

Comhairle Chontae Atha Cliath Theas

PR/1042/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22A/0282 **Application Date:** 21-Jun-2022
Submission Type: New Application **Registration Date:** 21-Jun-2022

Correspondence Name and Address: James Fegan, McArdle Doyle 2nd Floor, Exchange Building, The Long Walk, Dundalk, Co. Louth

Proposed Development: A high powered electric vehicle charging station consisting of the:

- (1) Installation of 2 No: Electric vehicle charging bays, and comprising a parking space and electric vehicle charging unit
- (2) Installation of a prefabricated ESB substation
- (3) Erection of associated signage
- (4) All associated lighting, infrastructure and site development works

Location: Circle K, City Avenue Service Station, Citywest Road, Citywest Business Campus, Dublin 24

Applicant Name: Ard Services Ltd

Application Type: Permission

(AOCM)

Description of Site and Surroundings:

Site Area: stated as 0.015 hectares.

Site Description:

The site comprises an existing petrol service station with ancillary retail and food offerings located at the north-western corner of the Citywest Avenue/Citywest Road roundabout. The road facing boundaries of the site are comprised of vegetation and to the northwest the site is bound by the Inland Fisheries Warehouse. The surrounding area is a mix of emerging residential neighbourhoods and commercial/industrial units.

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Proposal:

Permission is sought for the following:

- High-power electric vehicle charging station consisting of:
 - 2 no. electric vehicle charging bays comprising of a parking space and EV charging unit
 - Installation of pre-fabricated ESB substation
 - Signage
 - All associated lighting, infrastructure and site development works.

Zoning:

The site is subject to zoning objective 'EE' – *'To provide for enterprise and employment related uses'*

Consultations:

Public Realm – No report received

Roads – No objection, **conditions** recommended

Water Services – No objection

Irish Water – **Additional information** recommended

Transport Infrastructure Ireland – No observation to make

SEA Sensitivity Screening

Indicates no overlap with relevant environmental layers.

Submissions/Observations /Representations

Submission expiry date – 25 July 2022

No submissions or observations were received

Relevant Planning History

SD21A/0040: Retention of modifications to the permitted ground floor layout to include a reduction in the area of the permitted hot food deli, the inclusion of a second deli/servery, both selling hot and cold food for consumption on and off the premises, and changes to the associated seating areas, all remaining subsidiary to the overall use of the premises as a service station.

Permission granted.

SD15A/0043: Construction of a new service station to incorporate a single storey amenity building of 350sq.m gross floor area comprising a convenience retail store of 99sq.m, an internal seating area, a hot food deli, ancillary food preparation, storage, staff, plant and toilet areas and an external courtyard storage area; forecourt with four pump islands, canopy with an illuminated fascia over and 2 no. 40,000 and 1 no. 60,000 litre underground fuel storage tanks with associated pipework and overground fill points; 38 car parking spaces, 2 motorbike parking spaces, electric car charging point, air/water services area and bicycle parking; car wash facility;

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landscaping works; company signage throughout the site; new vehicular access from Garter Avenue; all associated site and development works. **Permission granted.**

Relevant Enforcement History

None recorded for subject site.

Pre-Planning Consultation

None recorded for subject site.

Relevant Policy in South Dublin County Council Development Plan 2022-2028

Chapter 4 Green Infrastructure

Section 4.1 Methodology

GI Objective 4: To require development to incorporate GI as an integral part of the design and layout concept for all development in the County including but not restricted to residential, commercial and mixed use through the explicit identification of GI as part of a landscape plan, identifying environmental assets and including proposals which protect, manage and enhance GI resources providing links to local and countywide GI networks.

Section 4.2.1 Biodiversity

GI2 Objective 4: To integrate GI, and include areas to be managed for biodiversity, as an essential component of all new developments in accordance with the requirements set out in Chapter 12: Implementation and Monitoring and the policies and objectives of this chapter.

Section 7.10.2 Electric Vehicle Charging

SM7 Objective 5: To support the expansion of the EV charging network by increasing the provision of designated charging facilities for Electric Vehicles on public and private land in partnership with the ESB and other relevant stakeholders; and to support the Dublin Regional EV Parking Strategy.

SM7 Objective 10: To ensure that parking provision, including the provision of EV charging facilities, does not detract from the comfort and safety of pedestrians and cyclists, visual amenity or the character of an area (refer also to Chapter 10: Energy).

10.2.3 Electric Vehicles

Policy E4: Electric Vehicles

Promote the delivery of EV charging facilities in accordance with relevant regulations and national and regional policy and guidance. (See also Chapter 7: Sustainable Movement and Chapter 12: Implementation and Monitoring).

E4 Objective 2: To ensure that EV charging points are installed such that they do not cause significant obstruction to lower carbon forms of transportation (that is, footpaths, cycle lanes, access to DART or Luas stations, or bus lanes / stops).

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Chapter 12 Implementation and Monitoring

Section 12.7.5 Car Parking/Charging for Electric Vehicles (EVs)

Section 12.5.7 Signage – Advertising, Corporate and Public Information

Development proposals that include signage should take account of the following:

- *In general, signs on a building should only advertise goods or services that are associated with the premises and no more than two advertising signs should be erected on any elevation;*
- *Signs should generally be limited to the ground floor of a building unless located directly over the entrance to a major commercial or retail building;*
- *Signs should be simple in design and integrate with the architectural language of the building and not obscure any architectural features;*
- *Signs should be proportionate to the scale of the building to which they are attached and sensitive to the surrounding environment;*
- *Signs attached to Protected Structures and in Architectural Conservation Areas should be in keeping with the character of the building and adhere to best practice conservation principles (see Section 12.3.8 Architectural Conservation Areas);*
- *Any sign or associated structure should not create an obstruction to pedestrian or cyclist movement or create a traffic hazard;*
- *Careful consideration should be given to the materials used in the construction of a sign and the methods used to light it.*

Table 3.19: Signage

Relevant Government Policy & Guidelines

Project Ireland 2040 National Planning Framework, Government of Ireland, 2018

Regional Spatial and Economic Strategy, Eastern & Midlands Regional Assembly, 2019.

Appropriate Assessment of Plans and Projects in Ireland - Guidance for Planning Authorities DoEHLG, 2009.

Assessment

The main issues for assessment concern the following:

- Zoning and Council Policy
- Roads
- Green Infrastructure
- Water Supply and Wastewater
- Appropriate Assessment
- Environmental Impact Assessment

Zoning and Council Policy

South Dublin County Development Plan 2022 - 2028

The site is subject to zoning objective 'EE' – *'To provide for enterprise and employment related uses'*. Electric vehicle charging points are not a distinct use under the zoning objectives contained within the Development Plan and petrol station is not stated under the 'EE' zoning

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objective. The proposal shall be assessed under the relevant policies, objectives and standards of the Plan, noting that the site has an established use as a petrol station (SD15A/0043), and the Plan promotes the increased provision of electric vehicle charging stations; Policy E4: Electric Vehicles and SM7 Objective 5.

The replacement of 3 no. existing car parking spaces with 2 no. electric vehicle charging spaces is considered acceptable. It is not considered likely that the loss of 3 no. regular car parking spaces at the site will severely impact the parking situation. The provision of EV charging spaces would comply with the following policies and objectives of the Development Plan: Policy E4, E4 Objective 2, SM7 Objective 5 and SM7 Objective 10.

The sub-station would have a maximum height of 2.8m, a length of 4.46m and a width of 2.5m. The sub-station would predominantly be screen by hedging and would not be considered out of place given the context of the site. In this regard, the sub-station is considered acceptable.

Signage

Advertisements and Advertising Structures are permitted in principle under the 'EE' zoning objective. Table 3.19 details the restrictions on use and design criteria for different types of signage. A freestanding sign would be located proximate to the EV spaces to indicate the availability of the charging points.

The sign would be 2.55m and would consist of a pole with a square sign of 0.6m x 0.75m on top. The sign would be internally illuminated on both front and rear elevations. In principle the sign is considered acceptable however, the applicant has not provided details on the final design of the signage elevations. These details would be required by **condition** in the event of a grant.

Roads

The Roads department have stated no objection to the development, recommending the following **condition** of relevance:

- *The level of illumination of the lighting for the signs shall be reviewable at any time by the Roads Department in the interests of traffic safety, and adjustments shall be made by the applicant at their own expense if required to do so by South Dublin County Council.*

This **condition** is considered appropriate in the event of a grant to ensure any signage and associated lighting does not cause a danger to traffic safety.

Green Infrastructure

The subject site is not located within a Core Area, Primary GI Corridor or Secondary GI Link as identified in the Green Infrastructure Strategy Map (Figure 4.4 of the County Development Plan 2022 – 2028). The provision of the sub-station and additional path areas will slightly increase the area of hardstanding at the site however, additional hedgerow planting will be incorporated into

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the scheme. A significant portion of grassland will remain intact surrounding the car parking spaces and substation and this is considered acceptable.

SuDS measures were incorporated into the original application for the development of the service station (SD15A/0043), and it is not considered that the development subject to this application will impact on the existing provisions at the site.

Water Supply and Wastewater

Irish Water have reviewed the application and have recommended the following **additional information** is sought:

Water

1.1 Submit a drawing showing the setback distance from proposed structures to existing watermains traversing site. The setback distance from proposed structure to existing watermains shall comply with Irish Water Standards.

Alternatively

1.1 Obtain a confirmation of feasibility letter from Irish Water for proposed development.

Foul

2.1 Submit a drawing showing the setback distance from proposed structures to existing foul sewers adjacent to site and proposed structures.

Alternatively

2.1 Obtain a confirmation of feasibility letter from Irish Water for proposed development.

As these are the only items of concern, it is considered that these items can be addressed by **condition** in the event of a grant of permission.

Screening for Appropriate Assessment

The subject site is not located within nor within close proximity to a European site. The proposed development is on Citywest Road, an established petrol station and area undergoing significant development. The development comprises the provision of electric charging spaces, a sub-station and all associated site works and signage.

Having regard to:

- the small scale of the development,
- the location of the development in an established and evolving urban area, and
- the consequent absence of a pathway to the European site,

it is considered that the proposed development would not be likely to have a significant effect individually, or in-combination with other plans and projects, on the Natura 2000 network and appropriate assessment is not therefore required.

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Environmental Impact Assessment

Having regard to the modest nature of the proposed development, and the distance of the site from nearby sensitive receptors, there is no real likelihood of significant effects on the environment arising from the proposed development. The need for environmental impact assessment can, therefore, be excluded at preliminary examination and a screening determination is not required.

Development Contributions

Development Contributions

Nil – EV Charging spaces and sub-station

SEA Monitoring Information

Building Use Type Proposed:	N/A
Floor Area:	10.25 sq.m
Land Type:	Ancillary to service station
Site Area:	0.015 Hectares.

Conclusion

Having regard to the provisions of the South Dublin County Council Development Plan 2022-2028 and the overall design and scale of the development proposed it is considered that, subject to conditions set out below, the proposed development would not seriously injure the amenities of the area or of property in the vicinity and would, therefore, be in accordance with the proper planning and sustainable development of the area. It is considered that the proposal would be consistent with Council policy in relation to increasing the provision of electric vehicle charging points throughout the county.

Recommendation

I recommend that a decision be made pursuant to the Planning & Development Act 2000, as amended, for the reasons set out in the First Schedule hereto, to Grant Permission for the said development in accordance with the said plans and particulars, subject to the condition(s) specified in the Second Schedule hereto, the reasons for the imposition of the said condition(s) being as set out in the said Second Schedule.

FIRST SCHEDULE

It is considered that the proposed development accords with the policies and objectives of South Dublin County Council, as set out in the South Dublin County Council Development Plan 2022 - 2028 and subject to the conditions set out hereunder in the Second Schedule is hereby in accordance with the proper planning and sustainable development of the area.

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SECOND SCHEDULE

Conditions and Reasons

1. Development in accordance with submitted plans and details.
The development shall be carried out and completed in its entirety fully in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.
REASON: To ensure that the development shall be in accordance with the permission and that effective control be maintained.
2. Signage
Prior to the commencement of development, the applicant shall submit final details of the freestanding sign, confirming materials and design, for the written agreement of the Planning Authority.
REASON: In the interests of visual amenity and to ensure compliance with SDCC signage policies and objectives.
3. Signage Illumination
The level of illumination of the lighting for the signs shall be reviewable at any time by the Roads Department in the interests of traffic safety, and adjustments shall be made by the applicant at their own expense if required to do so by South Dublin County Council.
REASON: In the interests of traffic safety
4. Restrictions on Signage.
Notwithstanding the provisions of the Planning and Development Regulations 2001, or any statutory provision amending or replacing them, no further advertisement signs (including any signs installed to be visible through windows), advertisement structures, banners, canopies, flags, or other projecting elements shall be displayed or erected on the development or within the curtilage of the site, unless authorised by a grant of planning permission.
REASON: To protect the visual amenities of the area and in the interest of the proper planning and sustainable development of the area.
5. Water
Prior to the commencement of development the applicant shall:
(a) Submit a drawing showing the setback distance from proposed structures to existing watermains traversing site. The setback distance from proposed structure to existing watermains shall comply with Irish Water Standards.
OR
(b) Obtain a confirmation of feasibility letter from Irish Water for proposed development.
REASON: To protect Irish Water infrastructure at the site
6. Foul
Prior to the commencement of development the applicant shall:

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(a) Submit a drawing showing the setback distance from proposed structures to existing foul sewers adjacent to site and proposed structures.

OR

(b) Obtain a confirmation of feasibility letter from Irish Water for proposed development.

REASON: To protect Irish Water infrastructure at the site

NOTE: The applicant is advised that under the provisions of Section 34 (13) of the Planning and Development Act 2000 (as amended) a person shall not be entitled solely by reason of a permission to carry out any development.

NOTE: The applicant or developer should ensure that all necessary measures shall be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works and to ensure that any such instances arising are remedied immediately.

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REG. REF. SD22A/0282

**LOCATION: Circle K, City Avenue Service Station, Citywest Road, Citywest Business
Campus, Dublin 24**



**Jim Johnston,
Senior Executive Planner**

ORDER: A decision pursuant to Section 34(1) of the Planning & Development Act 2000, as amended, to Grant Permission for the reasons set out in the First Schedule above, in accordance with the said plans and particulars, subject to the condition(s) specified in the Second Schedule above, the reasons for the imposition of the said condition(s) being as set out in the said Second Schedule is hereby made.

Date: 15/8/22



Eoin Burke, Senior Planner