

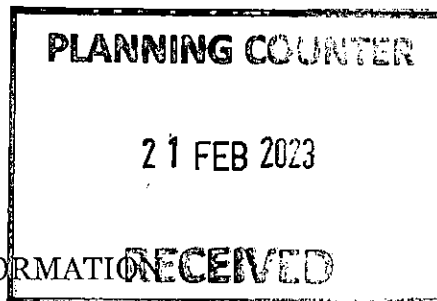
# MANAHAN PLANNERS

Town Planning Consultants

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Tel: 01-6799094. Vat No: 2850391E. Tony Manahan B.A.(Hons), M.Phil (Edin.), M.I.P.I.

20<sup>th</sup> February 2023.

Planning Registry,  
Planning Department,  
South Dublin County Council,  
County Hall,  
Dublin 24.



ADDITIONAL INFORMATION RECEIVED

**Re: Development at Unit 2007 & 2008, Orchard Avenue, Citywest Business Campus,  
Dublin 24. Reg. Ref. SD22A/0442**

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Dear Sir/Madam,

We refer to your Decision on 23<sup>rd</sup> January 2023 in relation to the below application.

**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.

We enclose 6 copies of the drawings and report prepared by DBFL Consulting Engineers responding to the two queries.

In brief, the car wash is an internal facility which will be used to wash cars from the showrooms and will be operated by staff only who will be familiar with the internal movements within the site. Circulation within the site will be one way in a clockwise direction. There is adequate visibility for turning movements in and out of the car wash from and onto the internal circulation road within the site. See attached drawing from DBFL.

In addition, the drainage details are enclosed in the accompanying drawings and design report.

We trust this is to your satisfaction and that we have allayed your concerns in regard to these issues.

We await your decision in due course.

Yours Faithfully,

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**Tony Manahan**  
**Manahan Planners**