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**PLANNING & DEVELOPMENT ACT, 2000 (as amended) AND PLANNING  
REGULATIONS THEREUNDER**

<b>Decision Order Number:</b> 0741	<b>Date of Decision:</b> 14-Jun-2021
<b>Register Reference:</b> SD22A/0114	<b>Registration Date:</b> 20-Apr-2022

**Applicant:** Petrogas Group Ltd.

**Development:** Electric fast charging hub and drive-thru coffee building (24/7 opening hours). 8 electric fast charging spaces to the west side of the site; drive-thru coffee building (167sqm) will contain a beverage area, seating area and back of house area (storage, lobby, toilets); single storey building with a maximum ridge height of 6m and a minimum ridge height of 3.6m; 3 signs on the building; ancillary development of refuse compound, 4 free standing signs, 1 free standing height restrictor, 1 substation(28.75sqm 3.075m high), 31 car parking spaces, internal vehicular access, internal circulation road, paving, pedestrian entrance with steps, landscaping, boundary treatment and all associated site works including pumping station. 13 existing car park spaces will be removed to facilitate the proposed.

**Location:** Applegreen, Naas Road Service Station, Tootenhill, Rathcoole, Dublin, D24DH00

**Application Type:** Permission

Dear Sir /Madam,

With reference to your planning application, received on 20-Apr-2022 in connection with the above, I wish to inform you that before the application can be considered under Section 33 of the Planning & Development Act 2000, six copies of the following ADDITIONAL INFORMATION must be submitted.

1. The applicant is requested to submit a detailed car parking plan for the entire blue line landholding, including both the proposed site and the existing Applegreen services. The car parking plan should clearly indicate spaces associated with the petrol station, and spaces associated with the coffee shop, ensuring that the maximum car parking rates contained in Table 11.23 of the Development Plan 2016

- 2022, or other relevant Plan, are not exceeded.

2. The applicant has not provided information on the likely opening hours of the drive-thru coffee facility. This information should be submitted by the applicant and is required to assess the impact of the facility on neighbouring land uses.
3. The applicant has not submitted sufficient details in relation to the proposed signage to allow for a full assessment of the design and impact of the structures. The applicant is requested to submit as follows:
  - a) A rationale for the quantum of the signage proposed and how this complies with the provisions of the relevant County Development Plan
  - b) Full details of signage, including materials, wording/logos and other relevant information to allow for a full assessment of the design and impact of the structures.
4. The applicant shall provide additional information with regards to bin and waste collection arrangements for the site. A revised layout shall be included, showing the proposed location for the storage and collection of bins and waste generated from the site.
5. Site Lighting within the site boundary is required. The proposed floodlighting shall be positioned and cowled to avoid lighting overspill and glare on the adjoining N7. Level of illumination, location, orientation of lamps to be reviewable at any time by the Roads Department and adjustments made by the applicant/developer at his own expense if required to do so by South Dublin County Council or TII. It should also be noted by the applicant that impacts to the neighbouring residential development with regard to light pollution will not be acceptable.
6. The Roads Department recommends that the applicant engage with TII and submit to the Planning Authority a letter of no objection from TII for the proposed development.
7. A landscape plan and associated planting plan shall be submitted to the Planning Authority. The Landscape Plan shall include details of hard and soft landscaping. The applicant shall provide the following information/details in terms of landscaping:
  - i. Soft Landscape Design to include a detailed Planting Plan and Planting Schedule - as appropriate - stating species/varieties, indicative quantities, sizes, rootball presentation and spacings. Planting mixes should specify a diverse range of species/varieties/cultivars and a diversity of forms and plant sizes (multi-stems, feathered, semi-matures, etc.); using both native and exotic species and pollinator-friendly native species (in accordance with the All-Ireland Pollinator Plan 2015-2020), all designed to provide vegetation that is visually appealing, bio-diverse, and easily managed.
  - ii. Details of Hard Landscape Design for boundary treatments, seating, kerbs, edges, surfaces, lighting, and showing how the proposal will be coordinated with services & civil engineering elements.
8. The applicant is requested to submit a Sustainable Drainage Strategy and associated detailed design, management and maintenance plan of surface water drainage for the site using SuDS methods. The applicant shall submit the following information:
  - a) A drawing to show how surface water shall be attenuated to greenfield run off rates.
  - b) Submit a drawing to show what SuDS (Sustainable Drainage Systems) are proposed. Examples of SuDS include permeable paving, filter drain, grasscrete, rain gardens, planter boxes with overflow connection to the public surface water sewer or other such SuDS.
  - c) SUDs Management - The applicant is requested to submit a comprehensive SUDS Management Plan to demonstrate that the proposed SUDS features have reduced the rate of run off into the existing surface water drainage network. A maintenance plan should also be included as a demonstration of how the system will function following implementation.

The applicant is referred to the recently published SDCC SuDS Design Guide for further information and guidance.

9. The Surface Water Attenuation calculations submitted are insufficient as they do not outline the total site area and the areas contributing to the attenuation system. The applicant must submit a revised report clearly showing how the required storage volume for the site was calculated including the site area, contributing areas, site specific SAAR value and im-permeability factors for the relevant contributing areas.

**NOTE:** The applicant should note that any submission made in response to the above will be examined and MAY be deemed to be SIGNIFICANT ADDITIONAL INFORMATION by the Planning Authority. In this event the applicant(s) will be subsequently notified and requested to publish a notice in an approved newspaper and erect or fix a site notice on the land or structure to which the further information relates and to submit copies of the both the newspaper and site notices to the Planning Authority in accordance with Article 35 (1) (a) and (b) of the Planning and Development Regulations 2001 (as amended).

**Note:** The applicant must submit the Further Information within **6 months** of the **date of decision**. If the information is not received within this period the planning authority shall declare the application to be withdrawn.

**Please ensure that your reply to this Request for Additional Information is accompanied by a covering letter marked “ADDITIONAL INFORMATION” and that the Planning Register Reference Number given above is quoted on the covering letter.**

Signed on behalf of South Dublin County Council

**Register Reference:** SD22A/0114

**Date:** 16-Jun-2022

Yours faithfully,

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*for Senior Planner*