

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

By email

3rd May 2024

Dear Sir/Madam,

**RE: CONDITION 10 – DEVELOPMENT OF 157 DWELLINGS AT CLONBURRIS SOUTH WEST DEVELOPMENT AREA WITHIN THE CLONBURRIS SDZ AT TOWNLANDS OF CAPPAGH, CLONBURRIS, DUBLIN 22.
REG REF: SDZ22A/0017**

I write on behalf of Cairn Homes Properties Ltd in respect of Reg Ref: SDZ22A/0017 and further to your letter dated 26th March 2024, copy enclosed, regarding Condition 10.

Condition 10:

Public Realm Facilities for Charging Electric Vehicles

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 to Non-Compliance:

(i) An Electrical Design prepared by a competent electrical design consultant was requested but has not been submitted.

Please see enclosed Electrical Design Statement prepared by Waterman Moylan (Electrical Design Consultant).

(ii) (a) No arrangements for the O&M of these units has been submitted.

All EV charges outside of the curtilage of the private houses will be in the control of an Operational Management Company. The OMC will be handed a fully operational network of EV chargers. The ESB supplies will be transferred over to the OMC. The OMC will be in charge of ongoing servicing and maintenance of the EV charging infrastructure. Cushman & Wakefield will be appointed as the Managing Agents. Please see enclosed letter from Cushman & Wakefield.

(b) Facilities will be clearly marked.

All public/ communal parking spaces that are provided with e-car charging facilities as symbolised on the "Proposed E-Car Charging Layout" drawing no. T3-E1003 prepared by Waterman Moylan will be identified by either on-street markings or signage, or a combination of both.

(c) No information confirming Charge Points will be capable of communicating with national Charge Point Management System/RFID has been submitted.

The Charge Points are capable of communicating with the national Charge Point Management System, including RFID. The Zaptec system is OCPP1.6J allows the chargers to integrate with all cloud-based 3rd party billing software free of charge. While Zaptec offer a billing platform called Monta they also integrate with a lot of other platforms in Ireland including Pinerogy, Epower, Plugsurfing, Driivz, etc. and come with both RFID/NFC reader. Please refer to the enclosed Electrical Design Statement prepared by Waterman Moylan (Electrical Design Consultant) for further detail.

(i) Applicant to submit an Electrical Design with sign-off by a competent electrical design consultant (not by the applicant's representative).

Please see enclosed Electrical Design Statement prepared by Waterman Moylan (Electrical Design Consultant).

(ii) (a) Applicant to submit information regarding the arrangements for the Organising & Management of these units.

All EV charges outside of the curtilage of the private houses will be in the control of an Operational Management Company. The OMC will be handed a fully operational network of EV chargers. The ESB supplies will be transferred over to the OMC. The OMC will be in charge of ongoing servicing and maintenance of the EV charging infrastructure. Cushman & Wakefield will be appointed as the Managing Agents. Please see enclosed letter from Cushman & Wakefield.

(c) Applicant to submit information confirming Charge Points will be capable of communicating with national Charge Point Management System, including RFID.

The Charge Points are capable of communicating with the national Charge Point Management System, including RFID. The Zaptec system is OCPP1.6J allows the chargers to integrate with all cloud-based 3rd party billing software free of charge. While Zaptec offer a billing platform called Monta they also integrate with a lot of other platforms in Ireland including Pinergy, Epower, Plugsurfing, Drivz, etc. and come with both RFID/NFC reader. Please refer to the enclosed Electrical Design Statement prepared by Waterman Moylan (Electrical Design Consultant) for further detail.

I trust the details provided are satisfactory and in compliance with the requirements of Condition 10 of the permitted development.

Yours sincerely,



Nicky Casey
Planning Project Manager