Roads Department – Planning Report



Register Reference: SD22A/0442ai Date: 05-Dec-2022

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

Applicant: Gowan Distributors Limited

App. Type: Permission

Planning Officer: CIARAN STANLEY

Date Recd: 18-Nov-2022 Decision Due Date: 23-Jan-2023

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.

Description

A car wash facility within the citywest business campus. It is suggested that the wash is to be commercial and not for public use. 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.

Additional Information Requested by SDCC:

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.

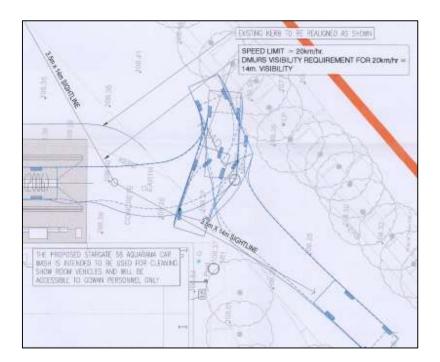
Applicant Submitted Response in Additional Information:

Response:

Please refer drawing 210091-DBFL-RD-SP-DR-C-1200 showing vehicular access and sightlines provided with this response.

Signed: Graham Murphy Graham Murphy08/03/2023 Endorsed: DATE





Roads Department Assessment:

20kmh sigh lines have been provided. Roads are satisfied with the response.

No Roads objections subject to the following conditions:

- 1. The wash facility is not for public use.
- 2. Adequate visibility is achievable and vehicle reversing is possible at this location.