

Planning Compliance
Land Use, Planning & Transportation Department
South Dublin County Council
County Hall
Tallaght
Dublin 24

By email

29th January 2024

Dear Sir/Madam,

RE: CONDITION 25 – DEVELOPMENT OF 569 DWELLINGS AT CLONBURRIS SOUTH WEST DEVELOPMENT AREA WITHIN THE CLONBURRIS SDZ AT TOWNLANDS OF CAPPAGH, CLONBURRIS LITTLE AND KISHOGE, CO. DUBLIN.

REG REF: SDZ21A/0022

I write on behalf of Cairn Homes Properties Ltd in respect of Reg Ref: SDZ21A/0022 and to discharge the following condition as required.

Condition 25:

Prior to the commencement of development, the applicant/owner shall submit the following for the written 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).*

Response

In response to letter of partial compliance dated 14th November 2023, please see enclosed drawing no. CLB-1-02-SW-ZZ-DR-CWO-AR-1020 'EV Car Parking Layout' prepared by C+W O'Brien Architects in respect of the permitted development site. Electric vehicle charging units by Zaptec and EC Charging are proposed to be installed, details as set out below and per specifications documents enclosed.

Zaptec

The overall dimensions of a single charging station are 1497 H x 350 x 350 mm. The station is manufactured from Aluminium and powder coated in RAL9005 (Standard). Example below.



Figure 1 - Zaptec EV charger

The Zaptec charging station has the following safety features:

1. Integrated MCB – that allows for installation on a common circuit branch by the fact that the integrated MCB makes sure that both short circuit and overcurrent situations are handled according to installation- and product standards. The internal MCB complies with IEC EN 60898-1 and IEC EN60947-2.
2. Integrated RCD Type B – This RCD is according to IEC EN 61008-1/IEC EN 62423 and has been verified externally with test reports issued by a third-party tester. Consequently, the construction complies with the mechanically coupled (4 poles) requirement and the 500A make and break and 3000A short circuit tolerance requirements.
3. Electrical safety according to IEC EN 61851-1 and other relevant standards. This has been tested by a third-party tester and includes testing of isolation during overvoltage conditions.

The charging stations will be positioned to the centre of two spaces and on the pavement to avoid accidental damage from cars. Whilst charging, no wires or cables will run across the pavement and there is adequate space for pedestrians, wheelchairs, cyclists, buggies, etc, to pass unobstructed.

EC Charging

The details of proposed EC Charging stations are set out below:



Figure 2 - EC Charging EV charger

1. Safety Features of the EV Charging station include:

- Each socket in the EV charging station, contains overcurrent protection provided by a 40-amp MCB with Type B characteristics. This ensures that the electrical current supplied to each socket is monitored and protected against overloads and short-circuits. There is also residual current protection provided by a Type A RCD with a sensitivity of 30mA.
- The EV Charger also contains DC Residual Current Detection above 6mA DC which monitors the direct current (DC) in a circuit and is designed to detect residual DC currents. The "Above 6mA DC" specifies the threshold level for the detection, the device will disconnect the power if it senses a residual DC current equal to or exceeding 6 mA.
- The EV socket used in the EV charging station complies with the electrical standards specified in IEC 62196-2. This ensures compatibility and interoperability with EV's that also comply with the same standard.

2. Pedestrian Safety:

- Measures taken to ensure the safety of pedestrians around the charging station at Installation include barriers. Signage and traffic management.

3. Overall, Height and Design:

- Physical dimensions of the charging station, including height, width, and depth are H1200 W300 D200.
- The unit is sleek and modern in appearance.
- LED Indicator Lights which change colour to signify state of charging.
- User interface providing charging information.
- Branding and Customization available to incorporate logs.
- High-Quality Materials such as Siemens, Garo and Hager.
- Compact and Space-Efficient Design.
- Steel casing (Weather Resistant)

4. Colour:

- Provided in Grey as standard.
- Colour options available for large quantities.

5. Electrical Designs:

- Enclosed detailed electrical schematics showing the connection and operation of the charging station.
- Declaration of confirmatory confirming compliance with relevant electrical codes and standards.

EV Parking Spaces

The proposed electric vehicle parking spaces will be clearly visible with road markings and signage to identify the spaces.



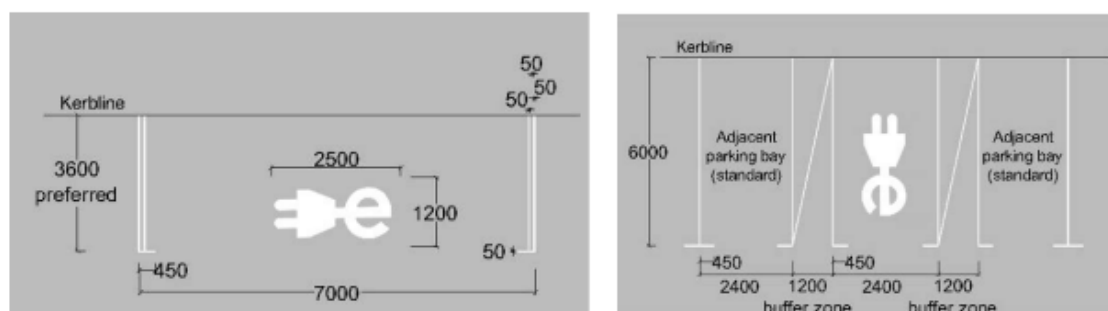
Figure 3 - Proposed EV car charging space road markings



Figure 4 - Proposed EV car charging signage

ELECTRIC VEHICLE RECHARGING BAY (RRM 034)

- 7.6.15 An Electric Vehicle Recharging Bay is indicated by road marking RRM 034, marked in white and located on the outer edge of each bay and should be accompanied by the upright Electric Vehicle Parking Bay regulatory sign (RUS 020a – see Chapter 5). The bays may also have green surfacing applied within the limits of the bay, but this should not be extended into the adjacent carriageway or any buffer zones.
- 7.6.16 Parallel, angled or perpendicular Electric Vehicle Recharging Bays may be provided in isolation, or as part of a series of parallel, angled or perpendicular parking bays. The dimensions of such bays are shown in Figure 7.27, together with examples of how the markings may be incorporated with adjacent parking bays.



RRM 034:
Electric Vehicle Recharging Bay Markings

I trust the details provided are satisfactory and in compliance with the requirements of condition 25 of the permitted development.

Yours Sincerely

A handwritten signature in black ink, appearing to read 'L. Slowey', with a large, sweeping flourish at the end.

Lianna Slowey
Town Planner