



SOUTH DUBLIN COUNTY COUNCIL

INTERNAL MEMORANDUM

Department: Parks & Landscape Services / Public Realm Section

Date: 08/09/2021

Donal Farrelly
Planning Department

Development: Modifications and minor additions to previously approved scheme (Planning Register Reference SD20A/0283) at this site of c.16.23ha (in total) comprising of the following changes to previously approved scheme SD20A/0283; Approved Central Administration Building (CAB), relocation of building to the east by approx. 7m; reconfiguration and setting out of building plans at all levels (including roof level) resulting in increase in building footprint of approximately 170sq.m (from 1,424sq.m to 1,594sq.m) associated changes to building elevations (design and finishes); approved single storey Cafeteria Element, additional basement level below cafeteria to accommodate plant; 9 rooflights (2.8 m diameter) and 9 rooflight (1.8m diameter), inclusion of MEP Plant on roof level including new flue extending approx. 1m above parapet; 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); overall increase in GIFA of 395sq.m; reconfiguration of area available for PV panels and sedum roof finish in order to accommodate required MEP equipment at roof levels. approved Data Centres - DUB14 and DUB15, 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 48sq.m (from 13,442sq.m to 13,394sq.m), 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 1,352sq.m in respect of DUB 14 and decrease of 1,453sq.m 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; DUB 14, reduction in height of approved flues by approx. 650mm, reduction in number of flues from 11 approved to 8 proposed; 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.); 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; relocation, modifications to design and expansion of approved Water Treatment Building and associated plant to include, 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 30.75m) and 1 transformer; Gas Generator Compound - Relocation & reconfiguration of previously approved gas generator compound including, additional 4 generators (from 20 approved to 24 proposed), omission of approved E-houses; additional 7 electrical rooms, additional 7 flues (from 5 approved to 12 proposed); modifications to approved layout of internal site roads, yards and footpaths; 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; relocation of Approved Gas Networks Ireland (GNI) gas skid & compound including approved 3 kiosk buildings; modifications to approved car park layouts and landscaping design; modifications to location and design of approved bicycle shelters; modifications to site development works, including underground water and building services provision, landscaping, internal security and compound enclosure fencing, and associated works; the remainder of the development (including permitted temporary construction car parking) to be carried out in accordance with parent permission SD20A/0283. An Environmental Impact Assessment Report (EIAR) has been submitted with this application; The application relates to a development which comprises an activity requiring an integrated pollution prevention and control (IE) licence relating 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.

Location: Grange Castle Business Park, Nangor Road, Clondalkin, Dublin 22
Applicant: Microsoft Operations Ireland Ltd.
Reg. Ref: **SD21A/0203**

Recommendation: Consult with the Biodiversity Officer to advise on biodiversity measures. Further Additional Information may be required.

Site Area

16.23 ha

Zoning

Objective EE: To provide for enterprise and employment related uses.

Main Concerns:

- 1) Impacts of the proposed development on existing trees and local biodiversity
- 2) Potential impacts on bats (foraging routes)

Relevant Sections, Policies and Objectives of the SDCC Development Plan 2016-2022:

DP 2016-22 Ch 7 Infrastructure & Environmental Quality (IE). Section 7.2.0 Surface Water & Groundwater

Policy 2 (IE 2) Surface Water & Groundwater

'It is the policy of the Council to manage surface water and to protect and enhance ground and surface water quality to meet the requirements of the EU Water Framework Directive.'

IE 2 Objective 5:

*'To limit surface water run-off from new developments through the use of Sustainable Urban Drainage Systems (SUDS) and **avoid the use of underground attenuation and storage tanks.**'*

IE 2 Objective 3:

'To maintain and enhance existing surface water drainage systems in the County and promote and facilitate the development of Sustainable Urban Drainage Systems (SUDS), including integrated constructed wetlands, at a local, district and County level, to control surface water outfall and protect water quality.'

DP 2016-22 Section 8.1.0 Green Infrastructure Network

G2 Objective 1: To reduce fragmentation of the Green Infrastructure network and strengthen ecological links between urban areas, Natura 2000 sites, proposed Natural Heritage Areas, parks and open spaces and the wider regional Green Infrastructure network

G2 Objective 2: To protect and enhance the biodiversity value and ecological function of the Green Infrastructure network.

G2 Objective 5: To integrate Green Infrastructure as an essential component of all new developments.

G2 Objective 9: To preserve, protect and augment trees, groups of trees, woodlands and hedgerows within the County by increasing tree canopy coverage using locally native species and by incorporating

them within the design proposals and supporting their integration into the Green Infrastructure Network.

G2 objective 11: To incorporate appropriate elements of Green Infrastructure e.g. new tree planting etc. into existing areas of hard infrastructure wherever possible.

G2 Objective 13: To seek to prevent the loss of woodlands, hedgerows, aquatic habitats and wetlands wherever possible including requiring a programme to monitor and restrict the spread of invasive species

DP 2016-22 Section 8.3.0 Public Open Space Hierarchy and Landscape Setting

G4 Objective 2: To connect parks and areas of open space with ecological and recreational corridors to aid the movement of biodiversity and people and to strengthen the overall Green Infrastructure network.

DP 2016-22 Section 8.4.0 Sustainable Urban Drainage Systems

Sustainable Urban Drainage Systems (SUDS) drain surface water in an environmentally friendly way by replicating natural systems in managed environments. SUDS systems seek to collect, store and clean surface water using natural systems and to release it back into the environment in a slow and controlled way, thereby reducing the risk of fluvial and pluvial flooding. Key features, such as integrated constructed wetlands, permeable surfaces, filter strips, ponds, swales and basins are easy to manage, environmentally friendly and aesthetically attractive.

G5 Objective 1: To promote and support the development of Sustainable Urban Drainage Systems (SUDS) at a local, district and county level and to maximise the amenity and biodiversity value of these systems

G5 Objective 2: To promote the provision of Green Roofs and/or Living Walls in developments where expansive roofs are proposed such as industrial, retail and civic developments

DP 2016-22 Section 9 Heritage Conservation and Landscapes

HCL15 Objective 3: To protect existing trees, hedgerows, and woodlands which are of amenity or biodiversity value and/ or contribute to landscape character and ensure that proper provision is made for their protection and management in accordance with Living with Trees: South Dublin County Council's Tree Management Policy 2015-2020.

Living with Trees – Tree Management Policy 2015 – 2020

South Dublin County Council's Tree Management Policy 'Living with Trees' 2015-2020 contains information within Chapter 7 Trees and Development that relates to the retention, protection and planting of trees on development sites. Relevant points within this section include:

- The Council will use its powers to ensure that where it is conducive with the objectives of the County Development Plan, and other planning objectives there is maximum retention of trees on new development sites.
- In the processing of planning applications, the Council will seek the retention of trees of high amenity / environmental value taking consideration of both their individual merit and their interaction as part of a group or broader landscape feature.
- On construction sites all work must be in accordance with British Standard 5837 (2012): Trees in Relation to Design, Demolition and Construction – Recommendations.
- The Council will promote the replacement of trees removed to facilitate approved planning and development of urban spaces, buildings, streets, roads, infrastructural projects and private development sites.

The Public Realm Section has assessed the proposed development in accordance with the CDP and best practice guidelines and has the following comments:

There is a huge loss of biodiversity in the current application compared with what was granted on the site (SD20A/0283), *i.e.* mainly:

- i. Significant reduction in wet meadow areas.
- ii. Reduction in trees (although wet meadow areas are proposed to be planted with trees)
- iii. Sedum roof omitted/reduced as are solar panels.
- iv. Significant reduction in street/avenue trees through the site.

A landscaped amenity area for staff has been introduced to which the Public Realm department has no objection.

We recommend the Biodiversity Officer is consulted to advise on biodiversity measures: whether the changes proposed are sufficient and if not, how can they be improved.

Fionnuala Collins
Assistant Parks Superintendent

Endorsed By: Laurence Colleran

Senior Executive Parks Superintendent