

SD21A/0241

**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.*

**PLANNING APPLICATION FORM**

**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)*

*Within the townlands of Ballybane and Kilbride within Profile Park, Clondalkin, Dublin 22.*

*Ordnance Survey Map Ref No (and the Grid Reference where available)<sup>1</sup>  
3325-D, 3326-C*

**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\*: NOT APPLICABLE**

Outline Permission Register Reference Number: \_\_\_\_\_

Date of Grant of Outline Permission\*: \_\_\_\_/\_\_\_\_/\_\_\_\_

**\*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) *Vantage Data Centers Dub 11 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) *Christophe Strauven, Nicholas Haslehurst, Justin Jenkins, Stephen Kinch*

Registered Address (of company) *1-2 Victoria Buildings, Haddington Road, Dublin 4*

Company Registration No. *683471*

Telephone No. *+44 (7960) 388379*

Email Address (if any) - *NA*

Fax No. (if any) - *NA*

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

Name  
*Anthony Marston, Marston Planning Consultancy*

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 *John Mullan, Burns & McDonnell Architects*

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

**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.)*

We, Vantage Data Centers Dub 11 Ltd. are applying for permission for development at this site that includes an abandoned single storey residential property on the New Nangor Road (R134), Dublin 22; and on land within the townlands of Ballybane and Kilbride within Profile Park, Clondalkin, Dublin 22 on an overall site of 8.7 hectares.

The development will consist of the demolition of the abandoned single storey dwelling and associated outbuilding (205sqm); and the construction of 2 no. two storey data centers with plant at roof level of each facility and associated ancillary development that will have a gross floor area of 40,589sqm that will consist of the following:

- 1 no. two storey data center (Building 11) that will be located to the south of the site and will have a gross floor area of 24,667sqm. It will include 22 no. emergency generators located at ground floor level within a compound to the western side of the data center with associated flues that will be 22.3m in height;
- 1 no. two storey data center (Building 12) that will be located to the north of the site, and to the immediate north of Building 11 and will have a gross floor area of 12,915sqm. It will include 11 no. emergency generators located at ground floor level within a compound to the western side of the data center with associated flues that will be 22.3m in height;
- Each of the two data centers will include data storage rooms, associated electrical and mechanical plant rooms, loading bays, maintenance and storage spaces, office administration areas, and plant including PV panels at roof level as well as a separate house generator for each facility that will provide emergency power to the admin and ancillary spaces. Each generator will include a diesel tank and there will be a refuelling area to serve the proposed emergency generators;
- The overall height of each data center apart from the flues and plant at roof level is c. 14.23m above the finished floor level;
- Construction of internal road network and circulation areas, with main entrance off Falcon Avenue to the south, as well as a secondary vehicular access off Legacy Drive to the south-west, both from within Profile Park; footpaths, provision of 144 no. car parking spaces, and 66 no. cycle parking spaces;
- single storey step-up substation (38sqm) as well as 2 no. single storey switch substations (121sqm);
- AGI Gas Regulator compound that include 3 no. single storey buildings (134sqm)
- construction of a gas powered generation plant in the form of a 13m high single storey building with a gross floor area of 2,714sqm that will contain 10 gas generators with associated flues that will be 25m in height, and grouped in pairs and threes. The Gas Plant will be located to the west of Building 11;
- Ancillary site development works, that will include reorientation of the Baldonnel Stream, biodiversity management initiatives, attenuation ponds and the installation and connection to the underground foul and storm water drainage network, and installation of utility ducts and cables, that will include the drilling and laying of ducts and cables under the internal road network within Profile Park. Other ancillary site development works will include hard and soft landscaping, lighting, fencing, signage, services road, entrance gates, sprinkler tanks and pump room; and
- A temporary gas powered generation plant within a fenced yard containing 21 no. generator units in containers, each with associated flues (each 25m high), 12 transformers and 10 containers of controls to be located to the west of, and associated with the first phase of Building 11, and will be required for a period of up to 2 years if connection to the national grid is delayed. This temporary plant will not be built if the connection to the national grid is in place prior to the operation of Building 11.

The development will be accessed from Falcon Avenue and Legacy Drive from within the Profile Park Business Park that contains an access from the New Nangor Road (R134). An Environmental Impact Assessment Report (EIAR) has been submitted with this application.

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**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. Owner</b> ✓	<b>B. Occupier</b>
	<b>C. Other</b>	
Where legal interest is 'Other', please expand further on your interest in the land or structure <b>Not applicable</b>		
<b>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</b>		

**11. Site Area:**

Area of site to which the application relates in hectares	8.7 ha
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**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	206sqm
Gross floor space of <b>proposed</b> works in sq. m	40,589sqm
Gross floor space of work to be <b>retained</b> in sq. m (if appropriate)	No retention
Gross floor space of any <b>demolition</b> in sq. m (if appropriate)	206sqm
<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
<b>Not applicable</b>	

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**14. In the case of residential development provide breakdown of residential mix. Not applicable**

<i>Number of</i>	Studio	1 Bed	2 Bed	3 Bed	4 Bed	4+ Bed	Total
Houses							
Apartments							

<i>Number of car-parking spaces to be provided</i>	Existing:	Proposed:	Total:
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**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: Not applicable**

<i>Existing use<sup>6</sup> (or previous use where retention permission is sought)</i>	
<i>Proposed use (or use it is proposed to retain)</i>	
<i>Nature and extent of any such proposed use (or use it is proposed to retain)</i>	

**16. Social and Affordable Housing**

<b>Please tick appropriate box</b>	<b>YES</b>	<b>NO</b>
<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?<sup>7</sup></i></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 such as an appropriate share of any common development works as required to comply with the provisions of Part V of the Act.</p>		✓

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<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**

<b>Please tick appropriate box</b>	<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> <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> <b>Note: If yes, newspaper and site notice must indicate fact.</b></p>		✓
<p><i>Does the application relate to a development which comprises or is for the purposes of an activity requiring a waste licence?</i></p>		✓





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**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): *PP064/21*

Date(s) of consultation: *23<sup>rd</sup> June 2021 and 19<sup>th</sup> July 2021 and via correspondence*

Persons involved:

*SDCC – Tracy McGibbon (Senior Executive Planner), Sarah Watson (Planning Officer), Brian Harkin (Water & Drainage), as well as Oisín Egan, Ronan Toft, Fionnuala Collins, Aisling Taki, Yasir Khan*

*Anthony Marston (MPC) and various members of design team including John Mullan and James Bushell (Burns & McDonnell Architects), James Mayer (Pinnacle Consulting Engineers), Kevin Fitzpatrick (Landscape Architect), Michael Elliott (Ramboll) as well as representatives of the applicant*

**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)

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**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: attenuation pond and tank

**21. Details of Public Notice**

Approved newspaper <sup>15</sup> in which notice was published	Daily Star
Date of publication	31 <sup>st</sup> August 2021
Date on which site notice was erected	31 <sup>st</sup> August 2021

**22. Application Fee**

Fee Payable	€38,000
Basis of Calculation	Class 4 - €3.60 x 41,186sqm
Please see fee notes available on Council website <a href="http://www.sdcc.ie">www.sdcc.ie</a>	Maximum fee of €38,000 applicable under Section 3 of Schedule 9, Part 12 of the Planning and Development Regulations 2001 (as amended)

**SUPPLEMENTARY INFORMATION**

(Sections 23 - 25)

**23. Is it proposed that the Development will: (please tick appropriate box)<sup>19</sup> : (see note 19) not applicable**

- 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.*

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**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 \_\_\_\_\_

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

*SN1 – at existing gate to abandoned house along New Nangor Road  
SN2 – at northern boundary of site along New Nangor Road  
SN3 – at entrance into Profile Park from the New Nangor Road  
SN4 – at entrance into site off Falcon Avenue within Profile Park  
SN5 – at entrance into site off Falcon Avenue within Profile Park  
SN6 – at entrance into site off Legacy Drive within Profile Park*

*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:*

<i>Signed (Applicant or Agent as appropriate)</i>	
<b>Date:</b>	<b>30<sup>th</sup> August 2021</b>

*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.*

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**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.

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**

	Date received	Document lodged	Newspaper Notice
Application Type: <u>PERMISSION</u>			
Register Reference: <u>SD21A/0241</u>	<u>31/8/21</u>		<u>The Star</u>
Fee Received € <u>38,000</u>			<u>31/8/21</u>
Receipt No..... Date: .....			
O.S.I. Map Reference .....			
L.A.P. Area Reference .....			