

**Irish Water's Statutory
Response to**

South Dublin

Planning Authority



Uisce Éireann
Bosca OP 6000
Baile Átha Cliath 1
Éire

Irish Water
PO Box 6000
Dublin 1
Ireland

T: +353 1 89 25000
F: +353 1 89 25001
www.water.ie

Planning Application No.

SD21A/0042

Date Lodged with Planning Authority:

24/02/2021

Development:

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

Location :

Site within the townland of Ballymakailly, West of Newcastle Road (R120), Lucan, Co. Dublin

IW Recommendation: **Further Information Required**

IW Observations:

1 Water (Further Information Required)

1.1 In order to assess the feasibility of a connection to public water infrastructure further information is requested as follows;

The applicant is required to engage with Irish Water through the submission of a Pre-Connection Enquiry (PCE) in order to determine the feasibility of connection to the public water infrastructure. Please note this is required for indirect connections to the public system also. The Confirmation of Feasibility (COF) must be submitted to the planning department as the response to this further information request. Pre-connection enquiries can be made at <https://www.water.ie/connections/get-connected/>.

1.2 All works are to comply with the Irish Water Standard Details & Code of Practice for Water Infrastructure.

Reason: In the interest of public health and to ensure adequate water facilities.

2 Foul (Further Information Required)

2.1 There is no drawing submitted which shows the proposed foul water drainage layout for the proposed data hall area to the west/north west of the site. The applicant is required to submit a drawing showing existing and proposed foul water drainage layouts for the proposed data hall area of the site. The drawing shall include the location of all AJs, manholes, pipe size, material type and direction of flow.

2.2 In order to assess the feasibility of a connection to public waste water infrastructure further information is requested as follows;

The applicant is required to engage with Irish Water through the submission of a Pre-Connection Enquiry (PCE) in order to determine the feasibility of connection to the public waste water infrastructure. Please note this is required for indirect connections to the public system also. The Confirmation of Feasibility (COF) must be submitted to the planning department as the response to this further information request. Pre-connection enquiries can be made at <https://www.water.ie/connections/get-connected/>.

2.3 All works are to comply with the Irish Water Standard Details & Code of Practice for WasteWater Infrastructure.

Reason: In the interest of public health and to ensure adequate wastewater facilities.

Signed on Behalf of Irish Water: Yvonne Harris

Date: 31/03/2021

