

An Rannóg Talamhúsáide, Pleanála agus Iompair
Land Use, Planning & Transportation Department
Telephone: 01 4149000 Fax: 01 4149104 Email: planning.dept@sdublincoco.ie

Suzanne McClure,
Brock McClure Planning & Development Consultants
63, York Road
Dun Laoghaire
Co. Dublin

PLANNING & DEVELOPMENT ACT, 2000 (as amended) AND PLANNING REGULATIONS THEREUNDER

Decision Order Number: 1166	Date of Decision: 30-Aug-2021
Register Reference: SD21A/0186	Registration Date: 05-Jul-2021

Applicant: Equinix (Ireland) Ltd.

Development: Construction of a 3 storey (part 4 storey) data centre known as 'DB8' to include data halls, electrical/plant rooms including internal generators, offices, lobbies, ancillary staff areas including break rooms and toilets, stores, stair/lift cores throughout and photovoltaic panels at roof level; the total gross floor area excluding hot air plenums and external staircase is c.9,601sq.m and the overall height of the data centre ranges from c.16m to c.20m to roof parapet level and up to c.24.48m including roof top plant, flues and lift overrun; provision of 5 external generators, 8 fuel tanks and ancillary plant contained within a plant yard to the north of DB8; provision of a water tank plant room, air cooled chillers and ancillary plant contained within a chiller plant yard to the south of DB8; provision of a water sprinkler pump room (c.23sqm), 2 sprinkler tanks (c.12m high each), heat recovery plant room (c.17sqm), ESB substation (c.44sqm), waste/bin stores (c.52sqm); total floor area of ancillary structures and plant (c.303sqm); provision of a delivery yard and loading bays, 64 car parking spaces, 5 motorcycle spaces, bicycle shelter serving 14 spaces, smoke shelter, internal access roads and footpaths, vehicular and pedestrian access to the west from Falcon Avenue and closure of an existing vehicular entrance from Falcon Avenue; all associated site development works, services provision, drainage works including attenuation, landscape and boundary treatment works including berming, hedgerow protection areas and security fencing; no buildings are proposed above the existing ESB wayleave and SDCC watermain wayleave to the west and north of the site; the area to the southwest of the site (temporary

meadow) is reserved for a future data centre, subject of a separate application to South Dublin County Council on a site bounded to the east and south by Grange Castle Golf Club, to the north by Nangor Road (R134) and to the west by an estate road known as Falcon Avenue. This application is accompanied by a Natura Impact Statement.

Location: Plot 100, Profile Park, Nangor Road, Clondalkin, Dublin 22

Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 05-Jul-2021 in connection with the above, I wish to inform you that before the application can be considered under Section 33 of the Planning & Development Act 2000, six copies of the following ADDITIONAL INFORMATION must be submitted.

1. The applicant is advised that the Planning Authority has concerns in relation to the visual impact of the proposed development. The subject site is located at a prominent location on the Nangor Road at the entrance to the significant business parks. In addition, the site is located in a transition area with the adjacent lands to the east and south zoned for Open Space. In this context, further consideration of the relationship between the building and the Nangor Road is required. In particular, the photomontages indicate that the proposed elevation fronting to Nangor Road will present a monolithic structure with a defensive and dark appearance. The applicant is requested to reconsider the design and investigate options to reduce the visual impact and massing of the structure. Additional landscaping, setting further back of the building from the road, relocation of flues, reduction in overall height, reorientation of the building and material/ treatment changes should all be considered.
2. The applicant is requested to provide revised high quality photomontages and CGIs, clearly showing the revised proposal, including treatments. Additional photomontage views from Grange Castle Golf Club/R136 to the east and the protected structures to the south/Baldonnel Road/Casement Aerodrome should be included.
3. The applicant is requested to provide revised details of fencing/boundary treatments as follows:
 - security fencing should be behind landscaping
 - existing boundary fence should be replaced with a low level wall with railings above, similar to those in the surrounding area.
4. Water:
 - (a) 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. 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/>.

(b) It is unclear where the applicant proposes to make a connection to the public watermains network. The applicant is requested to submit a drawing in plan outlining the existing and proposed water supply layout for the development up to the point of connection to the public watermains. Maps of the public watermains and Wastewater drainage networks may be obtained, if available, for required locations in by emailing: datarequests@water.ie.

Foul:

(a) 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. 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/>.

(b) It is unclear where the applicant proposes to connect the foul water drainage from the development. The applicant is requested to submit a drawing showing existing and proposed foul water drainage layouts up to and including the point of connection to the public foul water sewer. The drawing shall include the location of all AJs, manholes, pipe size, material type and direction of flow. The drawing shall clearly show that the foul and surface water systems are discharging to separate pipe networks. Maps of the public watermains and Wastewater drainage networks may be obtained, if available, for required locations in by emailing: datarequests@water.ie.

5. The applicant is requested to provide:

(a) a glint and glare analysis.

(b) details of the MW output of the solar PVs.

6. (a) The applicant is requested to submit a report showing greenfield run off rates and attenuation calculations for each surface water drainage catchment. The report shall include a breakdown of all surface types and run off coefficients for each surface water catchment area.

(b) The applicant is requested to submit a drawing which clearly shows :

- All surface water catchment areas proposed.

- The location of all proposed flow control devices and corresponding maximum discharge rates for each device. There shall be a flow control device inserted on the outfall of the proposed attenuation pond. The maximum surface water discharge rate from the site must not exceed 4.4 L/S

(c) The applicant is requested to minimise the use of underground attenuation systems on site. Where this cannot be achieved arch type systems should be installed as oppose to concrete tanks. The applicant is requested to submit a cross section detail of the proposed attenuation pond and underground attenuation systems.

(d) The applicant is requested to clarify what attenuation volumes are proposed for the development as the volumes referred to in the engineering report do not correlate with the submit surface water drainage plans.

(e) The applicant is requested to submit a drawing showing the inclusion of more Sustainable Drainage Systems (SuDS) for the development such as swales, filter drains, tree pits, rain gardens and Rainwater harvesting systems. A cross sectional detail is required of all proposed SuDS features.

(f) The applicant is requested to demonstrate how water pollution mitigation measures have been incorporated into the design regarding fuel storage onsite. Fuel tank leakages must not allow polluted

water to enter surface water drainage network. All works shall comply with the Greater Dublin Regional Code of Practice for Drainage Works in this regard.

(g) The applicant is requested to confirm all petrol/oil interceptors proposed on the surface water drainage network shall be of Class 1 standard as per the requirements of the Greater Dublin Regional Code of Practice for Drainage Works.

NOTE: The applicant should note that any submission made in response to the above will be examined and MAY be deemed to be SIGNIFICANT ADDITIONAL INFORMATION by the Planning Authority. In this event the applicant(s) will be subsequently notified and requested to publish a notice in an approved newspaper and erect or fix a site notice on the land or structure to which the further information relates and to submit copies of the both the newspaper and site notices to the Planning Authority in accordance with Article 35 (1) (a) and (b) of the Planning and Development Regulations 2001 (as amended).

Note: The applicant must submit the Further Information within **6 months** of the **date of decision**. If the information is not received within this period the planning authority shall declare the application to be withdrawn.

Please ensure that your reply to this Request for Additional Information is accompanied by a covering letter marked "ADDITIONAL INFORMATION" and that the Planning Register Reference Number given above is quoted on the covering letter.

Signed on behalf of South Dublin County Council

Register Reference: SD21A/0186

Date: 31-Aug-2021

Yours faithfully,



for **Senior Planner**