

SOUTH DUBLIN COUNTY COUNCIL



INTERNAL MEMORANDUM

Public Realm Planning Report

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

Applicant: Petrogas Group Ltd.

Reg. Ref: SD22A/0114 AI

Report Date: 08/11/2022

Recommendation: **GRANT WITH CONDITIONS**

Planning Officer: AOIFE O'CONNOR MASSINGHAM

Statutory Local Policy

South Dublin County Development Plan, 2022-2028

Section 3.3.6 Protection of Trees and Hedgerows

Policy NCBH11

Section 3.4.3 Landscapes

Policy NCBH14

Section 4.0.1 GI and Climate Action

Policy GI1: Overarching

Section 4.2.1. Biodiversity

Policy GI2: Biodiversity

Section 4.2.2. Sustainable Water Management

Policy GI3: Sustainable Water Management

Policy GI4: Sustainable Drainage Systems

POLICY GI5: Climate Resilience

SECTION 4.2.4 Recreation and Amenity (Human Health and Wellbeing)

Policy GI6

Section 4.2.5 Landscape, Natural, Cultural and Built Heritage

Policy GI7

Section 8.7.1 Principles guiding public open space provision

Policy COS5: Parks and Public Open Space – Overarching

Section 8.7.4 Delivery of Public Open Space and Contributions in Lieu

Section 8.7.5 Quality of Public Open Space

Section 8.7.6 Play Facilities

Section 12.4.3 Riparian Corridors

Public Realm Comments:

In relation to the above proposed development, this section has reviewed the application and has the following comments:

The submitted information by the applicant in relation to the following items included:

7. Landscape Plan, drawings submitted include:

- Landscape Plan
- Landscape Specification
- Soft landscape Plan

8. Sustainable Strategy, information submitted include:

- Surface Water & SUDS Drainage Design Report
- SuDS Maintenance Plan

The Public Realm Section has assessed the proposed development in accordance with the policies and objectives of the County Development Plan 2016-2022 and with best practice guidelines and recommends the following CONDITIONS be applied:

1. Implementation of Landscape Plan

- a) The landscaping scheme shown on drawing No.'s 21103_LP_D and 21103_SLP_D be carried out in the first planting and seeding seasons following the occupation or the completion of the development, whichever is the sooner. Any trees or plants which within a period of 3 years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.
- b) The hard landscaping scheme shown on on drawing No. 21103_LP_D shall be completed prior to the occupation of the development and thereafter permanently retained.

REASON: In the interests of biodiversity, amenity, compliance with Development Plan Policy, the provision, establishment and maintenance of a reasonable standard of landscape and the proper planning and sustainable development of the area in accordance with the policies and objectives of the County Development Plan 2022-2028.

2. Green Infrastructure

The applicant is requested to submit a Green Infrastructure Plan which shall be submitted as part of the suite of Landscape Plans that are required for a development. The Green infrastructure Plans should include the following information:

- Site location plan showing the development site in the context of the wider GI as shown on the Council's GI Plan for the County.
- Indicate how the development proposals link to and enhance the wider GI Network of the County.
- Proposed GI protection, enhancement and restoration proposals as part of the landscape plan, where appropriate, for the site.
- Proposals for identification and control of invasive species where appropriate, for the site

REASON: In order to ensure the protection and enhancement of Green Infrastructure in the County through the provision of green infrastructure elements as part of the design process in accordance with relevant policies of the CDP 2022-2028.

3. Practical Completion Certificate

- i) A Practical Completion Certificate is to be signed off by the Landscape Architect when all landscape works are fully completed to the satisfaction of the planning authority in accordance with the permitted landscape proposals.
- ii) Installation of attenuation tree pits shall be supervised by the project landscape architect.

REASON: In the interests of residential and visual amenity and to ensure full and verifiable implementation of the approved landscape design

4. SUDS IMPLEMENTATION

The submitted SuDS scheme shall be implemented within a timescale to be agreed and approved by the Planning Authority and thereafter managed and maintained in accordance with the approved details and submitted management and maintenance plan.

REASON: To prevent the increased risk of flooding and to improve and protect water quality, in accordance with relevant policies of the CDP 2022-2028.

Prepared By: Oisín Egan
Executive Parks Superintendent

Endorsed By: Laurence Colleran
Senior Executive Parks Superintendent