

David Mulcahy Planning Consultants Ltd
67, The Old Mill Race
Athgarvan
Co. Kildare

**PLANNING & DEVELOPMENT ACT, 2000 (as amended) AND PLANNING
REGULATIONS THEREUNDER**

Decision Order Number: 1432	Date of Decision: 14-Nov-2022
Register Reference: SD22A/0114	Date: 18-Oct-2022

Applicant: **Petrogas Group Ltd.**
Application Type: Additional Information
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, Dublin, D24DH00**

Dear Sir /Madam,

With reference to your planning application, additional information received on 18-Oct-2022, in connection with the above, I wish to inform you that before the application can be considered under the above Act(s), **6 copies** of the following **Clarification of Additional Information** must be submitted:

1. From the plans submitted, it appears that the applicant is proposing to provide 22 no. car parking spaces to serve the coffee shop. This is significantly in excess of the maximum standard permissible in the Development Plan. The applicant is requested to submit a revised car parking layout removing excess parking spaces, indicated above the maximum permissible rates per Table 12.25 of the Development Plan 2022 – 2028. The 9 no. car parking spaces along the eastern boundary shall be removed and replaced by enhanced landscaping and SuDS proposals. In addition, the 1no. car parking space to the left of the mobility bays serving the coffee shop, and in

front of the refuse area, shall also be removed. In providing a revised landscaping and SuDS strategy, the applicant should also have regard to the sites location within a Riparian Corridor, referenced in Chapter 4 and Section 12.4.3 of the Development Plan 2022 - 2028.

2. The applicant has indicated existing car parking serving the petrol station. It is noted that some car parking is proposed within the red line boundary of the development site to serve the existing petrol station. The applicant is requested to justify the level of car parking serving the petrol station, including the proposed EV spaces, with regard to Table 12.25 of the Development Plan 2022 - 2028. Any parking spaces provided in excess of the maximum allowable rate can be removed from the southern bank of car parking within the red line boundary.
3. The proposed surface water attenuation system 25m³ is undersized by a factor of 3 for a 1 in 30 year storm event and undersized by a factor of 5 for a 1 in 100 year storm event
The applicant is request to Submit a revised drawing and report showing increased surface water attenuation required.
Surface water attenuation should be provided by SuDS (Sustainable Drainage Systems) where this is possible and only when SuDS is at maximum capacity should alternative attenuation systems be considered. Consider replacing hardstanding areas with permeable paving such as at concrete pathways and other hard standing areas. The applicant should consult with the drainage section of the council prior to submitting a response on this issue.

Failure to respond to this request for Clarification of Additional Information within a period of six months from the date of this decision as stated above, will result in the application being declared withdrawn.

Please ensure that you submit a covering letter, mark your reply “CLARIFICATION OF ADDITIONAL INFORMATION” and quote the Planning Register Reference Number given above.

NOTE: The applicant must submit the further information **within six months of the date of the original Request for Additional Information**. If the information is not received within this period the Council will declare the application withdrawn.

Yours faithfully,

15-Nov-2022

Pamela Hughes
for **Senior Planner**