

McArdle Doyle
c/o James Fegan
2nd Floor - Exchange Building
The Long Walk
Dundalk
Co. Louth

**NOTIFICATION TO GRANT PERMISSION
PLANNING & DEVELOPMENT ACT, 2000 (as amended) AND PLANNING
REGULATIONS THEREUNDER**

Final Grant Order No.:	1198	Date of Final Grant:	22-Sep-2022
Decision Order No.:	1042	Date of Decision:	15-Aug-2022
Register Reference:	SD22A/0282	Date:	21-Jun-2022

Applicant: Ard Services Ltd

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

Time extension(s) up to and including:

Additional Information Requested/Received:

A Permission has been granted for the development described above, subject to the following conditions.

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:

(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.

- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1997.
- (2) Building Control Regulations require a Commencement Notice. Please log onto www.localgov.ie and click on BCMS link.
- (3) A Fire Safety Certificate must be obtained from the Building Control Authority, where applicable.
- (4) Free Standing Walls must be designed and constructed in accordance with IS 325: Code of Practice for use of Masonry Part 1: Structural use of reinforced Masonry. The Owner must also ensure that the construction of all walls is supervised by a competent person.

Signed on behalf of South Dublin County Council.

M. Crowley : 27-Sep-2022
for Senior Planner