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The Long Walk
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Co. Louth

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

Decision Order Number: 1437	Date of Decision: 14-Nov-2022
Register Reference: SD22A/0363	Registration Date: 20-Sep-2022

Applicant: Certas Energy Ireland Limited

Development: A new unmanned service station development consisting of construction of new petrol filling station forecourt with 4 dispensers, 2 underground fuel storage tanks with canopy structure (covering c. 235sq.m and 6.2m in height) with associated signage; Widen existing site entrance to the north-east of the site and creation of new egress location onto the Fonthill Road along the northern boundary to allow one-way internal road network incorporating new pedestrian crossing over existing footpath at site egress location; Automatic brush car wash and adjoining jet car wash with water recycling system; Single storey services building structure comprising of a car wash plant room and comms room area (gross floor area 16.3sq.m.) ; 4 electric charging bays, each comprising of a parking space and electric vehicle charging unit and associated signage; 3-room ESB substation to cater for EV charging infrastructure (gross floor area 38.3sq.m.); Air/Water services area with 2 car parking spaces; 2 internally illuminated double-sided totem signs, 1 at site entrance (4m high x 1.91m wide) with advertising area 15.3sq.m and 1 adjacent the new site egress location (5.8m high x 1.91m wide) with advertising area 22.16sq.m; All other associated underground and overground infrastructure, drainage, lighting, CCTV unmanned systems, landscaping and site development works.

Location: Fonthill Road, Liffey Valley, Clondalkin, Dublin 22

Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 20-Sep-2022 in connection with the above, I wish to inform you that before the application can be considered under Section 33 of the Planning & Development Act 2000, six copies of the following ADDITIONAL INFORMATION must be submitted.

1. The Applicant is requested to provide the following to facilitate a complete assessment of the proposed development:
 - (i) The attenuation provided on site (60m³) is undersized by approximately 60%. The applicant is required to propose additional attenuation features.
 - (ii) The applicant shall submit a drawing and report showing the implementation of additional Sustainable Urban Drainage Systems (SuDS) features. SuDS features could include but are not limited to:
 - o Swale
 - o Tree pits
 - o Water butts
 - o Other such SuDS
2. The Applicant is requested to submit detailed Tree Survey Report for the trees within and within falling distance of the proposed development area. This shall comprise a detailed Tree Survey, Arboricultural Impact Assessment and Tree Protection Plan all in accordance with, BS 5837: 2012 Trees in relation to design, demolition and construction – recommendations. The report shall be carried out by an independent, qualified Arborist.
3. The Applicant is requested to submit a plan that shows an overall approach to the delivery of landscape, green infrastructure and SuDS having regard to the following.
 - i) In the case of small-scale developments this may consist of a simple landscape plan which includes objectives to protect or restore existing on site GI assets, provides for connection to local or primary GI corridors or includes elements which allow the site to act as a local stepping stone;
 - ii) Where the development site is located within or close to a Core or Corridor the development should, at a minimum, protect any existing GI assets and enhance same (for example, not breaking a GI Corridor but enhancing same with a connecting piece of planting, retaining hedgerows or woodlands);
 - iii) The characteristics and assets of the proximate GI Core, Corridor or Stepping Stone should be reflected within proposed development, for example continuation of hedgerows, tree planting, waterways;
 - iv) Development should seek to enhance or restore features that act as ecological corridors, particularly water features, hedgerows, tree lines, areas of un-cultivated land. These, or some element of them, should be incorporated into the proposed development to create pathways for wildlife and / or increase amenity value;
 - v) Development sites which are not located proximate to designated GI Cores or Corridors should identify the nearest designated GI Core, Corridor or Stepping Stone and make provision for GI interventions on the site which could eventually provide a link to local Stepping Stones, Cores or Corridors;
 - vi) Developers should be aware that ecological corridors can also act to quickly spread non-native invasive species. Therefore, identification and control of invasive species site should be included in planning applications and the GI Plan

vii) The Green Infrastructure Plans shall include:

- 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;
- Site survey and analysis, identifying existing GI Infrastructure and key assets within the site;
- 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.

4. There are concerns with the lack of information submitted in relation to the landscape scheme for the proposed development. The landscape proposals to be prepared by a suitably qualified landscape architect who shall liaise with the Drainage and Water Services Department and Parks and Public Realm Department to deliver multifunctional SuDS, i.e. amenity, biodiversity, water treatment and attenuation.

a) A Landscape Masterplan to scale of not less than 1:200 showing:

i) The species, variety, number, size and locations of all proposed planting

ii) Details of Hard landscape works, specifying surface material and furniture

iii) Details of additional natural SuDS features such as green roofs, bioretention rain gardens, swales, SuDS bioretention tree pits/linear trenches; showing how they work as part of an overall treatment train.

iv) Tree planting along the northern boundary. Trees to be a minimum 18-20cm girth, native and/or pollinator friendly species.

v) Levels, Detailed Cross Sections and Elevations

b) Planting material where possible should be Irish Grown Nursey Stock and the importation of foreign planting material should be avoided within the proposed planting scheme.

NOTE: The applicant should note that any submission made in response to the above will be examined and MAY be deemed to be SIGNIFICANT ADDITIONAL INFORMATION by the Planning Authority. In this event the applicant(s) will be subsequently notified and requested to publish a notice in an approved newspaper and erect or fix a site notice on the land or structure to which the further information relates and to submit copies of the both the newspaper and site notices to the Planning Authority in accordance with Article 35 (1) (a) and (b) of the Planning and Development Regulations 2001 (as amended).

Note: The applicant must submit the Further Information within **6 months** of the **date of decision**. If the information is not received within this period, the planning authority shall declare the application to be withdrawn.

Please ensure that your reply to this Request for Additional Information is accompanied by a covering letter marked “ADDITIONAL INFORMATION” and that the Planning Register Reference Number given above is quoted on the covering letter.

Signed on behalf of South Dublin County Council

Register Reference: SD22A/0363

Date: 17-Nov-2022

Yours faithfully,

Pamela Hughes
for **Senior Planner**