

24 FEB 2021

Received

South Dublin County Council

RE: EDCDUB05 – Cover Letter

Planning Department,  
County Hall, Town Centre,  
Tallaght, Dublin 24

Date: 23<sup>rd</sup> February 2021  
Applicant: EdgeConnex Ireland Limited  
Project no: 950801 – EDCDUB05

Dear Sir / Madam,

On behalf of EdgeConneX Ireland Limited., we wish to apply for planning permission for a development which will consist of:

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. PLO6S.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. PLO6S.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;

Registered in Ireland :  
No. 247166  
H J Lyons (Architects) Ltd.  
Registered Office:  
51-54 Pearse Street, Dublin 2

Directors:  
Richard Doorly  
Paul O'Brien  
Peter Mc Govern  
Finghin Curraoin

Conor MacCabe  
Martin Donnelly  
Derek Byrne  
Pat Hogan  
Maoliosa Ó Floinn

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- 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/OO42 / ABP Ref. PLO6S.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/OO42 / ABP Ref. PLO6S.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.

In support of this application, we enclose the following:

- Completed Planning Application form,
- 2no. Copies Site Planning Notice (White)
- 1no. Copies of Newspaper Notice - Irish Daily Mail.
- 10no. Copies of Planning Report prepared by Marston Planning Consultancy.

10 no. copies of each of the following drawings prepared by Henry J Lyons

Drawing no.	Description	Scale	Format
P1-01	OS PLACE MAP	1:2500	A0
P1-02	PERMITTED SITE PLAN (TOPO)	1:1000	A0
P1-03	PROPOSED SITE LAYOUT PLAN	1:1000	A0
P1-04	PROPOSED SITE MASTERPLAN	1:1000	A0
P1-05	DEMOLISHED BUILDINGS	1:1000 / 1:200	A0
P2-01	PROPOSED GROUND FLOOR PLAN	1:200	A0
P2-02	PROPOSED ROOF PLAN	1:200	A0
P3-01	PROPOSED SECTIONS	1:200	A0
P4-01	PROPOSED ELEVATIONS NORTH-WEST	1:200	A0
P4-02	PROPOSED ELEVATIONS EAST-SOUTH	1:200	A0
P4-03	PROPOSED CONTIGUOUS ELEVATIONS	1:750	A0
P5-01	PROPOSED SITE ACCESS	1:1500 / 1:100	A0

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P6-01	PROPOSED POWER GENERATION PLANT 01 - PLANS AND SECTION	1:200	A0
P6-02	PROPOSED POWER GENERATION PLANT 01 - ELEVATIONS	1:200	A0
P6-03	PROPOSED POWER GENERATION PLANT 02 - PLANS AND SECTION	1:200	A0
P6-04	PROPOSED POWER GENERATION PLANT 02 - ELEVATIONS	1:200	A0
P6-05	PROPOSED POWER GENERATION PLANT 03 - PLANS AND SECTION	1:200	A0
P6-06	PROPOSED POWER GENERATION PLANT 03 - ELEVATIONS	1:200	A0
P6-07	PROPOSED GAS NETWORK IRELAND (GNI) ABOVE GROUND INSTALLATION (AGI) PLANT	1:100	A0

10no. copies of each of the following drawings prepared by Pinnacle Consulting Engineers:

Drawing no.	Description	Scale	Format
P201107-PIN-XX-DR-D-0001	General Layout	As Shown	A1
P201107-PIN-XX-DR-D-0002-S1-P01-	Access General Layout	As Shown	A1
P201107-PIN-XX-DR-D-0010-S1-P04 -	AutoTrack Layout - DUB05 Fire Tender	As Shown	A1
P201107-PIN-XX-DR-D-0011-S1-P04 -	AutoTrack Layout - DUB05 HCV	As Shown	A1
P201107-PIN-XX-DR-D-0012-S1-P05 -	AutoTrack Layout - SUB STATION	As Shown	A1
P201107-PIN-XX-DR-D-0013-S1-P05 -	AutoTrack Layout - GAS PLANT CRANE ACCESS	As Shown	A1
P201107-PIN-XX-DR-D-0014-S1-P04 -	AutoTrack Layout - GAS PLANT LOW LOADER	As Shown	A1
P201107-PIN-XX-DR-D-0015-S1-P04 - AutoTrack Layout	AutoTrack - GAS PLANT FUEL TANKER	As Shown	A1

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P201107-PIN-XX-DR-D-0016-S1-P04 -	AutoTrack Layout - CAS PLANT FIRE TENDER	As Shown	A1
P201107-PIN-XX-DR-D-0017-S1-P04 -	AutoTrack Layout - CAS PLANT RIGID	As Shown	A1
P201107-PIN-XX-DR-D-0018-S1-P03 -	AutoTrack Layout - DUB05 Oil Tanker	As Shown	A1
P201107-PIN-XX-DR-D-0019-S1-P03 -	AutoTrack Layout - DUB05 Crane	As Shown	A1
P201107-PIN-XX-DR-D-0020-S1-P01-	General Layout	As Shown	A1
P201107-PIN-XX-DR-D-0022-S1-P01	Access General Layout	As Shown	A1
PIN-ZZ-ZZ-DR-DR-0200	DRAINAGE LAYOUT - GAS PLANT AREA	As Shown	A1
PIN-ZZ-ZZ-DR-DR-0201	DRAINAGE LAYOUT - DATA CENTRE AREA	As Shown	A1
PIN-ZZ-ZZ-DR-DR-0202	DRAINAGE LAYOUT - ATTENUATION POND & OUTFALL PLAN	As Shown	A1
PIN-ZZ-ZZ-DR-DR-0203	WATERMAIN LAYOUT - GAS PLANT AREA	As Shown	A1
PIN-05-ZZ-DR-C-0204	WATERMAIN LAYOUT - DATA HALL AREA	As Shown	A1
PIN-ZZ-ZZ-DR-DR-0205	STANDARD WASTEWATER INFRASTRUCTURE DETAILS	As Shown	A1
PIN-ZZ-ZZ-DR-DR-0206	STANDARD WATERMAIN INFRASTRUCTURE DETAILS	As Shown	A1
PIN-05-ZZ-DR-C-0211-1	EXTERNAL WORKS	As Shown	A1
PIN-05-ZZ-DR-C-0211-2	EXTERNAL WORKS	As Shown	A1

10no. copies of each of the following reports prepared by Pinnacle Consulting Engineers:

- EDCDUB05 - Construction Traffic Management Plan - Rev1 (A4 document)
- EDCDUB05 - Traffic & Transport Assessment - Rev2 (A4 document)
- EDCDUB05 - Engineering Planning Report - (A4 document)
- EDCDUB05 - Flood Risk Assessment - (A4 document)

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10 no. copies of each of the following drawings prepared by Ethos Engineering:

Drawing no.	Description	Scale	Format
SS001	EDCDUB05 – Site Lighting Drawing	N/A	A0

10no. copies of each of the following reports prepared by Ethos Engineering:

- EDCDUB05 – Heat Recovery Feasibility Report (A4 document)

10 no. copies of each of the following drawings prepared by Kevin Fitzpatrick Landscaping:

Drawing no.	Description	Scale	Format
0331_DR_101	Landscape Masterplan	As Shown	A1
0331_DR_102	Landscape Cross Sections	As Shown	A1
0331_DR_103	Planting Plan and Planting Schedule	As Shown	A1
0331_DR_104	Earth Modelling Levels	As Shown	A1
D1 - Grange Castle- TCP-02-21	The Tree File Drawing - Tree constraints Plan	As Shown	A1

10no. copies of each of the following reports prepared by Kevin Fitzpatrick Landscaping:

- Landscape Report and Works Specification (A4 document)
- The Tree File Report - Tree Survey report (A3 document)
- Landscape Photomontages (A3 document)
- 10 nos. Copies of "EIAR Environmental Impact Assessment Report" prepared by Marston Planning Consultancy.
- 10 nos. Copies of Environmental Impact Assessment report – Non-Technical Summary prepared by Marston Planning Consultancy.
- 10 nos. Copies of DUB05 HJL – Architectural Design Statement.
- 10 nos. Copies of DUB05 WEC Environmental Management Plan
- 10 nos. Copies of DUB05 WEC Construction Management Plan
- 10 nos. Copies of Appropriate Assessment Screening Report prepared by Scott Cawley.
- Cheque in the sum of €38,000.00 to meet the required planning fee.
- 1no USB key containing EIAR Appendix and EIAR report (Soft copy)

Your Sincerely

  
[Jason Murphy] [Associate]  
**Henry J Lyons**

