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

Decision Order Number: 1248	Date of Decision: 05-Oct-2022
Register Reference: SD22A/0330	Registration Date: 11-Aug-2022

Applicant: Gabriel Keane Motors Ltd
Development: Construction of a single storey valeting building and canopy and associated site works and services.
Location: Units 5, (Nissan) and Volkswagen Valley Motor Mall, Dublin 22
Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 11-Aug-2022 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 subject site is an access road that is currently gated off and used to store cars. If the proposed development were to be granted this would restrict the use of this site as an access road again in the future. While this is not desirable in terms of connectivity of these lands, it is noted that the road is not taken in charge and the permitted Fonthill Road upgrades omit access from the south. The applicant is requested to provide additional information in relation to the historical use of the site as an access road, if known, and importantly, what is proposed in relation to the southern boundary/access. The applicant should take into account that the Fonthill Road upgrades (under Reg. Ref. SD19A/0320, and amendment application Reg. Ref. SD21A/0291) do not permit an access to the subject site.
2. The submitted Civil Engineering Infrastructure Report states that this carwash/valet facility has already existed in this area and so there would be no influx in staff or traffic. It is assumed that this is referring to the existing valet building on the applicant's site approx. 40m to the west of the subject site. It has not been specified what it proposed for the existing valeting building. The applicant is

requested to address what is proposed for this existing facility, in order to adequately assess traffic impact. If works are proposed to this building, it will need to be included within the site (red) line boundary. The applicant is advised that a change in the site (red) line boundary, as part of the additional information response, may result it being deemed significant additional information.

3. Given the site's location in proximity to a Primary Green Infrastructure Corridor, the applicant is requested to incorporate further green infrastructure, including SUDS measures, to ensure compliance with the South Dublin County Development Plan 2022-2018's green infrastructure policies. It is noted that impermeable surfaces have been lost on the site over time.

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: SD22A/0330

Date: 06-Oct-2022

Yours faithfully,

Pamela Hughes
for **Senior Planner**