

An Roinn Pleanála & Forbairt Maoine, Bloc 4, Urlár 3,
Oifigi na Cathrach, An Ché Adhmaid, Baile Átha Cliath 8.

Planning & Property Development Department, Dublin City Council,
Block 4, Floor 3, Civic Offices, Wood Quay, Dublin 8.

T. (01) 222 2288
E. decisions@dublincity.ie

Date 26-Sep-2022

Ms Neasa Hourigan
Leinster House
Kildare Street
Dublin
Dublin

DESCRIPTION: The development will consist of retention of alterations to the development approved under reg. ref. 4353/17. The alterations to be retained are as follows:

- (i) provision of bollards separating fuel pumps from public footpath along Old Cabra Road;
- (ii) provision of planter boxes along the eastern, western and southern boundaries of the subject site;
- (iii) repositioning of the vent pipes from the south-east to the south-west of the subject site;
- (iv) repositioning of the bin store, control room and store area to the south-west of the subject site;
- (v) repositioning of the services area (air, water and vacuum), from the western boundary to the eastern boundary of the subject site;
- (vi) repositioning of the totem sign to a position set 3m back from the public footpath (previously approved at a distance of 4m setback from the public footpath);
- (vii) alterations to the forecourt canopy including increased height and revised design;
- (viii) addition of an AdBlue pump to the rear of the subject site;
- (ix) revision of materiality of previously approved boundary wall from stone cladded to capped render finish;
- (x) provision of new 'Go Dublin' wall signage ('Go Circle is 1.8m diameter & 'Dublin' lettering 3.6m x 1m) on the front elevation of the southern boundary wall;
- (xi) provision of new LED digital display (3.2m x 1.9m) and 2 no. vending machine structures located along the western boundary;
- (xii) all associated ancillary works necessary to facilitate the development.

LOCATION: Go Station, 87-89 Old Cabra Road, Cabra West, Dublin 7, D07 ED76
PLAN NO: 4585/22

To Whom It May Concern,

I wish to inform you that by Order dated 21-Sep-2022 it has been decided to SPLIT DECISION (RETENTION PERMISSION) for the above proposal. Please refer to the related conditions/reasons attached.

- **An appeal may be made against this decision within 4 weeks, beginning on 21-Sep-2022. (The date of the decision).** Appeals must be received by An Bord Pleanala within FOUR WEEKS of the decision. Please check www.pleanala.ie for the last day to submit an appeal,
- **All appeals relating to the decision issued by the Planning Authority & correspondence in relation to new and existing appeals, should be addressed the Secretary, An Bord Pleanala, 64 Marlborough Street, Dublin 1. (Tel: (01) 8588100).**

Submissions/observations made to the Bord in relation to an appeal must be accompanied by the correct fee. Fees in respect of appeals and submissions may be ascertained by contacting An Bord Pleanala.

•

Reminder – In order to lodge an appeal with An Bord Pleanala you must present the letter issued by the Planning Authority in acknowledgement of your submission. Copies of your acknowledgement letter are available from this office.

Yours faithfully,

For Administrative Officer

CONDITION(S) AND REASON(S) FOR CONDITION(S)

I recommend that subject to conditions, retention permission be GRANTED for

- a) Repositioning of the vent pipes from the south-east to the south-west of the subject site;
 - b) Repositioning of the bin store, control room and store area to the south-west of the subject site;
 - c) Repositioning of the services area (air, water and vacuum), from the western boundary to the eastern boundary of the subject site;
 - d) Alterations to the forecourt canopy including increased height and revised design;
 - e) Addition of an AdBlue pump to the rear of the subject site;
 - f) Revision of materiality of previously approved boundary wall from stone cladded to capped render finish;
 - g) Provision of new 'Go Dublin' wall signage ('Go Circle is 1.8m diameter & 'Dublin' lettering 3.6m x 1m) on the front elevation of the southern boundary wall and
 - h) 2 no. vending machine structures located along the western boundary.
1. Insofar as the Planning & Development Act 2000 (as amended) and the Regulations made thereunder are concerned the development shall be retained in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the conditions attached hereto. For the avoidance of doubt, this permission shall not be construed as approving any development shown on the plans, particulars and specifications, the nature and extent of which has not been adequately stated in the statutory public notices.
- Reason: To comply with permission regulations.
2. The terms and conditions of the permission for the original development, which was issued under Reg. Ref. 4353/17 shall be fully complied with, except where modified by this permission.
- Reason: To provide for an acceptable standard of development
3. This permission excludes the proposed retention of the provision of bollards separating fuel pumps from public footpath along Old Cabra Road, the provision of planter boxes along the eastern, western and southern boundaries of the subject site, the repositioning of the totem sign to a position set 3m back from the public footpath (previously approved at a distance of 4m setback from the public footpath and the provision of new LED digital display (3.2m x 1.9m).

Reason: To clarify the scope of the permission.

4. The development shall be revised as follows:

a) The bollards along the Old Cabra Road frontage of the site shall be replaced by a wall constructed between the entrance and exit to the development with a maximum height of 1m in height in accordance with Condition No. 2 (a) of Planning Register Reference 4353/17 (ABP-300958-18).

b) The totem signage shall be relocated to a location 4m set back from the public footpath in accordance with Condition No. 2 (b) of Planning Register Reference 4353/17 (ABP-300958-18).

c) A landscaping scheme shall be implemented to include a row of standard trees or hedges along both the eastern and western boundaries of the site.

d) The LED screen on the western boundary shall be removed.

These works shall all be completed within 4 months of the date of the final grant of this permission.

Reason: In the interest of visual amenity and protecting residential amenities

5. The development shall comply with the following requirements of the Transportation Planning Division of Dublin City Council:

a) All costs incurred by Dublin City Council, including any repairs to the public road and services necessary as a result of the development, shall be at the expense of the developer.

b) The developer shall be obliged to comply with the requirements set out in the Code of Practice.

Reason: In the interests of orderly development

6. The development shall comply with the following requirements of the Drainage Division of Dublin City Council:

a) The development shall comply with the Greater Dublin Regional Code of Practice for Drainage Works Version 6.0 (available from www.dublincity.ie Forms and Downloads).

b) The developer shall comply with all the conditions relating to surface water management of the previous grant of permission, ref no: 4353/17

Reason: To ensure a satisfactory standard of development.

7. The development hereby approved for retention (including canopy and forecourt) shall adhere to the standards set out Table 3 of the 'Guidance notes for the reduction of obtrusive light' (2020) including a maximum value of vertical illuminance as measured at the boundary of the abutting dwellings of 10lux during opening hours and a maximum value of vertical illuminance as measured at the boundary of the abutting dwellings of 2lux when closed.

Reason: In the interest of residential amenity.

8. All signage permitted to be retained (including the relocated totem signage and the wall signage) shall not be internally illuminated and any illumination of the signage shall be external.

Reason: In the interest of residential amenity.

9. The operational hours of the vending machines permitted to be retained shall not extend beyond 23.00 hours with automatic cut-off of the machines at that time.

Reason: In the interest of residential amenity.

10. Within 3 months of the date of the grant of retention planning permission a comprehensive boundary treatment and landscaping scheme shall be submitted to and agreed in writing with the planning authority, prior to the commencement of development. This scheme shall include the following:-

The landscaping scheme shall include a row of standard trees or hedges along both the eastern and western boundaries of the site.

Reason: In the interest of the amenity and ecological environment.

11. The approved landscape scheme shall be implemented within the first planting season after the final grant of retention planning permission, and any vegetation which dies or is removed within 3 years of planting shall be replaced in the first planting season thereafter.

Reason: in the interests of amenity, ecology and sustainable development

12. The developer shall comply with the requirements set out in the Codes of Practice from the Drainage Division, the Transportation Planning Division and the Noise & Air Pollution Section.

Reason: To ensure a satisfactory standard of development.

- a) Provision of bollards separating fuel pumps from public footpath along Old Cabra Road;
- b) Provision of planter boxes along the eastern, western and southern boundaries of the subject site;
- c) Repositioning of the totem sign to a position set 3m back from the public footpath (previously approved at a distance of 4m setback from the public footpath);
- d) Provision of new LED digital display (3.2m x 1.9m)

1. The development is located in an area zoned residential Z1 with the objective 'to protect, provide and improve residential amenities' under the Dublin City Development Plan 2016 – 2022. Having regard to the location of the unmanned petrol station within a predominantly residential area and the provisions of the Dublin City Development Plan

2016-2022, it is considered that the retention of the provision of bollards separating fuel pumps from public footpath along Old Cabra Road, the provision of planter boxes along the eastern, western and southern boundaries of the subject site, the repositioning of the totem sign to a position set 3m back from the public footpath and the provision of new LED digital display (3.2m x 1.9m) would be visually obtrusive and have unacceptable impacts on visual amenity of the area and would therefore seriously injure the residential amenities of the abutting properties. The retention of these elements would therefore, fail to achieve compliance with Section 16.37 and Appendix 5 of the Dublin City Development Plan 2016-2022. The retention of these elements, would, therefore, seriously injure the residential amenities of properties in the vicinity of the development, depreciate the value of property in the vicinity, would be contrary to the Z1 zoning objective for the site and would be contrary to the proper planning and sustainable development of the area.