

Our Ref: TRA 15 10 06

Transportation Department

Report on Planning Application

Date: 3rd September 2026

To: Planning Department

Planning Ref: 2660919

Applicant Name:	Petrogas Group Ltd
Development address:	Applegreen, Knocka, Dunshaughlin, Co. Meath
Adjoining public road No.:	R-125
Strategic Corridor:	Yes
Description:	planning permission is sought for: o Car Wash and associated works. o Washdown silt separator. • Air and Water Services. Retention permission is sought for: o 32mm HDPE watermain..o 150mm foul main..o Associated concrete and kerb works

Comments: The proposed development is located within the operational Applegreen Service Area and EV Hub at Junction 6 of the M3 Motorway, which was previously permitted under Planning Ref. 22/1047. The application comprises the provision of a car wash facility, washdown silt separator, air and water service points, together with retention of associated underground services, concrete works and revised kerbing arrangements.

Layout and Access

The site is accessed via the existing internal road network serving the Applegreen Motorway Service Area, which in turn accesses the R125 regional road. No alterations are proposed to the established vehicular entrance. The proposed development will utilise the existing circulation arrangements within the service station. An Autotrack assessment has been undertaken to verify vehicle manoeuvrability.

Parking

The original planning application for the Applegreen Service Area & EV HUB proposed a driver exercise area and 7 staff parking spaces in the location of the proposed services & car washing station. The applicant indicates that the displaced staff parking spaces are to be relocated

elsewhere within the site and that the overall parking provision remains in excess of the parking requirement established for the motorway service area.

Road Safety Audit (RSA)

A Stage 3 Road Safety Audit has been carried out in accordance with TII Publication GE-STY-01024. The site inspection date was Wednesday 15th October 2025. The audit reviewed the operation of the existing service area following implementation and identified a number of road safety issues within the wider site, including vehicle movements across a landscaped verge, vehicle overrun at a pedestrian crossing and driver non-compliance with the left-turn-only exit arrangement. The applicant has accepted the audit recommendations and proposed mitigation measures, including the installation of bollards, reflective road studs and operational monitoring.

Recommendation:

No objection to the proposed development subject to the applicant being conditioned to the following:

- The developer shall implement all road safety measures and recommendations identified within the submitted Stage 3 Road Safety Audit and accompanying Designer's Response prior to the operation of the car wash facility, unless otherwise agreed in writing with the Planning Authority.

Report prepared by:

Joe Whyte,
Executive Engineer,
Transportation.