

# MARSTON

## PLANNING CONSULTANCY

Senior Administrative Officer,  
Planning Department,  
South Dublin County Council,  
County Hall,  
Town Centre,  
Tallaght,  
Dublin 24

Our Ref: 21047

22<sup>nd</sup> August 2021

**Re : Planning and Development Act 2000-2021 and the statutory regulations (as amended). Application by Vantage Data Centers Dub 11 Ltd. for development for the demolition of the abandoned single storey dwelling and associated outbuildings (206sqm); and the construction of 2 no. two storey data centres with plant at roof level of each facility and associated ancillary development that will have a gross floor area of 40,589sqm, plus a temporary gas powered generation plant if required; at this site of 8.7 hectares to the south of the New Nangor Road (R134); and on land within the townlands of Ballybane and Kilbride within Profile Park, Clondalkin, Dublin 22.**

Dear Sir / Madam,

We, Marston Planning Consultancy, 23 Grange Park, Foxrock, Dublin, D18 T3Y4 are instructed by Vantage Data Centers Dub 11 Ltd. to make the above application to South Dublin County Council. The application is for development with a gross floor area of 40,589sqm that will include 2 no. two storey data centres and ancillary elements including emergency generators, parking and vehicular routes, landscaping, attenuation and all other associate development on a site of 8.7ha. within a land holding bounding New Nangor Road (R134) to the north; agricultural fields to the east; the Grange Castle Motor Company to the west; and Falcon Avenue within Profile Park to south; and all set within Profile Park Clondalkin, Dublin 22.

The Proposed Development is proposed to be built over four phases. The first phase of which will include, if required, the construction of a temporary gas powered generation plant within a walled yard containing 21 no. generator units in containers, each with associated flues (each 25m high) as well as associated elements. The temporary gas powered generation plant will only be built 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. For clarity purposes this is clearly set out within the planning notices that accompany the application, and the impact of this being and not being built is assessed within the Environmental Impact Assessment Report (EIAR) that accompanies this application.

The development will consist of the demolition of the abandoned single storey dwelling and associated outbuilding (206sqm); 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 includes 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.

The planning application is accompanied by the following documentation, which seeks to address the requirements of the South Dublin County Development Plan 2016-2022 and the Planning and Development Regulations 2001, as amended:

- Receipt for payment of planning application fee of €38,000 (Class 4 maximum fee) (see Appendix A);
- 1 no. Application form;
- 1 no. original newspaper notice as appeared in Irish Daily Star and dated 31<sup>st</sup> August 2021;
- 1 no. copy of site notice as erected at six locations on the 31<sup>st</sup> August 2021;
- 10 no. copies of Planning report by Marston Planning Consultancy;
- 10 no. copies of Site Location Map and architectural drawings prepared by Burns and McDonnell Architects – note : contiguous elevations are provided at a scale of 1:400 due to the scale of the site as agreed with Eoin Burke (Senior Planner), prior to making of the application– all other drawings at 1:200 or less;
- 10 no. copies of Design Statement by Burns and McDonnell Architects;
- 10 no. copies of Screening Report for Appropriate Assessment by Ramboll;
- 10 no. copies of landscape master plan and drawings prepared by Kevin Fitzpatrick Landscape Architecture, including tree survey and report;
- 10 no. copies of Engineering Planning Report by Pinnacle Consulting Engineers;
- 10 no. copies of Outline Construction Traffic Management Plan by Pinnacle Consulting Engineers;
- 10 no. copies of Outline Construction and Environmental Management Plan for the diversion of the existing Baldonnel Stream by Pinnacle Consulting Engineers;
- 10 no. copies Engineering Drawings and Drawing Schedule prepared by Pinnacle Consulting Engineers;
- 10 no. copies of Flood Risk Assessment by Pinnacle Consulting Engineers in association with Kilgallen Consulting Engineers;
- 10 no. copies of an Environmental Impact Assessment Report, Appendices and Non-technical Summary prepared by Ramboll and others;
- 10 no. copies of Biodiversity Management Plan by Neo Environmental Ltd in collaboration with Ramboll;
- 10 no. copies of an Energy Statement prepared by Burns and McDonnell;
- 10 no. copies of a Site Lighting Plan and Report prepared by Burns and McDonnell; and
- 1 no. soft copy of the EIAR;

The Planning Report submitted with this application provides a detailed assessment and justification for the proposed development having regard to the site's location and context. The proposed development has

been subject to pre-application consultation with the Planning Authority and the application documentation reflects the comments of the Planning Authority during the course of this consultation.

Appendix B of this cover letter comprises a copy of the EIA Portal confirmation notice in accordance with Article 97 (A) of the Planning and Development Regulations, 2001, as amended. The EIA portal number is **2021174**.

In accordance with Article 97 (1) of the Regulations (which requires submission of one electronic copy of the EIAR) we have included a USB stick with the EIAR documents as part of this application.

In accordance with Article 98 of the Regulations, the newspaper and site notice for the current application set out that an EIAR will be submitted with the application and that the EIAR will be available for inspection or purchase at a fee not exceeding the reasonable cost of making a copy during office hours at the offices of the Planning Authority.

We trust that everything is in order and look forward to a favourable decision in due course.

Yours faithfully,

A handwritten signature in cursive script that reads "Anthony Marston".

Anthony Marston (MIPI, MRTPI)  
**Marston Planning Consultancy**