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Planning Department
South Dublin City Council
County Hall
Tallaght
Dublin 24



THORNTON O'CONNOR
TOWN PLANNING

Wednesday, 30th March 2021

Dear Sir/Madam

RE: THIRD PARTY OBSERVATION IN RESPECT OF A PLANNING APPLICATION AT A SITE WITHIN THE TOWNLAND OF BALLYMAKAILY, WEST OF NEWCASTLE ROAD (R120), LUCAN, CO. DUBLIN

South Dublin County Council Reg. Ref.: SD21A/0042

Our Clients, Henry and Timothy Crowley, are the owners of the landholding directly to the west of the subject lands. Our Clients' lands are zoned for 'Enterprise and Employment' uses in accordance with the *South Dublin County Development Plan 2016-2022* and thus there is an intention that they will be developed in the short term for commercial or other uses.

Our Clients note the proximity of the proposed development to the party boundary with their lands and would like assurances that the proposed data centres and gas plant development will not compromise the development potential of their landholding by sterilisation of land for safety or other reasons. For example, will the electromagnetic impacts of the development have any impacts on adjacent lands? We note that the EIAR submitted with the application does not address this point. We thus respectfully request the Planning Authority in their assessment to ensure that the development will not infringe upon the development potential of our Clients' landholding.

We would like to clarify that our Clients are favourably disposed to the proposed development if it can be proven that it will not hamper the development of their own lands.

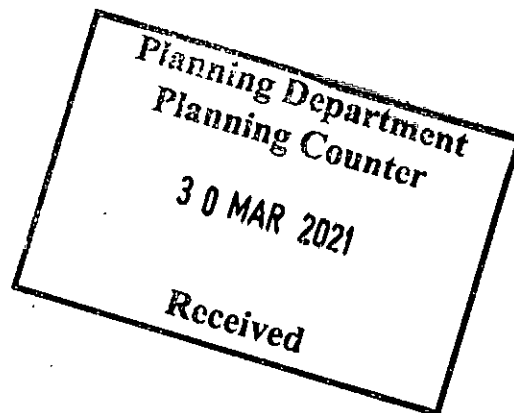
We look forward to receiving an acknowledgement in respect of the above.

Yours Sincerely



Sadhbh O'Connor
Director
Thornton O'Connor Town Planning

Encl. €20 Submission Fee



Thornton O'Connor, Town Planning
c/o Sadhbh O'Connor
1 Kilmacud Road Upper
Dundrum
Dublin 14

Date: 30-March-2021

Dear Sir/Madam,

Register Ref:
Development:

SD21A/0042

Construction of two single storey data centres with associated office and service areas; and three gas powered generation plant buildings with an overall gross floor area of 24,624sq.m that will comprise of the following: Demolition of abandoned single storey dwelling, remaining agricultural shed and derelict former farm building; Construction of 2 single storey data centres (12,797sq.m), both with associated plant at roof level, with 24 standby diesel generators with associated flues (each 25m high) that will be attached to a single storey goods receiving area/store and a single storey office area (2,404sq.m) 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 new car parking spaces (including 4 electric and 2 disabled spaces) and sheltered bicycle parking to serve the new data centres; The development will also include the phased development of 3 two storey gas powered generation plants (9,286sq.m) 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 (3,045sq.m) will contain 20 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 (3,045sq.m) will contain 20 generator units (18+2) with associated flues (each 25m high). and, Gas plant 3 (3,196sq.m) will contain 21 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 permitted power connection via the permitted substation is achieved; New attenuation pond to the north of the site; Green walls are proposed on 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 east and west of the site; Proposed above ground gas installation compound to contain single

storey kiosk (93sq.m) and boiler room (44sq.m). 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 Environment Impact Assessment Report (EIAR) has been submitted with this application. All on a site of 22.1hectares.

Location: Site within the townland of Ballymakailly, West of Newcastle Road (R120), Lucan, Co. Dublin
Applicant: EdgeConneX Ireland Limited
Application Type: Permission
Date Rec'd: 24-Feb-2021

I wish to acknowledge receipt of your submission in connection with the above planning application. The appropriate fee of €20.00 has been paid and your submission is in accordance with the appropriate provisions of the Planning and Development Regulations 2001(as amended). The contents of your submission will be brought to the attention of the Planning Officer during the course of consideration of this application.

This is an important document. You will be required to produce this document to An Bord Pleanala if you wish to appeal the decision of the Council when it is made. You will be informed of the decision in due course. Please be advised that all current applications are available for inspection at the public counter and on the Council's Website, www.sdublincoco.ie.

You may wish to avail of the Planning Departments email notification system on our website. When in the *Planning Applications* part of the Council website, www.sdublincoco.ie, and when viewing an application on which a decision has not been made, you can input your email address into the box named "*Notify me of changes*" and click on "*Subscribe*". You should automatically receive an email notification when the decision is made. Please ensure that you submit a valid email address.

Please note: If you make a submission in respect of a planning application, the Council is obliged to make that document publicly available for inspection as soon as possible after receipt. Submissions are made available on the planning file at the Planning Department's public counter and with the exception of those of a personal nature, are also published on the Council's website along with the full content of a planning application.

Yours faithfully,

Mary Crowley
for Senior Planner