

**Our reference: SR.20158**

**Your reference: SD21A/0240**

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28<sup>th</sup> August 2023

By e mail only

**Re : COMPLIANCE SUBMISSION IN RESPECT OF CONDITION NO. 9 (b) UNDER REG. REF.: SD21A/0240 OF PLANNING PERMISSION FOR ALTERATIONS AND CHANGE OF USE TO UNITS 2007 AND 2008 ORCHARD AVENUE CITYWEST BUSINESS CAMPUS, DUBLIN 24**

Dear Sir / Madam

On behalf of the applicant, Gowan Distributors Limited, we hereby submit a compliance submission in respect of Condition no. 9 of Reg. Ref.: SD21A/0240 relating to Units 2007 and 2008 Orchard Avenue, Citywest Business Campus, Dublin 24.

A final grant of permission for alterations to Units 2007 /2008, under Reg. Ref.: SD21A/0240, was issued by the Planning Authority on the 28<sup>th</sup> January 2022, subject to 13 no. conditions. In summary, the permitted alterations comprise changes of use within parts only of the existing building from storage and production to: (a) use of an area as a marketing suite/showroom (380sq.m ground floor together with an 80sq.m first floor mezzanine extension); (b) automotive academy and training area (925sq.m); (c) construction of additional ancillary office/welfare accommodation (467sq.m) at ground and first floor; (d) two storey briese soleil/sun shade structure to the south elevation; (e) additional windows and glazed screens on all elevations; (f) new single storey hand wash valet structure (146sq.m) on south elevation; (g) new wall mounted signage to west and south elevation; (h) 14 new car parking spaces (previously approved) and 25 new electric car charging points; (i) revisions to existing hard and soft landscaping to accommodate the development; (j) new ramped and stepped access with external terrace to form new entrance area with canopy at existing exit on west elevation; (k) existing 8 metre high water sprinkler tank to be replaced with 11 metre high water sprinkler tank. It is intended that the majority of the premises (6926sq.m) will continue in use for storage and distribution with ancillary office use continuing also.

Condition No.9 (b) Roads reads as follows:

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*A Mobility Management Plan is to be completed within six months of opening of the proposed development. The Mobility Management Plan shall be submitted for the written agreement of the Planning Authority.*

*REASON: To protect local amenities, prevent traffic hazard and to maintain council standards in relation to parking rates and fixtures and pedestrian permeability.*

Response:

In compliance with the above, we refer to the Preliminary Travel Plan (Mobility Management Plan) prepared by NRB Consulting Engineers.

Conclusion

Having regard to the above, we would be grateful if you could review the attached documentation and issue a letter of confirmation that the proposal complies with the requirements of the condition. Under Section 34(5)(a)(i-ii) and Section 34(5)(b) of the Planning and Development Act, 2000, as amended, we note that planning authorities have 8 weeks (or such longer period as may have been agreed in writing with the applicant) to agree planning compliance submissions on points of detail. Where the provisions of section 34(5)(a) do not occur within 8 weeks or such longer period that may have been agreed, then in accordance with section 34(5)(b), the authority shall be deemed to have agreed the points of detail as so submitted.

Please do not hesitate to contact us if you have any queries or require any further information.

Yours sincerely,

*Sent by email only bears no signature.*

Simon Ray BSc (Hons) MSCSI MRICS

Associate Director

For and on behalf Scott Murphy

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