

Cairn Homes Properties Limited
45, Mespil Road
Dublin 4

Date : 26-Mar-2024

Reg. Ref. : SDZ22A/0017/C10
Proposal : Construction of 157 dwellings within the Clonburris South-West Development Area of the Clonburris Strategic Development Zone (SDZ) Planning Scheme 2019 consisting of, 81 houses comprising of 4 two bedroom houses, 65 three bedroom houses and 12 four bedroom houses (all two storey with associated private open space and car parking; 76 apartment units consisting of 26 one bedroom and 50 two bedroom units within Block 1 (4 storeys); Vehicular access will be provided from the permitted street under SDZ21A/0022 and the permitted Clonburris Southern Link Street (SDZ20A/0021) and R113 (Fonthill Road) to the east; All ancillary site development works including footpaths, landscaping boundary treatments, public and private open space areas, car parking (170 spaces) and bicycle parking (170 spaces), single storey ESB sub-stations, bin and bicycle stores and all ancillary site development/construction works all on wider lands bounded generally by the Dublin-Cork railway line to the north, undeveloped lands and Grand Canal to the south and undeveloped lands and the Fonthill Road (R113) to the east, in accordance with the Clonburris Strategic Development Planning Scheme Area, as defined by Statutory Instrument No. 604 of 2015.

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).

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 : Within the townland of Cappagh, Clonburris, Dublin 22
Applicant : Cairn Homes Properties Limited
Application Type: Compliance with Conditions

Dear Sir/Madam,

I refer to your submission received on 29-Jan-2024 to comply with Condition No 10 of Grant of Permission No. SDZ22A/0017, in connection with the above.

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

Comments:

“Compliance submission:

The applicant/agent has submitted a cover letter, drawing 'Parking Strategy' prepared by MCORM Architects, and details on electric vehicle charging units.

Planner's response:

The Roads Department have reviewed the information submitted and state the following in their report:

Brief Summary of Compliance Submission:

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

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

(b) Facilities will be clearly marked.

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

Assessment of Compliance Submission for Compliance with Condition:

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

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

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

Recommendation:

Partially Agree Compliance Submission

Reason: As outlined above, insufficient information has been submitted.

The Planning Department concurs with this assessment. It is therefore considered that the submission is not fully in compliance with Condition 10.

Conclusion

The submission is **not** in compliance with Condition 10. “

Yours faithfully,

M.C.

for Senior Planner