

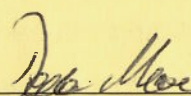
An  
Coimisiún  
Pleanála

**Direction**  
**CD-021258-25**  
**ACP-323286-25**

The submissions on this file and the Inspector's report were considered at a meeting held on 13/11/2025.

The Commission decided to grant permission, for the following reasons and considerations, and subject to the following conditions.

**Planning Commissioner:**

  
Declan Moore

**Date:** 17/11/2025

### **DRAFT WORDING FOR ORDER**

#### **Reasons and Considerations**

Having regard to National, Regional and County objectives that support the use of electric vehicles and the delivery of electric vehicle charging infrastructure across Ireland, including the National Planning Framework First Revision (2025), the Climate Action Plan (2025), the Electric Vehicle Charging Infrastructure Strategy (2022 – 2025), the Regional Spatial & Economic Strategy Eastern & Midland Regional Assembly (2019-2031), the Regional and Local EV Charging Network Plan (2024-2030) the Greater Dublin Area Transport Strategy (2022 2042), and the Local Authority Electric Vehicle Charging Strategy (2022-2030), each cited in the Inspector's report, the Commission is satisfied that the proposed development is consistent with relevant planning policy. The proposed development does not contribute to an over proliferation of car parking at this location and it does not impede or undermine the capacity for walking and cycling connections through the

retail/business park to the (proposed) adjacent Jamestown Park recreational amenity, for which no definitive walking/cycling connection routes or detailed plans have been approved or published.

Further, having regard to the design, layout and scale of the proposed development and to the general pattern of development in the area, it is considered that the proposed development would not seriously injure the visual amenities, character or appearance of the area, and would otherwise be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Commission had specific regard to the range of plans (mentioned above) that are supportive of the delivery of EV charging infrastructure, to the appellant's submission that the 'car spaces' are for fast charging not parking, even if the spaces were considered additional parking the Commission was not convinced that such a small increase would constitute, or contribute to, an over proliferation of parking in an area with approximately 1,000 spaces.

The Commission noted that while the (extended) Ballyogan and Environs LAP (2019 – 2025) does reference previous Masterplan drafts (e.g. Figure 9.10), the first aim/objective in *Policy BELAP ENV1 – Masterplan for Jamestown Park* is "to provide new linkages and connections into and through the Park in accordance with the Proposed Linkages (see Figure 4.11 and Appendix 2) set out in the Transportation and Movement Chapter of the Plan." Figure 4.11 does not indicate a walking/cycling route adjacent the specific site of the proposed development.



## **Conditions**

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars (Dwg ESB -338-002-010-005-001) received by the planning authority on the 24th day of June 2025, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

**Reason:** In the interest of clarity.

2. No advertising signage is permitted as part of this grant of permission.

**Reason:** In the interest of clarity.

3. Prior to commencement of works, the developer shall submit to, and agree in writing with the planning authority, a Construction Management Plan, which shall be adhered to during construction. This plan shall provide details of intended construction practice for the development, including hours of working, noise and dust management measures and off-site disposal of construction/demolition waste.

**Reason:** In the interest of public safety and amenity.

4. Site development and building works shall be carried out between the hours of 0700 to 1900 hrs Mondays to Fridays inclusive, between 0800 and 1400 hrs on Saturdays and not at all on Sundays and public holidays. Deviation from these times shall only be allowed in exceptional circumstances where prior written agreement has been received from the planning authority.

**Reason:** To safeguard the amenity of property in the vicinity.

5. The disposal of surface water shall comply with the requirements of the planning authority for such works and services. Prior to the commencement of development, the developer shall submit details for the disposal of surface water from the site for the written agreement of the planning authority.

**Reason:** To prevent flooding and in the interests of sustainable drainage.

6. Details of lighting and landscaping shall be agreed, in writing, with the planning authority, prior to the commencement of development.

**Reason:** In the interests of public safety and amenity.



7. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Coimisiún Pleanála to determine the proper application of the terms of the Scheme.

**Reason:** It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.