

Roads Department – Planning Report

Register Reference: SD22A/0395 **Date:** 14-Nov-2022
Development: Retention for carwash facility.
Location: Old Bawn Shopping Centre, Old Bawn Road, Tallaght,
Dublin 24
Applicant: Kevin Hegarty
App. Type: Retention
Planning Officer: CIARAN STANLEY
Date Recd: 20-Oct-2022
Decision Due Date: 14-Dec-2022

Prior to commencement of any works in the public domain, and in order to comply with The Roads Act 1993 Section 13 Paragraph 10, a Road Opening Licence must be secured from South Dublin County Council, Roads Maintenance Department.

Roads recommend refusal

From a further phone conversation with the Roads Department they confirmed that the proposed car turning arrangement is not acceptable. The turning movements and amount of reversing required to exit the gates from the car wash area in a forward direction are not acceptable. In addition, a full swept path analysis was required including the movement of the car into the shopping centre car parking area. The safe movement of pedestrians is also of consideration.

It is noted under the previous temporary planning permissions, Reg. Refs. SD10A/0269 and SD18A/0247, conditions were attached requiring a car turning facility on site, which shall be subject to the written approval of the Planning Authority, so as to achieve forward car movement only. This was not addressed by the applicant under these permissions. It also has not been satisfactorily addressed as part of this additional information.

Given the above it is not considered that this item has been satisfactorily addressed.
Permission should therefore be refused.

Description: Retention for carwash facility.

Comment: As per the previous retention application SD21A/0267, a number of significant issues exist, and these have not been dealt with in the current application.

While the submission of the AutoTRAK analysis is welcome, it serves to confirm that traffic cannot egress the site without an unsafe and lengthy reversing manoeuvre.



In addition, there is no pedestrian/footpath provision at this location, and pedestrian safety remains an issue, especially in an area where cars reverse as per the AutoTRAK drawing submitted.

Roads recommend refusal

Signed: P. McGillicuddy

22/11/2022

Endorsed: G. Murphy

21/11/2022