

South Dublin County Council

An Rannóg Talamhúsáide, Pleanála agus Iompair

Land Use, Planning & Transportation Department

Telephone: 01 4149000 Fax: 01 4149104 Email: planningdept@sdblincoco.ie

**Tony Manahan,
Manahan Planners
38, Dawson Street
Dublin 2**

Date: 15-Jul-2022

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

Register Reference: SD21A/0240/C5

Development: Changes of use within parts only of the existing building from storage and production to: (a) use of an area as a marketing suite/showroom (380sq.m ground floor together with an 80sq.m first floor mezzanine extension); (b) automotive academy and training area (925sq.m); (c) construction of additional ancillary office/welfare accommodation (467sq.m) at ground and first floor; (d) two storey briese soleil/sun shade structure to the south elevation; (e) additional windows and glazed screens on all elevations; (f) new single storey hand wash valet structure (146sq.m) on south elevation; (g) new wall mounted signage to west and south elevation; (h) 14 new car parking spaces (previously approved) and 25 new electric car charging points; (i) revisions to existing hard and soft landscaping to accommodate the development; (j) new ramped and stepped access with external terrace to form new entrance area with canopy at existing exit on west elevation; (k) existing 8 metre high water sprinkler tank to be replaced with 11 metre high water sprinkler tank. It is intended that the majority of the premises (6926sq.m) will continue in use for storage and distribution with ancillary office use continuing also.

Condition 5; Tree Mitigation and Management Plan

Location: Units 2007 and 2008, Orchard Avenue, Citywest Business Campus, Dublin 24

Applicant: Gowan Distributors Limited Units 2007 and 2008, Orchard Avenue, Citywest Business Campus, Dublin 24

Application Type: Compliance with Conditions

Dear Sir/Madam,

With reference to the above, I wish to acknowledge receipt of your submission in compliance with condition (s) of the planning permission, received on 19-May-2022.

This submission has been deemed compliant.

Yours faithfully,

Z. McAuley
for Senior Planner

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