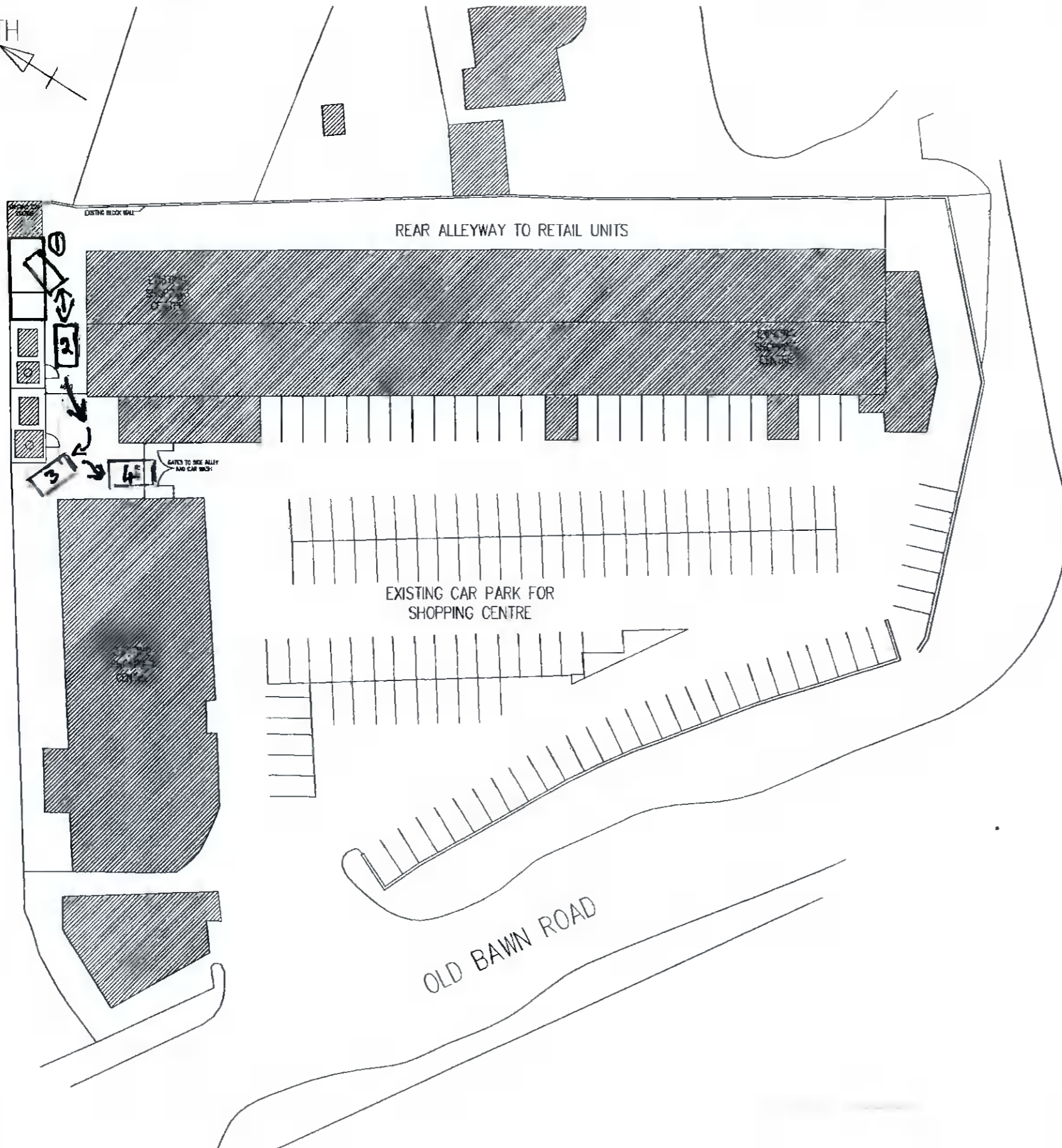


**Figure No. 4a 13/4/2022 Daytime view of rear of Carwash from the river.**



**Figure No. 4 21.30 29<sup>th</sup> March, 2022 Night View of the rear of Carwash from the River**

NORTH

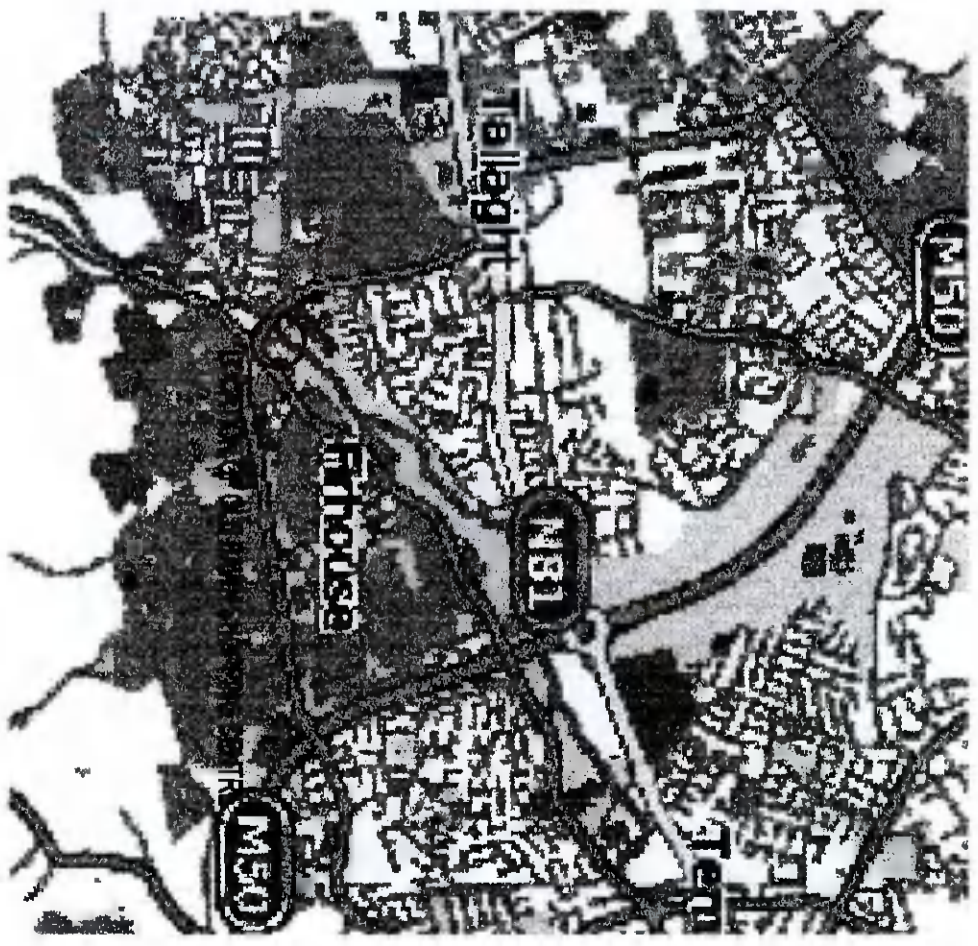
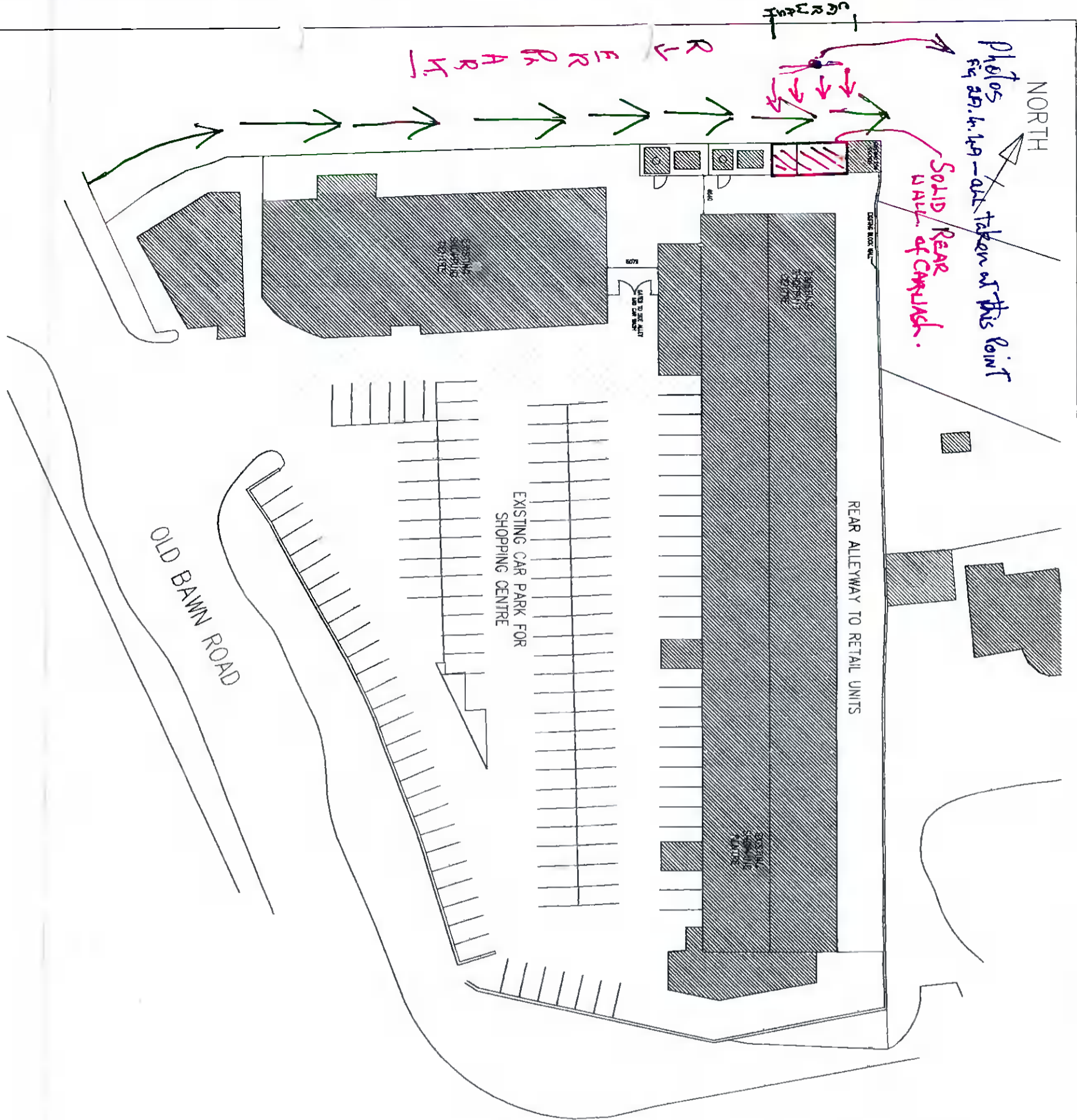


02 SITE LOCATION MAP - TALLAGHT AREA  
nts

B

01 SITE LOCATION MAP  
1:500

Client	Kevin Hegarty 14 Ballinclea Heights, Killiney, Co. Dublin Phone - 0862553631
Project	Car Wash Facility at Old Bawn Shopping Centre, Tallaght, Dublin 24
Dwg Title	Sit Plan Layout B
DWG REF	RP-OBSC-02 Site Plan Layout
Scale	1:500 @A3
Date	<del>2022</del> MAY 2022
Status	Planning



02 SITE LOCATION MAP - TALLAGHT AREA

A

01 SITE LOCATION MAP  
1:500

Client	Kevin Hegarty 14 Ballinclea Heights, Kiliney, Co. Dublin Phone - 0862553631
Project	Car Wash Facility at Old Bawn Shopping Centre, Tallaght, Dublin 24
Dwg Title	Site Plan Layout A
DWG REF	Rp-OBSC-02 Site Plan Layout
Scale	1:500 @ A3
Date	MAY 2022
Status	Planning

Drawing Title  
RP-OBSC-01 SITE LOCATION MAP

Rev.	1	AMING
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