

Our reference: SR.22146

Your reference: SD22A/0442

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18th September 2023

**Re : COMPLIANCE SUBMISSION IN RESPECT OF CONDITION NO. 3 (A-E) UNDER
REG. REF.: SD22A/0442 OF PLANNING PERMISSION FOR ERECTION OF NEW
EXTERNAL CAR WASH STRUCTURE**

Dear Sir / Madam

On behalf of the applicant, Gowan Distributors Limited, we hereby submit a compliance submission in respect of Condition no. 3 of Reg. Ref.: SD22A/0442 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.: SD22A/0442, was issued by the Planning Authority on the 21st April 2023, subject to 8no. conditions. In summary, the permitted alterations comprise 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..

Condition No.3 Drainage reads as follows:

Prior to the commencement of development, the applicant, owner or developer shall submit:

- a) drawings of the existing and proposed Surface Water Layout for the site.
- b) a drawing in plan and cross-sectional view showing proposed SuDS for the development.
- c) Prior to the commencement of development, the applicant or developer shall enter into a water and foul connection agreement(s) with Irish Water.
- d) there shall be complete separation of the foul and surface water drainage for the proposed development.
- e). All works for this development shall comply with the requirements of the Greater Dublin Regional Code of Practice for Drainage Works. Reason: In the interest of sustainable water management.

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Response:

In compliance with the above, please see the itemised response below and appended drawings for discharge of this pre-commencement condition.

3 (a) Find enclosed drawings reference 210091-DBFL-CS-SP-DR-C-1310 Existing Site Services Layout and 210091-DBFL--CS-SP-DR-C-5310 Car Wash Pump Details as prepared by DBFL Consulting Engineers.

3 (b) Find enclosed drawings reference 210091-DBFL-CS-SP-DR-C-5310 Car Wash Pump Details and design report reference 210091-DBFL-SW-SP-RP-C-0001 Car Wash Design Reported as prepared by DBFL Consulting Engineers.

3 (c) My client Gowan Distributors Limited have a foul and surface water agreement with Uise Eireann for the existing premises under its current use. Account no. 447621992 WPRN: 3118592.

3 (d) Noted and captured in the drawings prepared by DBFL Consulting Engineers.

3 (e) Noted and captured in the drawings prepared by DBFL 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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