

Subject: FW: Proposed development in Profile Park
Date: Friday, 2 July 2021 at 12:33:04 Irish Standard Time
From: Majella Quinn
Attachments: image001.jpg, image002.jpg, image003.png

From: Shane Doyle <shanem.doyle@defenceforces.ie>
Sent: Monday 21 June 2021 17:11
To: Marta Babiarz <mbabiarz@rkd.ie>
Cc: Jim Sullivan <jsullivan@rkd.ie>; Carmina Lawless <clawless@rkd.ie>; Karen Hammond <khammond@rkd.ie>; 'Defence Property Management Planning' <PropertyManagementPlanning@defence.ie>; MDL_AirspaceManagementCell <airspaceandobstacles@defenceforces.ie>
Subject: RE: Proposed development in Profile Park

Dear Marta,

The Irish Air Corps has reviewed the details of the proposed development and has the following observations:

1. Building height

It is noted that there are structures on the proposed building which exceed the prescribed 20m limit. Considering the nature of the structures in question as well as the site elevation and location, the Air Corps is satisfied that the height of the proposed building is acceptable as it should not negatively impact Air Corps operations.

It is likely that any crane activity during construction will impact Air Corps operations therefore it is a requirement that proposed crane activity is notified to Air Traffic Services of the Irish Air Corps at least 28 days in advance to facilitate a risk assessment and mitigations to be put in place. The crane operator will be required to comply with any requirements and restrictions that are notified by the Irish Air Corps.

2. Flue Emissions

With regard to flue emissions, the Irish Air Corps will likely require an aviation impact assessment to report on the potential or otherwise for flue emissions to negatively impact Air Corps operations, in particular any impact on low level helicopter and fixed wing aviation, operating in the vicinity of Casement Aerodrome.

3. Bird hazard

The Irish Air Corps has concerns about the potential for attenuation ponds to act as an attractant for birds. In keeping with similar developments in the vicinity of the aerodrome, the Air Corps will likely require a wildlife risk assessment be completed to examine the potential of the development and the planned attenuation pond to act as an attractant for birds. We will also expect that appropriate mitigations such as installation of netting, no islands etc. are implemented where required to reduce the bird hazard.

4. Photovoltaic Panels

A Glint and Glare assessment is required to ensure the PV cells do not pose a hazard to aviation.

5. Lighting

There may be a requirement to install some low intensity aviation obstacle lights. This will be determined once a planning application is submitted.

6. Masts

Any masts that are planned for installation on the roof should be notified to the Irish Air Corps as they will require an obstacle assessment.

I hope this is of help and please feel free to contact me directly if you have any questions.

Regards,
Comdt Shane Doyle
505 Sqn (Air Traffic Services)
5 Support Wing
Irish Air Corps



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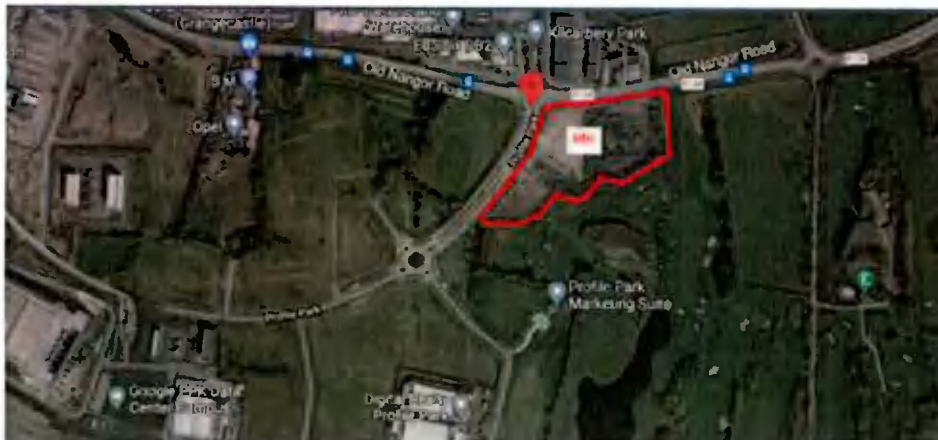
From: Marta Babiarz [<mailto:mbabiarz@rkd.ie>]
Sent: 14 June 2021 07:08
To: Shane Doyle <shanem.doyle@defenceforces.ie>
Cc: Jim Sullivan <jsullivan@rkd.ie>; Carmina Lawless <clawless@rkd.ie>; Karen Hammond <khammond@rkd.ie>
Subject: Proposed development in Profile Park

Dear Comdt Doyle,

Thank you for returning my call on Friday. We are writing to you in relation to a proposed development in Profile Business Park (approx. 800m north of the aerodrome), on behalf of Equinix Ireland Ltd, who are an established global operator. As discussed earlier today on the phone, we would like to share a preview of the development in advance of a formal planning application, to allow you to review and comments as required. To date we have reviewed the requirements of the development plan and in addition have reviewed the most recent applications made in Profile Park. We believe the scheme presented falls with the parameters set out in the development. However we would welcome your feedback.

The proposed development is a data centre, partially 3- and partially 4-storey high, of an overall gross floor area approx. 9500sqm. It will be located on a site at a junction of Old Nangor Road and entrance to the Profile Business Park. The development will also include smaller ancillary buildings like substations and pump rooms, water tanks, containerised generators, diesel tanks, together with all site infrastructure like access roads, attenuation pond and landscaping.

Below is the snippet from the google maps showing the location of site in relation to the Baldonnell Aerodrome.





I have attached 3 drawings which broadly outline the development: proposed site plan and elevations.

We would like to ask you to comment on the following aspects of the proposal and advise if they are any concern to the functioning of the aerodrome:

1. Building height is approx. 18.9m when measuring from the level of Old Nangor Road (75.11-75.45 O.D). This is below the limit of 20m as prescribed in the South Dublin County Council Development Plan. However, there are certain elements of the building that exceed this limit and these are:
 - o hot air plenum structures at the north building façade (3 no) -20.23m above road level and ground level in front of the building
 - o Staircase at the south façade – 20.31m above road level / 21.27m above the ground level to the rear of the building
 - o Top of lift overrun 23.02m above ground level
 - o Generator flues (overall 8 no. flues) 23.2m above ground level

None of the above structures exceeds 25m above ground which has been accepted in the recently approved planning application for UBC data centre in the South Grange castle Business Park (about 900m to the west of the proposed development).

Could you please advise if you are happy with these exceptions from 20m height limit?

2. There is an attenuation pond located near the south site boundary or approx. area 620 sqm. It's main purpose is to attenuate the surface water from the site areas, and it is not a permanent water feature (water will be there at the occasions following a heavier rainfall only), doing little to attract birds. Please advise if this is acceptable to you.
3. There will be approx. 220sqm of photovoltaic panels located on the main roof of the data centre. We note reference to glitch and glare report reference in other applications and it would be our intension to complete one after a grant and during detail design and agree same with you.
4. All external lighting will be in form of down light luminaires and excessive lux levels will be avoided. This will be addressed in the application.
5. A number of masts will be placed on the roof and similar to the glitch and glare report, this would be agreed with you also after planning.

We would greatly appreciate if you could review the above items and revert if you have any comments.

We aim to lodge the planning application within about 2 weeks' time.

If you require any further information in relation of the development please do not hesitate to contact myself on the mobile number below or the my colleague Jim Sullivan on 0876777608.

Thank you in advance.

Kind regards

Marta

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