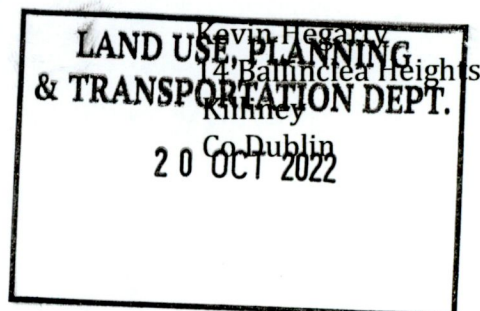


South Dublin County Council  
Planning Department  
County Hall  
Tallaght  
Dublin 24

28/10/2022



**Re: Retention Permission for Carwash Facility at Old Bawn Shopping Centre,  
Old Bawn Road, Tallaght, Dublin 24**

Please find enclosed documents in support of retention permission application for a car wash facility, including a single story portacabin office, with a covered area, at lands at Old Bawn Shopping Centre, Dublin 24

The Documents enclosed are as follows-

1. Complete application form
2. Copy of site notice, erected on site, Thursday 20<sup>th</sup> October 2022
3. Copy of Newspaper notice in the Echo, dated Thursday 20<sup>th</sup> October 2022
4. Copy of OS map, plot Ref.25061027\_1\_6, sheets 709805,726328, with red outline of the lands under this application
5. Fee of €367.20, based on 34sqm at €10.80 sqm
6. Drawings and Photos 6 copies of each:
  - RP-OBSC-01 Site Location Map (A3)
  - RP-OBSC-02 A, Site Plan Layout (A3)  
Attached letter referring to the Heritage  
Photos nos 4,4A and 1A, referring to A above 6
  - Site Plan Layout
  - RP-OBSC-03 Elevations (A3)
  - RP-OBSC-04 Drainage Layout (A3)
  - Autotrack Drawing and Engineers letter

We originally held a preplanning consultation with Colin Clarke of the Planning Department in SDCC, the planning reference is PP066/18. Through this consultation, details of the service in use at the car wash were requested-namely adjoining land uses, work flow, throughput (number of cars per day), and time taken for each service, hours of operation and confirmation of where excess cars are parked.

1. The service site is not highly visible, and is accessed through a wide gate between 2 main buildings of the Old Bawn Shopping Centre. Our site notice is on the gate.
2. A substation to the northeast and a telecom mast to the Southwest adjoin the site under this application.

3. The car wash is managed by 2 attendances. Cars are washed by hand on a drive through/quick turnaround basis and are not left parked/unattended at any point in the car wash area. The carwash signs attract the cars in through the gates at the service yard. The car for washing is directed to the wash bay, which is under the canopy.
4. No queuing occurs at the entrance to the carwash, thus having no Impact on car park circulation.

There is a maximum of 40 cars through the carwash per day, during peak season (i.e. summer time, weekend). This number is greatly reduced during other periods of inclement weather, rain, snow or drought. The Car wash facility is open from 9am to 6pm, Monday to Saturday and from 10am to 6pm on a Sunday.

**See Attached Autotrack Drawing and attached letter from our Engineer.**

Regarding the 2018 application, SDCC requested additional information. I met Mr. Richard Fitzpatrick from the Pollution Control Section to agree the position of the Acco Drains and the 2 no Flowplast Sump traps and baskets we currently have on site. These baskets are lifted and emptied every 2 weeks.

Mr. Fitzpatrick has inspected the drains and was happy they were working efficiently and no water from the facility enters into any local watercourses. See our drainage drawing.

We were also reminded that the area is a highly sensitive environment and that any impacts should be mitigated. Heritage required photos of our lighting arrangements to ensure it has no impact on the bat commune near the river.

**Attached are photos 1A, 4 and 4A showing the position of our lights and attached letter explaining Our Site Layout Plan A**

Our waste license for the facility was issued in 2011 and the license number is WPS/DS/454(SDCC ref) Managers order ENV/180/2011

We hope we have clearly demonstrated and explained the function and service being provided at this facility, however should you require any clarifications or further information, please do not hesitate to contact the undersigned

Regards



Kevin M Hegarty ACIOB

0862553631