

**DM**

**DAVID MULCAHY  
PLANNING CONSULTANTS LTD**

67 The Old Mill Race, Athgarvan, Co. Kildare

PH: 045 405030/086 350 44 71

E-mail: [david@planningconsultant.ie](mailto:david@planningconsultant.ie)

[www.planningconsultant.ie](http://www.planningconsultant.ie)

Company No. 493133 Directors: D. Mulcahy & M. Mulcahy

Planning Department  
South Dublin County Council  
Town Centre  
Tallaght  
Dublin 24

20<sup>th</sup> April 2022

**Re: Application for electric fast-charging hub and drive-thru coffee facility on lands at Tootenhill House, Tootenhill, Rathcoole, Co. Dublin.**

Dear Sir/Madam,

David Mulcahy Planning Consultants Ltd (agent) have been engaged by **Petrogas Group Ltd** to prepare a planning application for electric fast-charging hub and drive-thru coffee facility and associated works at the above address.

The application is accompanied by the following:

- Planning Application Form (signed and dated) – Q9 (description) is provided below.
- The appropriate Planning Fee – **€1,530.50**
- 1 copy of relevant page of The Irish Daily Star
- 1 copy of the site notice (erected at 2 no. locations in front of site, white colour)
- 6 no. copies of site location map prepared by JA Gorman Consulting Engineers
- 6 no. copies of site layout plan, and plan & elevation drawings prepared by JA Gorman Consulting Engineers.
- 6 no. copies of Preliminary Construction Management Plan prepared by JA Gorman Consulting Engineers.
- 6 no. copies of Engineering Services Report prepared by JA Gorman Consulting Engineers.

- 6 no. copies of Planning Statement prepared by this office.
- 6 no. copies of Traffic Impact Assessment prepared by ATKINS Consulting Engineers (includes Parking, Construction Traffic Management Plan and Mobility Management Plan in the appendices).
- 6 copies of Road Safety Audit prepare by Traffico Ltd.
- 6 no. copies of Landscape Plan prepared by Gannon & Associates.
- 6 no. copies of Noise Report prepared by Decibel Noise Control.
- 6 no. copies of GCI images prepared by Demesne Architects

There is no retention element. There is no EIS, NIS or Protected Structure involved.

#### Calculation of Planning Fee

Class 4 Drive thru 167sq.m x 3.60	= €601.20
Class 4 Substation 28.75sq.m x 3.60	= €103.50
Class 9 Signage total 41.29sq.m x €20	= €825.80
Total	€1,530.50

\*9. The provision of an advertisement structure or the use of an existing structure or other land for the exhibition of advertisements. €80, or €20 for each square metre, or part thereof, of advertising space to be provided, whichever is the greater

Yours sincerely,



David Mulcahy  
**David Mulcahy Planning Consultants Ltd**  
**CHARTERED PLANNING CONSULTANTS**

#### **Q.9 Description of the Proposed Development**

The development consists of an electric fast-charging hub and a drive-thru coffee building (24/7 opening hours). The 8 no. electric fast charging spaces are proposed to the west side of the site. The proposed drive-thru coffee building (gfa 167sq.m) will contain a beverage area, seating area and back of house area (storage, lobby and toilets). The building is single storey in nature with a maximum ridge height of 6m and a minimum ridge height of 3.6m. It is proposed to include 3 no. signs on the building. Also, ancillary development consisting

of refuse compound, 4 no. free-standing signs, 1 no. free-standing height restrictor, 1 no. sub-station (gfa 28.75sq.m, 3.075m high), car parking (31 no. car park spaces), internal vehicular access, internal circulation road, paving, pedestrian entrance with steps, landscaping, boundary treatment, and all associated site works including pumping station. 13 no. existing car park spaces will be removed to facilitate the proposed development.