**Armstrong Fenton Associates**

**Unit 13, The Seapoint Building**

**44/45, Clontarf Road**

**Dublin 3**

 **Date : 15-Aug-2023**

|  |  |
| --- | --- |
| **Reg. Ref. :** | **SDZ22A/0010/C9** |
| **Proposal :** | **Kelland Homes Ltd. intends to apply for permission for development on a site area of 6.3Ha, on lands within the townland of Cappagh, Dublin 22. The proposed development is located west of the Ninth Lock Road, south of the Dublin-Cork railway line, north of Cappaghmore housing estate and Whitton Avenue, and east of an existing carpark / park & ride facility at the Clondalkin Fonthill train station and the R113 (Fonthill Road). The proposed development is located within the Clonburris Strategic Development Zone (SDZ), within the development areas of (I) Clonburris South East (i.e. CSE-S1 & CSE-S2) and (ii) part of Clonburris Urban Centre (i.e. CUC-54), as identified in the Clonburris SDZ Planning Scheme 2019. The proposed development consists of the construction of 294 no. dwellings, creche and retail / commercial unit, which are comprised of: 118 no. 2, 3 & 4 bed, 2 storey semi-detached and terraced houses, 104 no. 2 & 3 bfd duplex units accommodated in 10 no. 3 storey buildings, 72 no. f' & 2 bedroom apartments in 2 no. 4 & 6 storey buildings, 1 no. 2 storey creche (c.520.2m2), 1 no. 2 storey retail /commercial unit (c.152.1m2).Access to the development will by via the permitted road network (under Ref. SDZ20A/0021) which provides access from the Ninth Lock Road to the east and the R113 (Fonthill Road) to the west. The proposed development will connect into the permitted Infrastructural works as approved under the Clonburris Strategic Development Zona Planning Scl1ame (2019) and permitted under Ref. SDZ20A/0021, with the proposed development connecting into the permitted surface water drainage attenuation systems i.e. 1 no. pond, 3 no. modular underground storage systems and 1 no. detention basin combined with modular underground systems. The proposed wastewater infrastructure will connect into a permitted foul pumping station and pipe network within proposed road corridors to facilitate drainage connections to future wastewater drainage infrastructure within the adjoining SOZ lands (Including future Irish Water pumping station permitted under SDZ21A/0006). The proposed development also provides for all associated site development works above and below ground, public & communal open spaces, hard & soft landscaping and boundary treatments, surface car parking (401 no. spaces), bicycle parking (797 no. spaces), bin & bicycle storage, public lighting, plant (M&E), utility services & 4 no. ESB sub-stations. This application is being made in accordance with the Clonburris Strategic Development Zone Planning Scheme 2019 and relates to a proposed development within the Clonburris Strategic Development Planning Scheme Area, as defined by Statutory Instrument No. 604 of 2015.****Condition 9:****Public Realm Facilities for Charging Electric Vehicles.****Prior to the commencement of development, the applicant/owner shall submit the following for the writtem agreement of the Planning Authority:****(i) a revised site layout plan clearly setting out full details of the location of all proposed facilities and equipment in the public realm (whether to be offered for taking in charge or not) for charging electric vehicles, including details of the overall height, design, colour and all safety features of such equipment including isolation of power supply, and measures to provide for suitable pedestrian safety, along with completed Electrical designs to serve the development as approved prepared by competent electrical design consultants all of which have been agreed with the Council’s Roads Section, and****(ii) Agreed arrangements for the operation and management of such facilities for charging electric vehicles, along with:****All facilities for charging electric vehicles should be clearly marked as being designated for Electric Vehicle charging. Appropriate signage clearly indicating the presence of a Charge Point or Points should also be erected. All Charge Points fitted in publicly accessible areas should be capable of communicating usage data with the National Charge Point Management System and use the latest version of the Open Charge Point Protocol (OCCP). The facilities for charging electric vehicles should also support a user identification system such as Radio Frequency Identification (RFID).****REASON: In the interests of the proper planning and sustainable development of the area, to provide for improved urban air quality, reduced noise pollution and to support the transition to a low carbon future.**  |
| **Location :** | **The proposed development is located west of the Ninth Lock Road, south of the Dublin-Cork railway, line, north of Cappaghmore housing estate and whitton Avenue, and east of an existing carpark/park, & ride facility at the Clondalkin, Fonthill train statio** |
| **Applicant :** | **Kelland Homes Ltd** |
| **Application Type:** | **Compliance with Conditions** |

Dear Sir/Madam,

I refer to your submission received on 20-Jun-2023 to comply with Condition No 9 of Grant of Permission No. SDZ22A/0010, in connection with the above.

In this regard I wish to inform you that the submission received is deemed **not** compliant.

Comments:

“With regard to the details submitted including;

* Drawing ESB
* Drawing, ESB Zones 1, 2, 3, 4, 5, 6, 7, 8, 9
* Drawing, Services in Path
* Drawing, Electirc Vehicle Charging Requirements
* Cover letter, Armstrong Fenton, 19 June 2023

The submission is considered to be:

**Not compliant with condition 9**

The report from the Roads Department states “*The applicant has submitted details of EV charging locations and ducting. However, no details have been submitted on*

*“Agreed arrangements for the operation and management of such facilities for charging electric vehicles,”*

*The applicant is requested to submit details on the operation and management of EV charging facilities in the public areas”.*

The planning authority note that the overall layout is not compliant and these details should be agreed prior to the agreement of this condition.

**Recommendation:** Not compliant with Condition 9”

“The applicant is requested to submit details on the operation and management of EV charging facilities in the public areas. This condition cannot be compliant until C17 and other conditions regarding layout changes have been agreed.”

Yours faithfully,

M.C.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

*for* **Senior Planner**