

SD21A/0203.

**PLANNING APPLICATION FORM**

**SOUTH DUBLIN COUNTY COUNCIL**



**PLANNING APPLICATION FORM**

Form No. 2 of Schedule 3 to the Planning and Development Regulations 2006 and Planning and Development (Amendment) (No. 3) Regulations 2015

Planning Department, County Hall, Town Centre, Tallaght. Dublin 24.  
Tel: (01) 4149000 Fax: (01) 4149104 Email: [planning.dept@sdblincoco.ie](mailto:planning.dept@sdblincoco.ie)

**PLEASE NOTE THAT INFORMATION SUBMITTED WITH A PLANNING APPLICATION WILL BE AVAILABLE TO VIEW ON THE PUBLIC FILE AND ON THE COUNCIL'S WEBSITE WITH THE EXCEPTION OF CONTACT DETAILS OF APPLICANTS [www.sdblincoco.ie](http://www.sdblincoco.ie)**

**STANDARD PLANNING APPLICATION FORM & ACCOMPANYING DOCUMENTATION:**

Please read directions & documentation requirements at back of form before completion.

All questions relevant to the proposal being applied for must be answered.

Non-relevant questions: Please mark N/A

*Please ensure all necessary documentation is attached to your application form.*

Failure to complete this form or attach necessary documentation, or the submission of incorrect information or omission of required information will lead to the invalidation of your application.

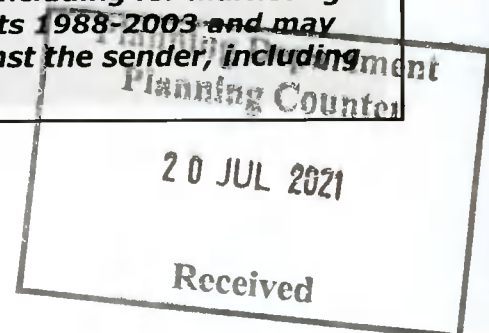
**DATA PROTECTION**

All planning applications are made available for public inspection and each week lists of planning applications received and planning decisions are published on [www.sdblincoco.ie](http://www.sdblincoco.ie)

The publication of planning applications by planning authorities may lead to applicants being targeted by persons engaged in direct marketing. In response to a request from the Data Protection Commissioner, you are given an opportunity to indicate a preference with regard to the receipt of direct marketing arising from the lodging of a planning application.

If you are satisfied to receive direct marketing please tick this box.

The use of the personal details of planning applications, including for marketing purposes, may be unlawful under the Data Protection Acts 1988-2003 and may result in action by the Data Protection Commissioner against the sender, including prosecution.



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**1. Name of Relevant Planning Authority:**

**SOUTH DUBLIN COUNTY COUNCIL**

**2. Location of Proposed Development:**

*Postal Address or Townland or Location (as may best identify the land or structure in question)*

**Grange Castle Business Park, Nangor Road & Grange Castle Business Park Estate Road, Clondalkin, Dublin 22**

*Ordnance Survey Map Ref No (and the Grid Reference where available)*  
**3261-C, 3260-D, 3325-B, 3326-A**

**3. Type of planning permission (please tick appropriate box):**

Permission

Permission for retention

Outline Permission

Permission consequent on Grant of Outline Permission

**4. Where planning permission is consequent on grant of outline permission\*:**

Outline Permission Register Reference Number: **N.A.**

Date of Grant of Outline Permission\*: **N.A.** \_\_\_\_/\_\_\_\_/\_\_\_\_

**\*NOTE:** Permission consequent on the grant of Outline Permission should be sought only where Outline Permission was previously granted. Under S.36 3(a) of the Planning and Development Act 2000 (as amended) Outline Permission lasts for 3 years.

**Outline Permission may not be sought for:**

- (a) the retention of structures or continuance of uses, **or**
- (b) developments requiring the submission of an Environmental Impact Statement/I.P.C./Waste Licence **or**
- (c) works to Protected Structures or proposed Protected Structures.

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**5. Applicant<sup>2</sup>** (person/entity seeking planning permission not an agent acting on his/her behalf)

Name(s) **Microsoft Operations Ireland Ltd.**

Address(es) *Must be supplied at end of this application form - **Question 26***

**6. Where Applicant is a Company** (registered under the Companies Acts 1963 to 1999)

Name(s) of company director(s) **James O'Connor, Keith Ranger Dolliver, Benjamin Owen Orndorff, Leigh Anne Kiviat and Glenn Robert Cogswell**

Registered Address (of company) **70 Sir John Rogerson's Quay, Dublin 2, D02 R296**

Company Registration No. **256796**

Telephone No. **01 2953826**

Email Address (if any) **N.A.**

Fax No. (if any)

**7. Person/Agent acting on behalf of the Applicant (if any):**

Name

**RKD Architects Ltd.  
(Contact name: Vicky Landy)**

Address *To be supplied at end of this application form - **Question 27***

**Should all correspondence be sent to the address provided in Question 27? (please tick appropriate box and note that if the answer is 'No', all correspondence will be sent to the Applicant's address provided in Question 26)**

Yes  No

**8. Person responsible for preparation of Drawings and Plans<sup>3</sup>:**

Name **Vicky Landy**

Address *Must be supplied at end of this application form - **Question 28***

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### 9. Description of Proposed Development:

*Brief description of nature and extent of development<sup>4</sup> (This should correspond with the wording of the newspaper advert and site notice.)*

#### **SOUTH DUBLIN COUNTY COUNCIL**

Microsoft Operations Ireland Ltd is applying for PERMISSION for modifications and minor additions to previously approved scheme (Planning Register Reference SD20A\0283). The development will comprise the following changes to previously approved scheme SD20A\0283:

1. **Approved Central Administration Building (CAB):** Proposed relocation of building to the east by approx. 7m. Proposed reconfiguration and setting out of building plans at all levels (including roof level) resulting in increase in building footprint of approximately 170m<sup>2</sup> (from 1,424m<sup>2</sup> to 1,594m<sup>2</sup>) associated changes to building elevations (design and finishes).
- o **Approved single storey Cafeteria Element:** Proposed additional basement level below cafeteria to accommodate plant, proposed 9 no. rooflights ( 2.8 m diameter) and 9 no. rooflight (1.8m diameter), inclusion of MEP Plant on roof level including new flue extending approx. 1m above parapet.
  - o **Approved four-storey Office element:** Parapet at roof level to be raised by approx. 1.1m (increased from approved 19.5m in height to proposed 20.6m)
  - o Overall increase in GIFA of 395m<sup>2</sup>
  - o Reconfiguration of area available for PV panels and sedum roof finish in order to accommodate required MEP equipment at roof levels
2. **Approved Data Centres – DUB14 and DUB15:** Proposed reconfiguration and setting out affecting building locations and plans at all levels (including roof level) resulting in reduction in overall building footprint (for each building) by 48m<sup>2</sup> (from 13,442m<sup>2</sup> to 13,394m<sup>2</sup>), associated changes to staircases design, building elevations (design and finishes. Increase in parapet height of Vent Houses (at roof level) by approx. 350mm and omission of previously proposed zone of sedum roof finish. Overall decrease in GIFA of 1,352m<sup>2</sup> in respect of DUB 14 and decrease of 1,453m<sup>2</sup> in respect of DUB 15. All plant equipment at ground level - reduced in height compared to approved layout so that the screening is deemed not required
3. **DUB 14:** Reduction in height of approved flues by approx. 650mm, reduction in number of flues from 11 no. approved to 8 no. proposed
- 3a) **DUB 15:** Change to level of ground floor and associated increase in overall building height of approx. 700mm (parapet height increased from approved +83.0m O.D. to proposed +83.7m O.D.).
4. Reconfiguration of associated **external plant at ground level** (including generators / E-Houses & transformers) flues, omission of approved Modular Electrical Rooms (MERs) and associated screening serving approved Data Centres DUB14 &15.
5. Relocation, modifications to design and expansion of approved **Water Treatment Building** and associated plant to include: 4 no. Water Treatment Tanks, 2 sprinkler tanks and relocated approved pump house (contained in the main Water Treatment Plant building) and 1 generator with additional proposed flue stack (height 30.75) and 1 no. transformer.
6. **Gas Generator Compound** – Relocation & reconfiguration of previously approved gas generator compound including:
  - o Additional 4 no. generators (from 20 no. approved to 24 no. proposed)
  - o Omission of approved 5 no. E-houses
  - o Additional 7 no. electrical rooms
  - o Additional 7 no. flues (from 5 no. approved to 12 no. proposed)
7. Modifications to approved layout of **internal site roads, yards and footpaths.**
8. Relocation and modifications to design of approved **Sprinkler Tanks and Pump Houses: Pump House serving DUB 14:** relocated into proposed Water Treatment Building and compound, redesign of approved larger tank into proposed two smaller tanks. **Pump House serving DUB 15:** Relocated to south of DUB15 the north facilitate space for electrical equipment redesign of approved larger tank into proposed two smaller tanks.
9. **Relocation of Approved Gas Networks Ireland (GNI) gas skid & compound** including approved 3 no. kiosk buildings.
10. Modifications to approved **car park layouts and landscaping design.**
11. Modifications to location and design of approved **bicycle shelters.**
12. Modifications to **site development works**, including underground water and building services provision, landscaping, internal security and compound enclosure fencing, and associated works.
13. The remainder of the development (including permitted temporary construction car parking) to be carried out in accordance with parent permission SD20A/0283.
14. An Environmental Impact Assessment Report (EIAR) has been submitted with this application.
15. The application relates to a development which comprises an activity requiring an integrated pollution prevention and control (IE) licence.

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at site of c.16.23 Ha (in total) located at Grange Castle Business Park, Nangor Road & Grange Castle Business Park Estate Road, Clondalkin, Dublin 22. The application relates to lands located west of the existing MS Data Centre Campus and also a site located north of the main entrance to the business park from Grange Castle Road.

**10. Legal Interest of Applicant in the Land or Structure:**

*Please tick appropriate box to show applicant's legal interest in the land or structure*

<b>A.</b> Owner	<b>B.</b> Occupier
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<b>C. Other</b> ✓
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*Where legal interest is 'Other', please expand further on your interest in the land or structure*

**Microsoft Operations Ireland Ltd. is the owner of the main site – purchased from SDCC in 2020– see letter of Consent from SDCC (Appendix 1 attached to this application form) who remain the owner of the site for the Approved Contractor's Car Park**

***If you are not the legal owner, please state the name and address of owner on the last page of this application form - Question 29. You must also supply a letter from the owner of consent to make the application as listed in the accompanying documentation***



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**11. Site Area:**

Area of site to which the application relates in hectares	13.07Ha + approved temporary car park area 3.16 Ha = 16.23
	<b>16.23 ha</b>

**12. Where the application relates to a building or buildings:**

Gross floor space <sup>5</sup> of any <b>existing</b> building(s) in sq. m	291
Gross floor space of <b>proposed</b> works in sq. m	57,986 (Note: 59,766m2 previously approved SD20A\0283 scheme)
Gross floor space of work to be <b>retained</b> in sq. m (if appropriate)	N.A.
Gross floor space of any <b>demolition</b> in sq. m (if appropriate)	291 (Note: demolition previously approved SD20A\0283 scheme)
<b>Note:</b> Gross floor space means the area ascertained by the internal measurement of the floor space on each floor of a building i.e. floor areas must be measured from <b>inside</b> the external wall.	

**13. In the case of mixed development (e.g. residential, commercial, industrial, etc), please provide breakdown of the different classes of development and breakdown of the gross floor area of each class of development:**

Class of Development	Gross floor area in sq.m
Class 4 - Industrial: Data Centre & Ancillary industrial (WTP /pump houses, gas skid kiosks & rainwater harvesting building)	54,071m2 (Note: 56,246m2 previously approved i.e. reduction of 2,175m2 from approved SD20A\0283 scheme)
Class 4 - Office / Admin.	3,915m2 (Note: 3,520m2 previously approved i.e. increase of 395m2 from approved SD20A\0283 scheme )

**14. In the case of residential development provide breakdown of residential mix. N.A.**

Number of	Studio	1 Bed	2 Bed	3 Bed	4 Bed	4+ Bed	Total
Houses							

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Apartments							
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Number of car-parking spaces to be provided	Existing: <b>0</b>	Proposed : <b>168</b>	Total: <b>168</b> <i>(Note: No change proposed from approved SD20A\0283 scheme)</i>
Number of <b>TEMPORARY CONSTRUCTION</b> car-parking spaces to be provided	Existing: <b>0</b>	Proposed : <b>802</b>	Total: <b>802</b> <i>(Note: No change proposed from approved SD20A\0283 scheme)</i>

**15. Where the application refers to a material change of use of any land or structure or the retention of such a material change of use:**

Existing use <sup>6</sup> (or previous use where retention permission is sought)	<b>Vacant</b>
Proposed use (or use it is proposed to retain)	<b>Employment/Enterprise</b>
Nature and extent of any such proposed use (or use it is proposed to retain)	<b>As described in 9 above.</b>

**16. Social and Affordable Housing N.A.**

Please tick appropriate box	YES	NO
<p><i>Is the application an application for permission for development to which Part V of the Planning and Development Act 2000 as amended by the Urban Regeneration and Housing Act 2015 applies?</i><sup>7</sup></p> <p>If the answer to the above question is "yes" and the development is not exempt (see below), you must provide, as part of your application, details of how you propose to comply with Section 96 of Part V of the Act including, for example: (i) details of such part or parts of the land which is subject to the application of permission or is or are specified by the Part V Agreement, or houses situated on such aforementioned land or elsewhere in the Planning Authority's functional area proposed to be transferred to the Planning Authority or details of houses situated on such aforementioned land or elsewhere in the Planning Authority's functional area proposed to be leased to the Planning Authority or details of any combination of the foregoing and (ii) details of the calculations and methodology for calculating the values of land, site costs, normal construction and development costs and profit on those costs and other related costs</p>		

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<p>such as an appropriate share of any common development works as required to comply with the provisions of Part V of the Act.</p> <p>If the answer to the above question is "yes" but you consider the development to be exempt by virtue of Section 97 of the Planning and Development Act 2000 (as amended) <sup>8</sup>, a copy of the Certificate of Exemption under Section 97 must be submitted (or, where an application for a certificate of exemption has been made but has not yet been decided, a copy of the application should be submitted).</p>		
<p>If the answer to the above question is "no" by virtue of Section 96(13) of the Planning and Development Act 2000 (as amended) <sup>9</sup>, details indicating the basis on which section 96(13) is considered to apply to the development should be submitted.</p>		

**17. Development Details**

<i>Please tick appropriate box</i>	<b>YES</b>	<b>NO</b>
<p><i>Does the proposed development consist of work to a protected structure and/or its curtilage or proposed protected structure and/or its curtilage?</i></p> <p><b>Note: If yes, newspaper and site notice must indicate fact.</b></p>		✓
<p><i>Does the proposed development consist of work to the exterior of a structure which is located within an architectural conservation area (ACA)?</i></p>		✓
<p><i>Does the application relate to development which affects or is close to a monument or place recorded under section 12 of the National Monuments (Amendment) Act, 1994 <sup>10</sup></i></p>		✓
<p><i>Does the application relate to work within or close to a European Site (under S.I. No.94 of 1997) or a Natural Heritage Area?</i></p>		✓
<p><i>Does the proposed development require the preparation of an Environmental Impact Statement <sup>11</sup> ?</i></p>	✓	
<p><i>Does the application relate to a development which comprises or is for the purposes of an activity requiring an integrated pollution prevention and control licence?</i></p>	✓	



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<b>Note: If yes, newspaper and site notice must indicate fact.</b>		
Does the application relate to a development which comprises or is for the purposes of an activity requiring a waste licence?  <b>Note: If yes, newspaper and site notice must indicate fact.</b>		✓
Do the Major Accident Regulations apply to the proposed development?		✓
Does the application relate to a development in a Strategic Development Zone?  <b>Note: If yes, newspaper and site notice must indicate fact.</b>		✓

Does the proposed development involve the demolition of any habitable house <sup>12</sup> ?  <b>Note: Demolition of a habitable house requires planning permission.</b>	✓ <i>Permission for demolition of house granted under parent permission SD20A\0283</i>	
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**18. Site History**

Details regarding site history (if known)
Has the site in question ever, to your knowledge, been flooded?  Yes [ ]                      No [✓]
If yes, please give details e.g. year, extent  _____
Are you aware of previous uses of the site e.g. dumping or quarrying? Yes [ ]                      No [✓]
If yes, please give details.

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Are you aware of any valid planning applications previously made in respect of this land/structure?

Yes  No

If yes, please state planning reference number(s) and the date(s) of receipt of the planning application(s) by the planning authority if known:

Reference No.: **SD20A/0283** Date: **10/05/2021**

*If a **valid** planning application has been made in respect of this land or structure in the 6 months prior to the submission of this application, then the site notice must be on a yellow background in accordance with Article 19(4) of the Planning and Development Regulations 2001-2006 as amended.*

**Is the site of the proposal subject to a current appeal to An Bord Pleanála in respect of a similar development<sup>13</sup>?**

Yes  No

An Bord Pleanála Reference No.:

*(Note: the Appeal must be **determined or withdrawn before** another similar application can be made).*

**19. Pre-application Consultation**

**Has a pre-application consultation taken place in relation to the proposed development<sup>14</sup>?**

Yes  No

If yes, please give details:

Reference No. (if any): **N/A**

Date(s) of consultation: **24/06/2021**

Persons involved:

**McGill Planning:** Trevor Sadler

**Microsoft:** Matthew Ibbotson

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**RKD Architects:** Vicky Landy  
**Arup:** Marco Mugnai, Rachel Atthis, John MacCarthy  
**Brady Shipman Martin Landscape Design:** Thomas Burns  
**SDCC:** Tracy McGibbon, Sarah Watson (Planning); Suzanne Furlong & Ronan Toft (Water Services) Fionnuala Collins (Parks) Graham Murphy, Yasir Khan (Roads)

**20. Services**

***Proposed Source of Water Supply***

Existing connection  New connection

Public Mains  Group Water Scheme  Private Well

Other (please specify):  
\_\_\_\_\_

*Name of Group Water Scheme (where applicable)*

**N.A.**

***Proposed Wastewater Management/Treatment***

Existing  New

Public Sewer  Conventional septic tank system

Other on-site treatment system  Please specify  
\_\_\_\_\_

***Proposed Surface Water Disposal***

Public Sewer/Drain  Soakpit

Watercourse  Other  Please specify

**As described in EIAR Volume 1 Chapter 7 – Hydrology & Water Services and Submitted Civil Engineering Drawings**

**21. Details of Public Notice**

<i>Approved newspaper<sup>15</sup> in which notice was published</i>	<i>Irish Daily Star</i>
<i>Date of publication</i>	<i>19<sup>th</sup> July 2021</i>
<i>Date on which site notice was erected</i>	<i>19<sup>th</sup> July 2021</i>

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**22. Application Fee**

<i>Fee Payable</i>	<b>€38,000</b>
<i>Basis of Calculation</i>  Please see fee notes available on Council website <a href="http://www.sdcc.ie">www.sdcc.ie</a>	Class 4: Other Buildings (other than class 1,2 or 3) rate of €3.60 * 57,986 m2 of development exceeds maximum fee therefore maximum fee of €38,000 applies

**SUPPLEMENTARY INFORMATION**

(Sections 23 - 25)

**23. Is it proposed that the Development will: (please tick appropriate box) <sup>19</sup> : (see note 19)**

- A Be **Taken in Charge** by the County Council ( )
- B Be maintained by **an Estate Management Company** (✓)
- C In **part be Taken in Charge and part maintained** by an Estate Management Company ( )

*In the case of B or C please submit a Site Layout drawing that clearly indicates the services within the estate/development (Roads, Footpaths, Car Parking Spaces, Foul/Surface Water Sewers, Watermain and Open Spaces) that will be maintained by the Estate Management Company.*

**24. Do any Statutory Notices apply to the site/building at present?  
(e.g. Enforcement, Dangerous Buildings, Derelict Sites)**

Yes  No  Place an X in the appropriate box.

If yes, please give details N.A


**25. Please describe where the site notice(s) is/are erected at site of proposed development**

- 1) West side of R136 slightly north of roundabout junction with Grange Castle Business Park Estate Road.
- 2) South West corner of R136 roundabout junction with Grange Castle Business Park Estate Road.
- 3) Roundabout to North East of Microsoft lands

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	<p>4) Roundabout to South East of Microsoft lands on new Nangor Road (R134).</p> <p>5) Near entrance to residential property within the application site to north of new Nangor Road.</p> <p>6) South West corner of subject site, north of new Nangor Road at roundabout junction with Baldonnel Road at entrance to Grange Castle Business Park.</p> <p>7) Grange Castle Business Park Estate Road, north of subject site at location of proposed new entrance.</p> <p>8) Grange Castle Business Park Estate Road, north of subject site at location of existing site entrance</p>
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*I hereby declare that, to the best of my knowledge and belief, the information given in this form is correct and accurate and fully compliant with the Planning & Development Act 2000, as amended, and the Regulations made thereunder:*

<p>Signed (Applicant or Agent as appropriate)</p>	
<p>Date:</p>	<p>19<sup>th</sup> July 2021</p>

*An applicant will not be entitled solely by reason of a planning permission to carry out the development. The applicant may need other consents, depending on the type of development. For example, all new buildings, extensions and alterations to, and certain changes of use of existing buildings must comply with building regulations, which set out basic design and construction requirements.*

**NOTES TO APPLICANT**

Sections 1 to 22 of this form **MUST** be completed *insofar as they relate to your particular proposal*. Failure to do so will render your application invalid.



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Sections 23-25 seek supplementary information which may be needed by this Planning Authority to assess the application, depending on your proposal.

You must provide contact details as requested - Questions 26-29 as appropriate in order to be notified of the decision of the planning authority.

Please read the further notes attached to this document and extensive guide documents in the Forms area of the Council website [www.sdublincoco.ie](http://www.sdublincoco.ie) for further assistance in making your application.

**FOR OFFICE USE ONLY**

Application Type <i>PERMISSION</i>	Date received	Document lodged	Newspaper Notice
Register Reference <i>SD21A/0203</i>	<i>20/7/21</i>		<i>The Star</i>
Fee Received € <i>38000</i>			<i>19/7/21</i>
Receipt No..... Date: .....			
O.S.I. Map Reference .....			
L.A.P. Area Reference .....			