

Manahan Planners
38, Dawson Street
Dublin 2

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

Decision Order Number: 0082	Date of Decision: 23-Jan-2023
Register Reference: SD22A/0442	Registration Date: 18-Nov-2022

Applicant: Gowan Distributors Limited
Development: Erection of a new external car wash structure (64sq.m) at the south east corner of the existing building, including for all associated site works, excavations, pumps, drainage, kerbing and landscaping.
Location: Unit 2007 & 2008, Orchard Avenue, Citywest Business Campus, Dublin 24
Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 18-Nov-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 Roads Department state in their report that 'the location of the entrance and exit of the wash facility is close to a bend and sight lines maybe compromised by the adjacent building. The applicant should ensure that there is adequate visibility for vehicles reversing at this location'. The applicant is therefore requested to submit additional information that confirms that adequate visibility is achievable and vehicle reversing is possible at the proposed location of the car wash facility.
2. (a) The applicant is requested to submit the following in relation to surface water drainage:
 - (i) Drawing(s) of the existing and proposed surface water layout for the site.
 - (i) A report with calculations of how much surface water attenuation is required in m3 and show how much surface water attenuation is provided in m3.
 - (iii) A drawing where surface water attenuation is provided and how much surface water attenuation is provided in m3.(b) The applicant is requested to submit drawing(s) showing the watermain and foul water drainage layouts of the proposed development up to the point of connection to the public watermain and foul sewer systems.

NOTE: The applicant should note that any submission made in response to requests for additional information will be examined by the Planning Authority and may be deemed to be significant additional information. The applicant will be contacted by the Planning Authority if the additional information submission is deemed significant. In this event the applicant(s) will be 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/0442

Date: 23-Jan-2023

Yours faithfully,

Pamela Hughes
for **Senior Planner**