

David Mulcahy Planning Consultant Ltd.,

67 The Old Mill Race,

Athgarvan,

Co. Kildare.



13th October 2022

**Re: Planning File Ref No. SD22A/0114 – ADDITIONAL
INFORMATION**

Dear David,

We write further to our receipt of South Dublin County Councils correspondence dated 16th June 2022 requesting additional information to be submitted in relation to the above planning application, originally lodged with the Council on 20th April 2022.

We now set out our response to the engineering points, in the order they appear in the Council's letter.

- 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.**

Please find enclosed drawing number P3644-C006 which illustrates the existing car, bus and HGV parking within the entire blue line landholding. Please also find enclosed drawing number P3644-C007 which illustrates a

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detailed car parking plan for the entire blue line landholding, including both the proposed site and the existing Applegreen services.

The Atkins Traffic and Transport Assessment Report submitted with the application addressed car parking. The following is an extract from Section 7.2 Car Parking:

As set out in the SDCC development plan (2016-22), the proposed development is situated in Zone 1 for the purposes of car parking standards. Table 11.23 of the development plan set outs the maximum permissible number of parking spaces as replicated below:

Land Use	Criterion	Parking Rate	Category	Norm or Max
Cafe	GFA	1 per 15m ² GFA	Retail and Retail Service	Maximum

Table 7.2- Car Parking Standards

The proposed GFA for the coffee drive-thru is 167m² for which a maximum of 12 parking spaces can be provided as per the above guidelines.

As part of the proposed development, 8 no. existing parking spaces will be designated for the EV charging hub and 5 no. parking spaces will be removed for facilitating the new entrance for the drive-thru. Therefore, in total 13 no. parking spaces will be removed from the existing service station car parking provision and replaced with 3 no. standard parking spaces.

When considered with the above proposed spaces as part of the coffee drive-thru development, an additional 12 no. new parking spaces will be provided on the site, which is in accordance with the above standards.

**The maximum parking rate in the new County Development Plan 2022-2028 is 1 per 15m² GFA for Café/Restaurant and thus the above calculations remain valid.

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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.

At this time, the applicant has not finalized the coffee brand that will be on offer. Final details can be agreed with the Planning Authority prior to commencement of the development when the end use is known.

The proposed signage is illustrated on drawing number P3644-A002 Rev 1. The quantum of signage is in line of a typical standalone coffee offer. All signage will be powder coated aluminium with illuminated letters. Colour tbc. The signage is dictated by corporate and company specific branding and standards and can only be confirmed once the brand is confirmed.

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.

As illustrated on drawing number P3644-C004 submitted with the application, there is a refuse compound proposed to the western side of the coffee building. Further details of the refuse compound are now provided on drawing number P3644-A001 Rev 1 and drawing number P3644-C011. All waste will be store in sealed container type wheelie bins within the refuse compound. As per the current procedures at the existing Applegreen Service Station, the bins will be wheeled out by the refuse collectors at the time of

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collection. All collections will take place at pre-agreed times and on agreed days and during quiet periods. No bins will be left out overnight.

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.

Please refer to the Surface Water and SuDS Drainage Design Report which accompanies this submission. Please also refer to drawing number P3644-C008 which illustrates the proposed Surface Water Drainage Layout and associated drawing number P3644-C009, Surface Water Longitudinal Section.

The surface water design methodology is fully explained in Section 2 of the report. The greenfield runoff rate has been calculated using the HR Wallingford Greenfield runoff rate estimation calculator and in accordance with the Institute of Hydrology Report No. 124. The results are presented in Appendix A of the report.

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For this development it is proposed to use a combination of permeable paving, filter drains and attenuation system with Hydrobrake to limit discharge to the existing surface water sewer network.

The SuDS elements and associated maintenance requirements are illustrated on drawing number P3644-C010 included with this submission. Further details are provided in the separate SuDS Maintenance Plan Report.

The SuDS Maintenance Plan will be provided in the O&M Manual for the site and the management of the plan will be the responsible of the Manager of the site.

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.

Please refer to the Surface Water and SuDS Drainage Design Report which accompanies this submission. The surface water design methodology is fully explained in Section 2 of the report.

The overall total site area (red line boundary) is 0.27 hectares. This area is broken down into smaller areas of different surface types with different run-off coefficients and presented in Section 2.6 of the report. Greenfield run-off rates is covered in Section 2.5 and Appendix A of the Report. The Design Standards including SAAR are presented in Section 2.8. Finally, the attenuation tank design is discussed in Section 2.5 with the design calculations presented in Appendix B and the proposed system described in Appendix C.

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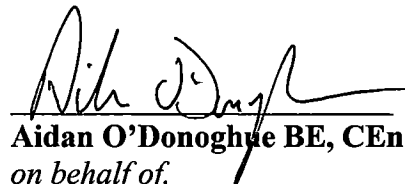
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6 no. copies of the drawings and reports mentioned above has been enclosed.

We trust that the information supplied is sufficient.

Yours Sincerely,


Aidan O'Donoghue BE, CEng, MIEI
on behalf of,
J.A. Gorman Consulting Engineers Ltd.

cc Petrogas Group Ltd.

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