

SOUTH DUBLIN COUNTY COUNCIL

SITE NOTICE

South Dublin County Council

We, EdgeConneX Ireland Limited are applying for permission for development at this site of 22.1hectares that is located within the townland of Ballymakailly to the west of the Newcastle Road (R120), Lucan, Co. Dublin.

The development will consist of the construction of two no. single storey data centres with associated office and service areas; and three no. gas powered generation plant buildings with an overall gross floor area of 24,624sqm that will comprise of the following:

- Demolition of abandoned single storey dwelling, remaining agricultural shed and derelict former farm building;
- Construction of 2 no. single storey data centres (12,797sqm), both with associated plant at roof level; with 24 no. standby diesel generators with associated flues (each 25m high) that will be attached to a single storey goods receiving area / store and single storey office area (2,404sqm) located to the west of the data centres as well as associated water tower and sprinkler tank and other services;
- amendments to the internal access road and omission of access to loading bay permitted under SDCC Planning Ref. SD19A/0042 / ABP Ref. PL06S.305948 that include the relocation of permitted, and new, internal security gates; and new internal access roads to serve the proposed development that will provide access to 39 no. new car parking spaces (including 4 no. electric and 2 no. disabled spaces) and sheltered bicycle parking to serve the new data centres;
- The development will also include the phased development of 3 no. two storey gas powered generation plants (9,286sqm) within three individual buildings and ancillary development to provide power to facilitate the development of the overall site to be located within the south-west part of the overall site. Gas Plant 1 (3,045sqm) will contain 20 no. generator units (18+2) with associated flues (each 25m high) will facilitate, once operational the decommissioning of the temporary Gas Powered Generation Plant within its open compound as granted under SDCC Planning Ref. SD19A/0042 / ABP Ref. PL06S.305948. Gas Plant 2 (3,045sqm) will contain 20 no. generator units (18+2) with associated flues (each 25m high); and Gas Plant 3 (3,196sqm) will contain 21 no. generator units (19+2) with associated flues (each 25m high). These Plants will be built to provide power to each data centre, if and, when required. The Gas Plants will be required as back-up power generation once the permanent power connection via the permitted substation is achieved;
- New attenuation pond to the north of the site;
- Green walls are proposed to the southern elevation of each Power plant, as well as to the northern elevation of the generator compound of the data centres, and enclosing the water tower/pump room compound; and a new hedgerow is proposed linking the east and west of the site; and
- Proposed Above Ground Gas Installation compound to contain single storey kiosk (93sqm) and boiler room (44sqm).

The development will also include ancillary site works, connections to existing infrastructural services as well as fencing and signage. The development will include minor modifications to the permitted landscaping to the west of the site as granted under SDCC Planning Ref. SD19A/0042 / ABP Ref. PL06S.305948. The site will remain enclosed by landscaping to all boundaries. The development will be accessed off the R120 via the permitted access granted under SDCC Planning Ref. SD19A/0042 / ABP Ref. PL06S.305948.

An EPA-Industrial Emissions (IE) licence will be applied for to facilitate the operation of the Gas Powered Generation Plant. An Environmental Impact Assessment Report (EIAR) has been submitted with this application..

The planning application and EIAR may be inspected or purchased at the offices of South Dublin County Council, County Hall, Town Centre, Tallaght, Dublin 24 during its public opening hours of Monday to Friday from 9:00am to 4:00pm., and may also be viewed on the Council's website – www.sdcc.ie. A submission or observation in relation to the application may be made in writing to South Dublin County Council on payment of a fee of €20 within 5 weeks of receipt of the application by South Dublin County Council and such submissions or observations will be considered by the Planning Authority in making a decision on the application. The Planning Authority may grant permission subject to or without conditions or may refuse to grant permission.



Signed

Fernando Girbal (Agent on behalf of applicant)
Henry J Lyons Architects, 51-54 Pearse Street, Dublin, D02 KA66.

Date site notice erected
23rd February 2021