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Planning Department  
South Dublin County Council  
County Hall  
Tallaght,  
Dublin 24, D24 A3XC

14<sup>th</sup> October 2022

**Re: FURTHER INFORMATION RESPONSE**

**Planning application for 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 at Applegreen, Naas Road Service Station, Tootenhill, Rathcoole, Dublin, D24DH00  
Reg. Ref. SD22A/0114**

Dear Sir/Madam,

We act on behalf of **Petrogas Group Ltd.** in responding to the further information request issued by the Council on 14-Jun-2022<sup>1</sup>. This response meets the six-month deadline – 13<sup>th</sup> December 2022.

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<sup>1</sup> The letter refers to 14<sup>th</sup> June 2021. It is assumed this is a type given the application was lodged in April 2022.

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6 copies of this response are provided to the Council as requested.

**Item No.1 Car Park Plan**

*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.*

Please refer to the detailed car parking plan for the entire blue line landholding, including both the proposed site and the existing Applegreen services prepared by JA Gorman Consulting Engineers.

In relation to maximum car parking rates in the development plan (now the South Dublin Development Plan 2022-28) the response prepared by JA Gorman Consulting Engineers confirm compliance with same and demonstrates that the SDCDP car parking standards are not exceeded.

**Item No.2. Opening Hours**

*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.*

Section 2.6.2 of the Planning Statement submitted with the application entitled 'Description' stated that:-

*"The development consists of an electric fast-charging hub and a drive-thru coffee building (24/7 opening hours)".*

It is important from a driver safety perspective on this Trans-European Transport Network route that a coffee service is available throughout the night.

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In terms of potential impact on dwellings in the vicinity we note that the only potential likely sources on residential amenity are noise and lighting.

The noise source would be most likely from the movement of cars. We submit that the volume of traffic at night is likely to be very low. The lighting would be on irrespective of whether the coffee drive-thru is open or not.

We highlight that the proposed development will be located at the front of the site which is the furthest point from the dwellings to the rear (east). In relation to the dwelling to the north, which is elevated above the level of the proposed development, there is a large retaining wall with fence over which acts as a robust barrier.



Boundary wall to dwelling to the north of the site.

We refer the Council to the noise report which noted that *"we conclude that the development, during both the construction and operational phases will not give rise to*

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*justified noise complaint at any noise sensitive location". The applicant is happy to accept a condition of planning permission for the recommendations in this report to be adhered to.*

**Item No3. Signage**

*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.*

Please refer to the response prepared by JA Gorman Consulting Engineers. We invite a condition of planning for full signage details to be conditioned to be provided prior to commencement of development when the applicant's identified partner to occupy the unit has been finalized and specifics of their branding etc are available.

**Item No. 4. Waste**

*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.*

Please refer to the response prepared by JA Gorman Consulting Engineers. Panda are the licenced contractor who manage all the applicants fuel station sites and provide services in respect of General Waste, DMR (dry mix recyclable), Compost, DSR Card, and DSR Plastic.

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**Item No. 5. Site Lighting**

*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.*

Lighting details were submitted with the application. Please refer to the email from the SDCC Roads Department which confirms that these details were overlooked at the time but having since been examined since that there is no need for the applicant to respond to this further information request item.

**Item No.6. TII**

*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.*

It is submitted to the Council that TII do not engage with private developers and therefore regretfully we cannot comply with this request.

**Item No.7. Landscape Plan**

*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*

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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.

A landscape plan prepared by Gannon & Associates was submitted with the application. A telephone call with the Planning Department confirmed that more elevation details are required including boundary treatment.

Please refer to the 2 no. drawings prepared by Gannon & Associates which includes additional information on elevation details and boundary treatment

**Item No. 8. Sustainable Drainage Strategy**

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.

Please refer to the Sustainable Drainage Strategy prepared by JA Gorman Consulting Engineers.

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*Item No. 9. Surface Water Attenuation*

*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.*

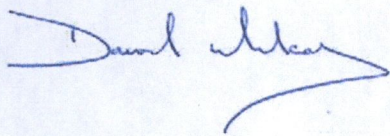
Please refer to the revised Surface Water Attenuation calculations prepared by JA Gorman Consulting Engineers.

**Conclusion**

Each item raised by the Council has been addressed in detail, with technical experts engaged where necessary. It is trusted that each item has been addressed to the satisfaction of the Council and we welcome a decision to grant permission in due course.

Please acknowledge receipt of the application in writing and continue to direct all future correspondence to the architect.

Yours sincerely,



David Mulcahy

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

**Enclosed.**

1. Written response and drawings prepared by JA Gorman Consulting Engineers
2. Landscape plan (2 no. drawings) prepared by Gannon & Associates.

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**Appendix**

1. Email from South Dublin County Council Roads Engineers confirming that no additional lighting details required.






Tue 23/08/2022 11:52

John McGee <jmcgee@SDUBLINCOCO.ie>

Rathcoole Coffee-DriveThru - SD22A/0114

To: david@planningconsultant.ie

 Click here to download pictures. To help protect your privacy, Outlook prevented automatic download of some pictures in this message.

Hi David,

I have been forwarded your inquiry regarding the request for Further Information in relation to the Lighting design Rathcoole Coffee-DriveThru - SD22A/0114.

Having reviewed the Roads Department report, it appears that our engineer did not have access to the External Lighting Design Report prepared by Dorcus Projects. I've gone through this lighting design report and it shows adequate compliances with regards to lighting overspill and glare on the adjoining N7 so no further information is required from the Roads Department regarding the lighting design.

It should however be noted that "*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*". This may include the addition of cowls should they be required.

Please include a copy of this email when submitting the other Further Information so our Planning Department can review.

Kind regards,

**John McGee** | Assistant Engineer | Roads Forward Planning  
South Dublin County Council, County Hall, Tallaght, Dublin 24.  
Phone: 01-4149000 (Ext. 4239)  
Email: [jmcgee@sdublincoco.ie](mailto:jmcgee@sdublincoco.ie)  
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