

# Comhairle Chontae Atha Cliath Theas

## Record of Executive Business and Chief Executive's Order

### PR/1225/21

**Reg. Reference:** SD21A/0203      **Application Date:** 20-Jul-2021

**Submission Type:** New Application      **Registration Date:** 20-Jul-2021

**Correspondence Name and Address:** Vicky Landy, RKD Architects 59, Northumberland Road, Ballsbridge, Dublin 4

**Proposed 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

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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;

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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 Name:** Microsoft Operations Ireland Ltd.

**Application Type:** Permission

(DF)

### **Description of Site and Surroundings:**

Site Area: Stated as 16.23 Ha.

#### **Site Description:**

The site of the proposed development is situated within Grange Castle Business Park, south east of Grange Castle Business Park Estate Road. The site is situated on a prominent junction at the corner of New Nangor Road.

The Google data centre lies to the south of the site.

The Griffeen River and The Baldonnel Stream traverses the site.

The wider Grange Castle Business Park lies to the north and south, this includes other data centres both constructed and with planning permission.

### **Proposal:**

#### **Permission is sought for:**

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:

#### Central Administration Building (CAB)

- Relocation of approved Central Administration Building (CAB) to the east by approximately 7m,
- Increase in building footprint of approximately 170sq.m (from 1,424sq.m to 1,594sq.m)
- Changes to building elevations (design and finishes).
- Reconfiguration and setting out of building plans at all levels (including roof level),

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- Additional basement level below approved cafeteria to accommodate plant,
- Nine rooflights (2.8 m diameter) and 9 rooflight (1.8m diameter), inclusion of MEP Plant on roof level including new flue extending approximately 1m above parapet,
- Raise the parapet at roof level by 1.1m of the approved four-storey office element, (increased from approved 19.5m in height to proposed 20.6m);
- Overall increase in Gross Internal Floor Area 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.

### Data Centres DUB14 and DUB15

- The statutory notices state that the proposed development will comprise of:
  - A '*reduction in overall building footprint (for each approved Data Centre - DUB14 and DUB15) by 48sq.m (from 13,442sq.m to 13,394sq.m)*' and
  - An '*overall decrease in Gross Internal Floor Area (GIFA) of 1,352sq.m in respect of DUB 14 and decrease of 1,453sq.m in respect of DUB 15*'

Both of the above statements appear to be contradictory. It is unclear what is being proposed. This requires clarification and exact floor areas for each structure should be submitted for assessment. All should be requested by way of ADDITIONAL INFORMATION.

- Reconfiguration and setting out affecting building locations and plans at all levels (including roof level),
- Associated changes to staircases design, building elevations design and finishes.
- Increase in parapet height of Vent Houses (at roof level) by approximately 350mm and omission of previously proposed zone of sedum roof finish,
- The applicant states that all plant equipment will be at ground level and will be reduced in height compared to approved layout and states that the approved '**screening is deemed not required**'. This is noted and will be assessed later in the report,
- DUB 14, **reduction** in height of approved flues by approximately 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 approximately 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.

### Water Treatment Building and Associated Plant:

- Relocation, modifications to design and expansion of approved Water Treatment Building and associated plant to include:
  - Water Treatment Tanks,
  - 2 sprinkler tanks

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- Relocated approved pump house (contained in the main Water Treatment Plant building),
- One generator with additional proposed flue stack (height 30.75m) and
- One transformer.
- Gas Generator Compound:
  - Relocation & reconfiguration of previously approved gas generator compound
  - Additional 4 generators (from 20 approved to 24 proposed),
  - Omission of approved E-houses.

**Note:** Gas generator compound and 5 E-houses 'to serve DUB15' granted on foot of SD20A/0283. It is unclear how many E-houses are proposed to be omitted in this application. Do the E-houses to be omitted relate only to DUB15 or to the entire development (it is noted that other E-houses have been granted throughout the site). This requires clarification and number of E-houses to be omitted should be submitted for assessment. All should be requested by way of ADDITIONAL INFORMATION.

### Sprinkler Tanks and Pump Houses, Pump House serving DUB 14

- 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

- 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.

### Additional:

- 7 electrical rooms,
- 7 flues (from 5 approved to 12 proposed);
- Modifications to approved layout of internal site roads, yards and footpaths
- 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

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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.

### **Zoning:**

Both the main site and contractor compound are zoned EE *'To provide for enterprise and employment related uses'*.

### **Environmental Impact Statement:**

An Environmental Impact Assessment Report (EIAR) has been submitted with this application for the modifications and minor additions to the previously approved scheme (Planning Register Reference SD20A/0283) of a proposed data centre at Grange Castle South Business Park. The adequacy of the EIAR will be assessed under 'Adequacy of the Environmental Impact Assessment Report' within the 'Assessment' section of this report.

### **Screening for Appropriate Assessment:**

An Appropriate Assessment Screening report was submitted by the applicant as an Appendix to the EIAR which will be discussed in further detail under the relevant section of this report.

### **Consultations:**

|                               |                                     |
|-------------------------------|-------------------------------------|
| Irish Water:                  | Additional Information Requested    |
| Environmental Health Officer: | No response                         |
| Roads:                        | No objections subject to conditions |
| Water Services:               | Additional Information Requested    |
| Parks:                        | Referred to biodiversity officer.   |
| Biodiversity Officer:         | Refusal recommended                 |
| Chief Fire Officer:           | No response                         |
| Department of Defence:        | No objection subject to conditions  |

### ***SEA Sensitivity Screening***

Indicates overlap with:

Main Site

- SFRA A.
- SFRA B.

Contractor Compound:

- Canal PNHA

Site borders:

- Section 22 Landfills to the east of the site.
- SFRA A west of site.

### **Submissions/Observations /Representations:**

No submissions received. Last date for submissions 23/08/21.

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### Relevant Planning History:

#### *Subject site*

SD20A/0283. Demolition of existing single storey vacant house, garage and outhouse (total gross floor area (GFA) c.291.2sq.m) and removal of existing temporary construction car park; Construction of a single 1-4 storey Central Administration Building and 2 2-storey (with mezzanine) data centres (DUB14 & DUB15) all to be located west of data centres DUB9, DUB10, DUB12 & DUB13 within the MS campus; The Central Administration Building (c.6.03m to c.19.85m high) will comprise central office administration, with staff cafeteria, staff gym and reception (GFA c.3,520sq.m), with provision of PV panels on the roof; each data centre (c.15.6m high to parapet height and c.18.65m to top of roof plant) will include data halls, admin blocks (comprising offices, canteen, loading dock, storage and ancillary areas) and a variety of mechanical and electrical plant areas/structures including Modular Electrical Rooms (MERs), battery rooms and transformer areas. GFA of DUB14 is c.28,072sq.m and GFA of DUB15 is c.28,173sq.m (c.56,246sq.m in total); DUB14 will also include 21 diesel generators and associated sub-stations (E-houses) and 11 mechanical flues (each c.30.75m high); Provision of a gas generator compound (to serve DUB15) containing 20 generators, 5 E-houses and 5 flues (c.25m max height); Provision of a Gas Networks Ireland gas skid including 3 kiosk buildings; Expansion of existing electrical sub-station compound (originally granted under SD07A/0632) to provide 3 additional transformer bays, 3 E-houses and 1 control room, 2 auxiliary transformers; 2 sprinkler tank and pump house areas, 1 additional rainwater harvesting plant; Provision of 168 permanent car parking spaces and 40 cycle parking spaces; Provision of additional western access to the MS campus (to serve the Central Administration Building) from the Business Park estate road (including bridge over the Griffeen River) with existing temporary access to be extinguished; Physical integration with the remainder of the existing MS campus (including internal access roads and landscaping) with associated modifications to the western boundary of the DUB09/DUB10/DUB12/DUB13 data centre development as permitted under SD16A/0088; Provision of a new temporary construction car park (with 802 car spaces, shuttle bus stop and shelter) on site north of the main entrance to the business park; Total gross floor area of the development will be c.59,766sq.m; All associated site development works, drainage and services provision, landscaping, boundary treatments (including security fencing) and associated works; 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.

Grant Permission

SD17A/0318 The provision of a temporary (for 3 years) 18MW gas powered electricity generator compound **Permission Granted** (small element of site)

SD16A/0088 Site enabling works including demolition of existing vacant house and outbuildings (total floor area c.241sq.m), diversion of Baldonnell stream, provision of below ground attenuation. Development of 4 single storey data centres (DUB09, DUB10, DUB12, DUB13) located west of data centres DUB06 (existing), DUB07 & DUB08 (both granted under SD15A/0343), each data centre will contain the following: offices, computer and associated support areas, electrical component rooms, plant and associated equipment, plant at roof level and 5 flues each (each c.25m

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high) (gross floor area of each data centre c.17,598sq.m c.70,392sq.m in total). The height of each data centre will range between c.6.1m & c.13.3m high. Ancillary site works for connection to infrastructural services, as well as fencing, landscaping, perimeter service roads around the buildings. The provision for installation of heat dispersal infrastructure to facilitate the future potential recycling of waste heat energy by 3rd parties. 160 additional operational parking spaces (including universal accessible spaces). Provision of 20 bicycle parking spaces. Provision of 1 adiabatic water storage tank (c.273sq.m), 1 water treatment storage tank (416sq.m) and 2 pump houses (c.75sq.m each). Provision of 1,750 temporary construction worker parking spaces on adjoining Takeda and SDCC sites. All associated site development, service provision, landscaping and associated works. This application includes modifications to permission ref. SD15A/0343 in relation to the lands west of permitted DUB07 & DUB08 now forming part of the current application. Environmental Impact Statement (EIS) submitted with this application. **Permission Granted**

SD16A/0087 Site enabling works including demolition of existing vacant house and outbuildings (total floor area c.241sq.m), diversion of Baldonnell stream, provision of below ground attenuation and associated landscape works on a site of c.9.4ha located north of the Nangor Road and west of Kilcarberry Business Park. **Permission Granted**

SD15A/0343 Provision of 2 single storey data centres (DUB07 & DUB08) immediately west of existing data centre (DUB06). These data centres replace 6 buildings permitted under SD14A/0194. Each data centre will contain the following: offices, computer and associated support areas, electrical component rooms, plant and associated equipment, 5 flues (each c.25m high), plant at roof level. Gross floor area of each c.16,900sq.m (c.33,800sq.m in total). The height of each data centre will range between c.6.5m & c.13m high. Also proposed are ancillary site works for connection to infrastructural services, as well as fencing, landscaping, perimeter service roads around the buildings. The provision for installation of heat dispersal infrastructure to facilitate the future potential recycling of waste heat energy by 3rd parties. Revision to permitted car parking and additional parking to now provide a total of 257 spaces (including 5 universal accessible spaces) serving DUB06, DUB07 and DUB08. Provision of 10 bicycle parking spaces. Relocation of fire sprinkler water storage tank (c.128sq.m) permitted under SD14A/0194. Otherwise no changes to the existing DUB06 data centre, plant/tanks, signage, landscaping as permitted/modified under Ref's SD13A/0265 & SD14A/0194. An Environmental Impact Statement (EIS) has been submitted with this planning application. **Permission Granted**

SD14A/0194 Development consists of alterations and additions to previously approved development under Reg. Ref. SD13A/0265 to provide for: a reduction in the gross floor area of the permitted building from 35,000sq.m (with a data capacity of 32 MW) to 21,350sq.m (data capacity 17.6 MW). The altered building will include an administration area with office space of 2,225sq.m. As a result, permitted elevations will be altered and the number of flues reduced from 9 to 5. The finished floor level (of 71m OD and the height of flues (of 25m at 95.85m OD) to the permitted (altered) building will be developed as granted under Reg. Ref. SD13A/0265; the permitted surface area to the front of the building is altered to provide 5 truck parking spaces; 6 new buildings are



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proposed to the west of the altered building to provide data facilities totalling 28,383sq.m. The new buildings will be in the range of 6.362 m - 8.689 m high and to a range of finished floor levels between 68.5m and 69.5m OD; a total of 12 new flues (each 15m high) are proposed; provision of associated plant to include sprinkler tank (670m<sup>3</sup>) and pump room (69sq.m), external generators (20) (2112sq.m in total) on hard-standing, reserve switchgear (378sq.m), external plant (646sq.m), water tanks (240sq.m), landscaping, site services, signage, and parking area with electric gates for vehicular access along with electric buggies parking to be provided; provision of heat dispersal infrastructure to facilitate the potential recycling of energy by third parties; 47 new car parking spaces are proposed; otherwise, the site will be developed pursuant to Reg. Ref. SD13A/0265 to provide external plant totalling 5,718sq.m to include 3 each of 110KV transformers totalling 974sq.m, fire safety sprinkler tanks (670m<sup>3</sup>) with an associated pump room (69sq.m), ancillary site works, signage, perimeter services road, 155 car parking spaces, a site perimeter berm and landscaping to Technology Park Road and Grange Castle estate roads. The net result of the above is that the entire data facility will now comprise a total of 49,733sq.m (14,733sq.m over permitted) with a total data capacity of 49.6 MW (17.6 MW over permitted); all of the above for the sole use of Microsoft Ireland. An EIS has been submitted with this application. **Permission Granted**

SD13A/0265 Construction of a single data centre with plant at roof level (total gross floor area 35,000sq.m. as the approved SD13A/0143 scheme). The single change between the approved SD13A/0143 and this application being that the finished floor level is now proposed to be 71.00 OD and not 69.00 OD as per the approved - as a result of this change the heights of the permitted flues, 93.85 OD will be 95.85 OD but will remain 25 metres tall as per SD13A/0143). Otherwise the proposed development remains as the granted SD13A/0143 and comprises of the following uses : - offices, computer and associated support areas, electrical component rooms, plant and associated equipment and new three string 110KV transformer of 974sq.m. for the sole and only use of Microsoft Ireland in connection with this installation. For site safety purposes the provision of sprinkler tanks of 670m<sup>3</sup> and associated tank pump room of 69sq.m. are also proposed; also included are ancillary site works for connection to existing Grange Castle infrastructural services as well as fencing, signage, perimeter services road around the building, 155 no. car parking spaces including 8 no. disabled car parking spaces; the site perimeter will be enclosed with berming and landscaping to the frontage onto Technology Park Road and the other Grange Castle estate roads. An Environmental Impact Statement has been submitted with this application. **Permission Granted**

SD13A/0143 Construction of a single storey data centre with plant at roof level (total gross floor area 35000sq.m.) which comprises the following uses: offices, computer and associated support areas, electrical component rooms, plant and associated equipment and new three string 110KV transformer of 974sq.m. for the sole and only use of Microsoft Ireland in connection with this installation. For site safety purposes the provision of sprinkler tanks of 670m<sup>3</sup> and associated tank pump room of 69sq.m. are also proposed. Also included are ancillary site works for connection to existing Grange Caste infrastructural services as well as fencing, signage, perimeter services road around the building, 148 car parking spaces including two disabled car parking spaces. The site perimeter will be enclosed with berming and landscaping to the frontage onto Technology Park

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Road and the other Grange Castle estate roads. An EIS (Environmental Impact Statement) has been submitted with this application. **Permission Granted**

SD06A/0049 Permission to develop an Advance Integrated Circuit Manufacturing Facility and Research Campus on a 145 acre site. The Integrated Circuit Manufacturing Facility will consist of a four storey Integrated Circuit Production Building with Plant Room over, sized approximately 103,000sq. meters, a four storey Headquarters Building sized approximately 13,000sq. meters, a four storey Manufacturing Support Building sized approximately 39,000 sq. meters, a Central Utilities and Water Treatment Building sized approximately 12,000sq. meters, a two storey test and assembly/laboratory building sized approximately 20,000sq. meters and a Services Yard for Plant and Equipment, and its associated Tank Farm, a covered Drum Recycling Storage area, a single storey 110kv Electrical Station with Underground Supplies, a Bulk Gas and Liquids Storage and a Nitrogen Gas Generation Facility, Water Storage Tanks, parking for approximately 1,506 cars, a sustaining contractors compound and two storey Contractor Support Building sized approximately 4,300 square meters and 1,225 contractor car parking spaces (approximately), a two storey Engineering Support Building sized approximately 6,700 square meters and extensive landscaping and ancillary site works. The campus and its associated facilities will comprise of a series of modularised production units that will be built to need during the 10 year lifetime sought by this permission. Permission will be sought also to build the complex in phases. The development consists of an activity for which a licence, under Part IV of the Environmental Protection Agency Act, 1992 (as amended by the Protection of the Environment Act, 2003), is required. An Environmental Impact Statement (EIS) has been prepared in respect of the application for planning permission and is submitted with the application. **Permission Granted.**

*No relevant planning history for compound site.*

### **Recent Relevant Enforcement History:**

None found.

### **Pre-Planning Consultation:**

24/06/21. PP056/21. Notes from meeting are as follows

The proposed amendments to the scheme (granted permission on the foot of SD20A/0283), which at first glance appear minor across the scheme, would be significant and would in its current layout and design be looked upon unfavourably by the Planning Authority.

- *The significant encroachment of the amendments to the development further southwards and westwards into the landscaping area and closer to the remnants of the River Griffeen would not be acceptable and would be contrary to the sentiments of the previous planning permission.*
- *The relocation of the wastewater treatment infrastructure from its permitted north-eastern location further west, where it would be in immediate proximity to the Grange Castel Business Park Estate Road, would not be looked upon favourably unless significant*

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*mitigation measures are designed into the scheme. The agent was requested to investigate the development of an Integrated Constructed Wetland at this location, allowing the infrastructure to be brought above ground and providing natural solutions to the undergrounding problems (significant infrastructural items undergrounded already at the permitted location) associated with this item of infrastructure.*

- *The proposed changes to, and the increase in the footprint of, the landmark structure (south-west) needs to take place to the east and south and not west and north due to its proximity to the remnants of the River Griffeen and its prominent location.*
- *The proposed expanded Gas Generator Compound would have to be substantially 'greened' due to its prominent location along the Nangor Road and its encroachment into landscaping/screening area. Again this was not looked upon favourably.*

### **Relevant Policy in South Dublin County Council Development Plan (2016-2022):**

#### *Section 1.12.0 Employment Lands*

#### *Section 4.2.0 Strategic Policy For Employment*

#### *Policy ET1 Economic and Tourism Overarching Policies and Objectives*

It is the policy of the Council to support sustainable enterprise and employment growth in South Dublin County and in the Greater Dublin Area, whilst maintaining environmental quality.

#### *Policy ET3 Enterprise and Employment (EE)*

It is the policy of the Council to support and facilitate enterprise and employment uses (hightech manufacturing, light industry, research and development, food science and associated uses) in business parks and industrial areas.

#### *ET3 Objective 2*

To prioritise high tech manufacturing, research and development and associated uses in the established Business and Technology Cluster to the west of the County (Grange Castle and Citywest areas) to maximise the value of higher order infrastructure and services that are required to support large scale strategic investment.

#### *ET3 Objective 5*

To ensure that all business parks and industrial areas are designed to the highest architectural and landscaping standards and that natural site features, such as watercourses, trees and hedgerows are retained and enhanced as an integral part of the scheme.

#### *ET3 Objective 6*

To ensure that business parks and industrial areas are designed to promote walking, cycling and public transport.

#### *Section 6.4.4 Car Parking*

#### *Policy TM7 Car Parking*

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*Section 7.1.0 Water Supply & Wastewater*

*Policy IE1 Water & Wastewater*

*Section 7.2.0 Surface Water & Groundwater*

*Policy IE2 Surface Water & Groundwater*

*Section 7.3.0 Flood Risk Management*

*Policy IE3 Flood Risk*

*Section 7.5.1 Waste and Resource Policy and Legislation*

*Policy IE5 Waste Management*

*Section 7.6.0 Major Accidents Directive*

*Policy IE6 Major Accidents*

*7.7.0 Environmental Quality*

*Policy IE6 Environmental Quality*

*Policy IE8 Casement Aerodrome*

*Section 8.0 Green Infrastructure*

*Policy G5 Sustainable Urban Drainage Systems*

*Policy G6 New Development in Urban Areas*

*Section 9.3.1 Natura 2000 Sites*

*Policy HCL12 Natura 2000 Sites*

*Section 10.0 Energy*

*Policy E3 Energy Performance in Existing Buildings*

*Policy E4 Energy Performance in New Buildings*

*Policy E5 Waste Heat Recovery & Utilisation*

It is the policy of the Council to promote the development of waste heat technologies and the utilisation and sharing of waste heat in new or extended industrial and commercial developments, where the processes associated with the primary operation on site generates waste heat.

*E5 Objective 1*

To promote the development of waste heat technologies and the utilisation and sharing of waste heat, in new or extended industrial and commercial developments, where the processes associated with the primary operation on site generates waste heat.

*Section 11.7.6 Waste Heat Recovery & Utilisation*

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*Table 11.18: Key Principles for Development within Enterprise and Employment Zones*

*Section 11.2.1 Design Statements*

*Section 11.2.5 Enterprise and Employment Areas*

*Section 11.2.7 Building Height*

*Section 11.2.8 Signage – Advertising, Corporate and Public Information*

*Table 11.19: Signage – Types of Signs, Restrictions on Use and Design Criteria*

*Section 11.4.1 Bicycle Parking Standards*

*Table 11.22: Minimum Bicycle Parking Rates*

*Section 11.4.2 Car Parking Standards*

*Table 11.23: Maximum Parking Rates (Non Residential)*

*Section 11.4.4 Car Parking Design and Layout*

*Section 11.4.6 Travel Plans*

*Section 11.6.1 (i) Flood Risk Assessment*

*Section 11.6.1 (ii) Surface Water*

*Section 11.6.1 (iii) Sustainable Urban Drainage System (SUDS)*

*Section 11.6.1 (iv) Groundwater*

*Section 11.6.1 (v) Rainwater Harvesting*

*Section 11.6.1 (vi) Water Services*

*Section 11.6.3 Environmental Hazard Management*

*Section 11.6.3 (i) Air Quality*

*Section 11.6.3 (ii) Noise*

*Section 11.6.3 (iii) Lighting*

*Section 11.6.4 Major Accidents – Seveso Sites*

*Section 11.6.5 Waste Management*

*Section 11.7.2 Energy Performance In New Buildings*

*Section 11.8.1 Environmental Impact Assessment*

*Section 11.8.2 Appropriate Assessment*

### **Relevant Government Guidelines:**

***Project Ireland 2040 National Planning Framework, Government of Ireland, 2018.***

***Traffic and Transport Assessment Guidelines, National Roads Authority, (2007).***

***Waste Management Plan for the Dublin Region 2005-2010, Dublin City Council, Dun Laoghaire-Rathdown County Council, Fingal County Council and South Dublin County Council, (2005).***

***Bats & Lighting: Guidance Notes for Planners, Engineers, Architects and Developers, Bat Conservation Trust, (2010).***

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*Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities*, Department of the Environment, Heritage and Local Government, (2009).

*The Planning System and Flood Risk Management – Guidelines for Planning Authorities*, Department of the Environment, Heritage and Local Government & OPW, (2009).

### **Assessment:**

The main issues for assessment are:

- Zoning and Council policy
- Design statement and Visual Impact
- Residential amenity
- Traffic and access
- Landscaping and green infrastructure
- Water, drainage and flood risk
- Aviation
- Archaeology
- Heritage and Biodiversity
- Environmental Health
- Waste Management
- Energy usage
- Adequacy of Environmental Impact Assessment Report
- Appropriate Assessment
- Other Matters

### ***Zoning and Council Policy***

The site is located in an area zoned EE: '*to provide for enterprise and employment related uses*'. 'Industry – general', 'industry – light' and 'office – based industry' are permitted in principle within the zoning objective. The approved data centre development is located within Grange Castle Business Park and relates to a second phase to an existing data centre facility. The proposed development seeks to modify and expand upon the uses deemed acceptable within this zoning.

Numerous data centres have been granted planning permission within the business park. The Planning Authority recognises the cumulative impact of such development on the receiving environment. Permission has been granted on this site for uses and structures that were thoroughly investigated in accordance with current National and County policy and was deemed acceptable due to mitigating measures that were included in the proposed scheme. Although, the proposed uses are generally compliant with Council Zoning policy, the proposed modifications are subject to compliance with the other relevant policies, standards and requirements of the current South Dublin County Council Development Plan. These will be assessed below.

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### *Design Statement and Visual impact*

Under Section 11.2.1 of the South Dublin County Council Development Plan 2016-2022, a Design Statement, including a Site Analysis and Concept Plan, is required for all planning applications in relation to commercial proposals greater than 1000sq.m. The total gross floor area of the proposal is stated to be 56,566sq.m (Previously stated to be 59,766sqm under SD20A/0283, which represents an overall decrease in 3,200sq.m)\* and therefore, a Design Statement is a requirement. An Architectural Design Statement has been prepared by RKD architects. This sets out the planning context of the site and assesses the opportunities and constraints. Alternatives are also examined, in terms of the location, design/layout and for the data centres/administration building. The design statement also sets out the modifications to the previously approved scheme and other design elements including visual impact. It is considered the document meets the requirements of the County Development Plan.

\*Clarification of the breakdown of approved floor area and proposed floor area should be sought by ADDITIONAL INFORMATION.

The approved/proposed development includes a single 1-4 storey Central Administration Building and 2 2-storey (with mezzanine) data centres (DUB14 & DUB15) all located west of data centres DUB9, DUB10, DUB12 & DUB13 within the MS campus.

### Central Administration Building (CAB)

The approved Central Administration Building comprises central office administration, with staff cafeteria, staff gym and reception, with provision of PV panels on the roof. The following changes are proposed:

- GFA has increased by 395m<sup>2</sup> from the approved 3,520m<sup>2</sup> within a smaller footprint. This is generally acceptable and the relocation of the overall structure away from the Griffeen River by between 1.5-7m is welcomed.
- The Planning Authority understands from the documentation submitted that the CAB building is being realigned/relocated to accommodate a 10.5m wide wayleave over the existing 450mm below ground foul sewer and 5m wide wayleave for future utilities running along the inside of the site boundary wall and this is generally acceptable. However, the Planning Authority remains of the opinion that the boundaries of this site and all lands in close proximity to the remnants of the River Griffeen should significantly planted, screened and greened. The applicant should be requested to clearly demonstrate mitigation of the 'future utilities' at this location. ADDITIONAL INFORMATION.
- The green roof area and number of PV panels has reduced due to the MEP requirements for the building and provision of skylights. The balance of obtaining more natural light through skylights, reduction in construction materials required, and reduction in the overall plant required on balance is viewed as generally acceptable to the Planning Authority.
- Increased building height from the approved 6.03m-19.85m high to 7.3m-21.6m is considered minor within its current context and is acceptable.

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- Relocation of bike shelter, revised layout for accessible parking spaces, and additional charging electrical columns. It is not considered that these changes will have a negative impact and are therefore acceptable.
- Double height area between office and cafeteria buildings reduced to single storey. This is minor in nature and is acceptable.
- Additional basement level to accommodate additional plant, new flue to roof level extending 1m. The Environmental Impact Assessment Report Vol 3 – Non-Technical Summary concludes that *'any archaeological features that emerge during monitoring will be excavated following appropriate consultation with National Monuments Service'*. An archaeological CONDITION should be attached to any grant of permission.
- Increase in the footprint of the cafeteria building by 170m<sup>2</sup> from the approved 1,424sq.m to 1,594sq.m, and internal layout changes. Although 170m<sup>2</sup> is significant, within its context it is considered to be acceptable.
- The proposed external changes to materials and elevations are generally considered to be acceptable.

### Data Centres

Each data centre includes data halls, admin blocks (comprising offices, canteen, loading dock, storage and ancillary areas) and a variety of mechanical and electrical plant areas/structures. The approved development provides modular Electrical Rooms (MERs), battery rooms and transformer areas.

- Reduction in overall building footprint (for each building) by 48sq.m (from 13,442sq.m to 13,394sq.m)
- Increased ground floor level change to DUB 15 of 700mm.
- GFA of DUB14 has reduced by 1,352m<sup>2</sup> from 28,072sq.m, and GFA of DUB15 has reduced from 28,173sq.m by 1,453m<sup>2</sup> (56,246sq.m reduced to 53,441m<sup>2</sup> in total).
- The length of both data centre buildings has reduced by 10m to 222m, and widened by 3m to 60m. This results in the structures and development pushing southwards and closer to the roadside edge. Measurements taken from the Site layout plans indicate that development, which includes an increase in width of the southerly east-west aligned road (now including what appears to be a footpath) and its location, at its narrowest approximately 6.5m from the southerly boundary. The permitted development had provided for an approximate 15m buffer between the roadside boundary and the east-west aligned boundary. Furthermore, the greened strip which was previously proposed between the east-west aligned road and the Approved DUB 15 structure has all but been removed from the design. None of the above is acceptable. The entire site needs to be viewed as a whole, all that which has been granted to the east and the current proposals (to an approved development). If these modifications are granted, it will result in the loss of significant natural features, which the Planning Authority deems are important to lessen the impact of the development (and previously approved development to the east) on the receiving environment and to meet policy objectives contained in Chapters 7 and 8 of the current County Development Plan. The continued erosion of the natural environment, especially in close proximity to the remnants of the



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Griffen River and along roadside edges will result in an overdevelopment of the entire lands, would impact negatively on the visual amenity of the area and be contrary to County Development Plan policy.

- Approved heights increased by 200-337mm to 18.65m to top of roof plant is generally acceptable subject to mitigation measures to include screening and increased planting proposals. ADDITIONAL INFORMATION.
- DUB14 includes 21 diesel generators and associated sub-stations (E-houses) and 11 mechanical flues (each now 30.15m high as opposed to the approved 30.75m).
- The development also provides a gas generator compound (to serve DUB15) containing 20 generators, 5 E-houses, and 12 as opposed to the 5 approved flues (25m max height). This increase is considered to be significant, especially taken in conjunction with the reduction landscaping and the continual erosion of natural infrastructure at this important westerly location within the whole Microsoft campus. The landscaping of the western area/site close to the landmark building must remain of high importance and should be used compensatory the significant development that has taken place across the entire site, specifically to the east.
- Plant height of ground level of DUB15 reduced to remove screening requirement as per approved SD20A/0283. There is also the reconfiguration of associated plant and omission of Modular Electrical Rooms (MERs) and associated screening. Notwithstanding the proposed reduction in height, the proposed development on and across the site and the entire landholding is significant and significant landscaping and green infrastructural treatments will be required to meet County Development Plan Policy. Significant alternative means must be provided to avoid a 0 net loss of trees from the approved permission and the Planning Authority would require an increase in proposed landscaping across the entire site.
- Reduction in height of 650mm of approved flues of DUB 14, and total from 11 to 8. This is acceptable.

The proposed amendments are not generally acceptable to the Planning Authority. The approved development will have an impact on the receiving environment, the proposed modifications will further impact on this environment for which insignificant mitigation measures have been proposed. The applicant should submit proposals demonstrating that significant green infrastructure has been incorporated within all development on the site. Green roofs should once again be investigated and implemented throughout the site and other significant green infrastructural elements should be implemented to connect watercourses and existing and to be augmented hedgerows.

### Other Modifications to SD20A/0283

- 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. The Planning Authority has serious concerns regarding the relocation, the enlargement and alignment of this structures and works. These concerns were raised at the Pre-Planning meeting. They encroach upon an area that has significant landscaping possibilities to

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mitigate the impact of the development on the receiving environmental and has natural SUDS solutions capabilities. Their arbitrary location would ensure that landscaping and increasing biodiversity in the area will be challenging and possibly ineffective. The Planning Authority are not supportive of this change and would request the applicant to seek alternative location and design solutions. The applicant should seek 'natural solutions' to these proposals in line with County Development Plan policy and objectives. ADDITIONAL INFORMATION.

- 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). The Planning Authority consider these modifications to be significant changes to works approved. The area of the compound (and associated infrastructure) is greatly increased and encroaches on an approved grass verge to the west and results in an increased length including southerly road i.
- 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 located to north of site, redesign of approved larger tank into proposed two smaller tanks; Pump House serving DUB 15, relocated to south of DUB15 the north including 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 to south east corner of site.
- Modifications to approved car park layouts, location of bicycle shelters and landscaping design. There is no change in the number of car parking spaces (168). Covered bicycle parking will be included in the car parking area for each data centre building. 40 spaces are approved under SD20A/0283 and this allocation shall continue to apply.

The provision of the new temporary construction car park (with 802 car spaces, shuttle bus stop and shelter) on site north of the main entrance to the business park is unchanged.

The design and finish of the proposed data centres as approved under SD20A/0283 has been modified. The proposed materials are set out below:

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- 1 Anodised aluminum rainscreen plank system set out with horizontal banding in contrasting shades of dark grey.
- 2 Natural Stone Faced cladding (Colour tone light grey).
- 3 Sedum Roof – concealed behind parapet.
- 4 Glazed Curtain Walling
- 5 External pavement light and dark grey – Roadstone Milan Block paving
- 6 Extruded aluminum brises soleil around the windows to provide shading to glazing
- 7 Fibre cement cladding secret fixed. (Tegral Equitone Natura with Equitone Pro protective finish) or equal approved to selected colour
- 8 Micro louvers set into panels (to match glazing system below) to plant room facade
- 9 Glass balustrade
- 10 Proprietary insulated metal wall cladding on steel structure. (Eurobond flat profile panels or equal approved, to selected colour)
- 11 Mesh/perforated metal fence

- Administration building
  - Ground Floor: glazed curtain walling
  - 1-3 floor anodised aluminium rainscreen plank system set out with horizontal banding in contrasting shades of dark grey. Extruded aluminium fins around the windows. Sedum roof above.
  - Entrance: natural stone faces cladding (light grey). This has been removed with the removal of this taller section of building.
  - Concealed zone for roof plant.
  - Glazed curtain walling to restaurant dining room
  - Anodised aluminium rainscreen system forming 'frame' around restaurant wing
  - External pavement light and dark grey – Roadstone Milan Paving Block. No change in SD21A/0203.
- DUB14 and 15
  - Extruded aluminium fins around the windows to provide shading.
  - Fibre cement cladding.
  - Proprietary insulated metal wall cladding on steel structure.
  - Sedum roof above
  - Anodised aluminium.

The Proposed replacement materials are set out below. The removal of the sedum roof is of significance, to be replaced with a bitumen roof material. A section of sedum roof will be maintained over the cafeteria area. The removal of a number of SUDs related items from the original permission is not acceptable and the applicant must ensure appropriate SUDs measures are implemented on site. This will be addressed through additional information.

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### AS PROPOSED LEGEND:

- 1 EF1 Facade aluminium unsulated panels, RAL 9006
- 2 EF1.1 Facade aluminium unsulated panels RAL 7043
- 3 EF2 Fire rated facade sandwich panels RAL 7043
- 4 EF3 Fire rated facade sandwich panels RAL 9006
- 5 EF4 stone facade tiles RAL 7045
- 6 EF5 Metal boxing Panels
- 7 EF6 Facade Glazing System with vertical sun blinds
- 8 EF7 facade glazing system
- 9 EF8 louvre panels RAL 7043
- 10 EF9 insulated facade panels RAL 7043

Notwithstanding the details provided, it is considered that a condition should be imposed requiring final agreement of materials from SDCC (architects) prior to the commencement of development, given the prominent location of the site.

In terms of boundary treatment, the applicant has outlined the location of the security fencing. The applicant is not proposing to add to the boundary wall or extend it. This is noted.

Photomontages have been submitted with the application, which illustrate the impact of the proposal on the surrounding area.

Having regard to the:

- Prominent location of the proposed development,
- The proposed materials,
- The level and quality of landscaping for the entire site, and
- The presence of green roofs,

the proposed development is considered to be generally acceptable in terms of design and visual impact.

### ***Residential Amenity***

The closest residential dwellings to the proposal are within 50m of the subject site. Considering the proposed data halls are already approved under SD20A/0283 and would be located close to existing similar uses, it is not considered that this would unduly impact on residential amenity.

Overall, the impact of the proposed development in terms of residential amenity is acceptable.

### ***Traffic and Access***

The applicant has submitted the following information with the planning application:

- Details of contractors' car park
- Construction phasing
- Vehicle tracking layout

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- EIAR – chapter 11, appendix 11.1, 11.2 and 11.3 (this report analysed the environmental impacts of the proposed development, outlined the likely significant effects in terms of transport and identified a number of mitigation measures to be put in place).

It is considered that the information submitted regarding transport is sufficient in order to assess the impacts of the application.

Roads has made no objection subject to conditions regarding the provision of appropriate EV charging points, a mobility management plan, and a lighting plan. These will be addressed by appropriate planning conditions.

### *Landscaping and Green Infrastructure*

The applicant has provided the following information:

- Landscape masterplan
- Hedge and tree survey
- Arboricultural assessment
- EIAR (including appendix 5.2 bat survey)

There are a number of amendments to the landscape masterplan approved under SD20A/0283.

- The inclusion of the water treatment pumps and tanks within the meadow area to the north, is shift west of the previous location of the related apparatus. It is noted that there is an existing berm and hedgerow planted along the northern perimeter boundary and that additional landscaping and pathways are now incorporated into the meadow area. This is noted and acceptable due to the additional landscaping included.
- The removal of the planting within the parking area is not acceptable and must be addressed. This will be requested by way of additional information.
- A significant amount of planting is removed from around the perimeter of the DUB 15 building. Although the building has widened by 60m, the removal of trees and landscaping is significant and is not acceptable to the Planning Authority. The Planning Authority understands the rationale regarding the wider building and associated constraints, however the applicant shall be way of additional information advise on how the removal of trees will be replaced elsewhere on site.

Parks referred the application to the biodiversity officer due to significant concerns regarding the loss of biodiversity. The biodiversity officer provided a report which recommends a refusal due to the significant loss of landscape and biodiversity features. However, further information will be considered to allow the applicant to reconsider the current plan, to investigate the inclusion of other biodiversity compensatory measures such as living walls/green walls, additional green roof features on administration buildings (or other roofs free of plant structures) etc. Sufficient and appropriate biodiversity compensatory measures on other areas of the applicant's overall property holding at Grange Castle could also be considered.

The biodiversity officer also states that there are '*concerns at the incremental loss of biodiversity across this applicant's site. The already agreed green infrastructure links and habitat areas*

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*required to be retained and improved for biodiversity were minimal in the context, the size, and the nature of the permitted planning.*

*The current application now proposes to reduce this contribution to biodiversity protection and enhancement even further, with very little offering to counteract this loss or to propose suitable mitigation or compensation for the loss of required space for biodiversity.*

*While additional tree planting is proposed, I consider that this does not sufficiently compensate for the loss of the permitted wetland habitat or the reduction in green roof area. This is significant.'*

The applicant is being given an opportunity to address this, however if this is not satisfactorily addressed through additional information the refusal recommendation will be upheld.

### ***Water, Drainage and Flood Risk***

A report received from Water Services requests significant further information regarding the surface water drainage and SUDs for the site, due to the changes proposed compared with the extant permission. This will be addressed through an additional information request.

A report from Irish Water states the following:

*'The applicant shall engage with Irish Water by submitting a pre Connection Enquiry (PCE) to assess feasibility of connection to the public water/waste water infrastructure. The outcome of the PCE is to be submitted as a response to RFI'*

This will be addressed through additional information.

### ***Aviation***

The applicant has submitted an Aviation Report. Part of the site is within the Department of Defence inner zone.

The Department of Defence has requested that crane operations should be coordinated with Casement Aerodrome, and bird control measures implemented during the construction phase to mitigate any impact on operations at the Aerodrome. Suitable planning conditions will address this.

### ***Archaeology***

Section 14 of the EIAR addresses cultural heritage. Sections 14.5 details the potential impacts of the proposed development and section 14.6 details the potential cumulative impacts (none identified). The potential impacts are as follows:

- Construction Phase
  - Archaeological works have already taken place in advance of the proposed development. A large portion of the site, previously Ballybane Pitch and Putt course, was substantially lowered in groundworks in 2018. The works were monitored, and no archaeological remains came to light.

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- The triangular area was surveyed by geophysical methods in 2019. The findings indicate that it was heavily disturbed, probably during prior works associated with the Grange Castle Business Park.
- The construction of the various components of the proposed development will result in the removal of the ground in almost the entire area of development, including the central administration building, Data Centre's DUB 14 & 15, and new sub-station. This will have the effect of disturbing any archaeological remains that may exist under the surface.
- The construction of the temporary car park may have the effect of disturbing extant archaeological features below the surface.
- The treatment of the ditch between the site and the Estate Road may disturb the historic townland boundary between Ballybane and Grange townlands.
- Operational Phase There is not likely to be any impact on archaeological during the operational phase.

In terms of mitigation, the EIAR states the following:

*'Construction Phase It is not likely that archaeological test trenches will yield any substantial archaeological remains. The appropriate mitigation measures is therefore to monitor the works during construction phase. Ground works for the temporary car park should be monitored by a licensable archaeologist. Operational Phase There will no requirement for mitigation measures during the operational phase.'*

Therefore, it is considered that archaeology can be addressed by way of condition.

### ***Heritage & Biodiversity***

It is considered appropriate, in the event of a grant, to implement the biodiversity mitigation measures and monitoring proposals as detailed in Section 5 of the EIAR, by way of condition.

The bat survey (EIAR appendix 5.2) examines the site for the presence of bats and their roosts and assesses the potential impacts on bats by the proposed development. The survey examined buildings within the site. Habitats on the site were also assessed. No evidence of bats was found.

Section 7 of the EIAR (7.7) recommends a CEMP. The CEMP should detail and ensure best construction practices including measures to prevent and control the introduction of pollutants and deleterious matter to surface water and measures to minimise the generation of sediment and silt. It is recommended that mitigation measures outlined in Section 7 of the EIAR should be included in any CEMP. It is considered appropriate to require a CEMP by way of condition, in the event of a grant.

### ***Environmental Health***

No report has been received from the HSE Environmental Health Officer (EHO). It is noted that a number of these matters have been covered in the EIAR, which will be conditioned in the event of grant.

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### ***Waste Management***

Section 13 of the EIAR addresses waste management. No response was received from SDCC Waste Management.

### ***Energy Usage***

Section 14 of the Design Statement sets out the energy statement for the proposed development.

Section 11.7.6 of the South Dublin County Council Development Plan 2016-2022 requires proposals to carry out energy analysis, including heat recovery and heat distribution infrastructure.

Previous permissions for data centres in Grange Castle required conditions regarding future proofing for the potential provision of a low carbon district energy network and the submission of an Energy Report, to include information on the projected annual energy demand of the proposed development, in order to inform the evidence base to develop local low carbon energy options in Grange Castle. It is considered appropriate to impose an Energy condition requiring future proofing and consultation with SDCC on a district energy network in the event of a grant of permission.

### ***Adequacy of Environmental Impact Assessment Report (EIAR)***

The applicant has submitted an Environmental Impact Assessment Report having regard to Article 103 of the Planning and Development Regulations, 2001 as amended for an EIAR to be undertaken as it was considered that significant impacts on the environment could not be excluded in this instance.

An EIAR process is defined in the EIA regulations and Directive. That an environment impact assessment means a process consisting of:

- (i) The preparation of an environmental impact assessment report,
- (ii) The carrying out of consultations,
- (iii) The examination by the competent authority of the information presented in the EIA report and any supplementary information provided, where necessary, by the developer,
- (iv) The reasoned conclusion by the competent authority on the significant effects of the project on the environment, taking into account the results of the examination referred to in point (iii) and, where appropriate, its own supplementary examinations, and
- (v) The integration of the competent authority's reasoned conclusion into any of the decisions.

The EIAR is prepared by the developer and is submitted to a Competent Authority as part of a consent process. The EIAR consists of a systematic analysis and assessment of the potential effects of a proposed project on the receiving environment. The amended EIA Directive prescribes a range of environmental factors which are used to organise descriptions of the environment and these factors must be addressed in the EIAR. These are listed in Article 3 (1) of the amended directive.



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*What an EIAR is to contain:*

the developer shall include at least:

- (a) a description of the project comprising information on the site, design, size and other relevant features of the project,*
- (b) a description of the likely significant effects of the project on the environment,*
- (c) a description of the features of the project and/or measures envisaged in order to avoid, prevent or reduce and, if possible, offset likely significant adverse effects on the environment,*
- (d) a description of the reasonable alternatives studied by the developer, which are relevant to the project and its specific characteristics, and an indication of the main reasons for the option chosen, taking into account the effects of the project on the environment,*
- (e) a non-technical summary of the information referred to in points (a) to (d); and*
- (f) any additional information specified in Annex IV relevant to the specific characteristics of a particular project or type of project and to the environmental features likely to be affected.*

### *Adequacy of Environmental Impact Assessment Report (EIAR)*

The EIAR sets out:

Chapter 1 – Introduction and Methodology

Chapter 2 – Alternatives Considered

Chapter 3 – Description of the Proposed Development

Chapters 4-14 – sets out the required topics

Chapter 15 – interactions

Chapter 16 – schedule of mitigation measures

An Environmental Impact Assessment Report (EIAR) has been submitted as part of the planning application which contains the EIAR and an Appendices. The direct, indirect and cumulative effects of the proposed project on the specified factors are identified, described and assessed in the following sections:

- Alternatives
- Population and human health
- Biodiversity
- Land, soil, geology
- Hydrology and water services
- Noise and vibration
- Air and climate
- Landscape and visual
- Traffic and transportation
- Material assets
- Waste management
- Cultural heritage
- Interactions
- Schedule of mitigation measures

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Subject to Article 108 of the Planning and Development Regulations 2001 (as amended) the Planning Authority is required to examine the adequacy of the EIAR submitted. It is considered that the proposed EIAR contains the information as set out in Schedule 6 of the Planning and Development Regulations (2001) as amended and in accordance with European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018.

### *Alternatives*

The EIAR examines the following alternatives:

- Location
- Uses
- Designs and layouts
- Processes

### *EIAR Reasoned Conclusion*

Having regard to the environmental information contained within the EIAR and information submitted as part of the application, it is considered that the main significant direct and indirect residual effects of the proposed development on the environment are as follows:

- Population and human health:
  - Construction phase: The construction phase will create a large construction site with short to medium term and slight negative impact on the immediate local environment and the amenity of existing residents as a result of noise and disturbance from construction and construction traffic.
  - Operational phase: It is expected the proposed development will have a positive long-term impact on the immediate hinterland and the Dublin Region through continued expanding employment and the associated economic and social benefits. No material change in terms of local population is expected given that the vast majority of workers will travel from existing places of residence. Health and Safety issues which may cause risks and hazards during the construction and operational phase of the development will be given due consideration. All necessary mitigation measures will be put in place to ensure the health and safety of all site personnel. All other environmental aspects relating to the human environment which could have an adverse impact on the local population such as noise, air & water and visual impacts have been addressed in the relevant chapters of this EIAR.
- Biodiversity:
  - Habitats: The development is located in an area of low to moderate ecological value and as such predicted to have a neutral imperceptible effect on biodiversity. Specific local mitigation measures include the avoidance of cutting of vegetation during the bird nesting season with regard to the construction phase. With the employment of appropriate mitigation measures with regard to water quality and the protection of the Griffeen River during all aspect of construction and operation, the Proposed Development will have a neutral imperceptible and long-term effect on the Griffeen River. With the employment of appropriate mitigation measures with regard to local

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biodiversity, the Proposed Development will have a neutral imperceptible and long-term effect on biodiversity.

- Bats: There is no evidence of a current or past bat roost on site, therefore no significant negative effects on these animals are expected to result from the proposed redevelopment.
- Badgers: There will be no significant impact on badger populations and the predicted impact will be neutral and imperceptible.
- Birds: Potential impacts on nesting birds can be avoided by timing the cutting of vegetation as required by the Wildlife Acts with a neutral imperceptible impact.

The Planning Authority notes the contents of the EIAR. The Planning Authority has assessed the approved development on the basis of the original EIAR. The proposed amendments are not considered to be minor and it is considered that they will have a major impact on the receiving environment. The applicant should be requested to submit revised proposals to demonstrate that increased mitigation measures are proposed for the subject development. Notwithstanding this, the cumulative impact of all data centre development within the ownership of the applicant, this subject site being the last to be developed, should be considered and mitigation be proposed.

An additional information request is included to address the shortfall in landscape and biodiversity on site. This is discussed under the appropriate section above.

- Land, soil, geology: In terms of predicted specific impacts the following points are of note:
  - There is no likely impact on the geological heritage in the vicinity of the proposed development site.
  - The removal of the 'protective' topsoil and subsoil cover across the development area of the site may locally expose bedrock and therefore leave the underlying bedrock more vulnerable to potential onsite contamination if not mitigated. This vulnerability category for the site (classified as 'Medium to High' by the GSI) will remain due to thin cover on site.
  - Capping of significant areas of the site by hardstand/building following construction and installation of drainage will minimise the potential for contamination of the underlying locally important aquifer.
  - There will be a loss of topsoil due to redevelopment. However, the area of redevelopment is small in the context of the overall region.
  - In summary, the EIAR states that there are no likely significant impacts on the geological or hydrogeological environment associated with the proposed development of the site. It is not anticipated that any impacts will arise following the implementation of the mitigation measures discussed in Section 6.7 above.
  - The residual impact is considered to be neutral in terms of quality and of an imperceptible significance (short term and long term) as a result of this proposed development on the surrounding soils, geology and hydrogeological environment. Following the NRA criteria for rating the magnitude and significance of impacts on

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the geological and hydrogeological related attributes, the magnitude of impact is considered Negligible.

- Hydrology and water services: In terms of predicted specific impacts the following points are of note:
  - There is no likely impact on the geological heritage, sensitive groundwater receptors or groundwater supplies in the vicinity of the proposed development site.
  - The removal of the 'protective' topsoil and subsoil cover across the development area at the site will leave the underlying bedrock more vulnerable to potential onsite contamination if not mitigated. This vulnerability category for the site (classed as 'High to Extreme' by the GSI) will remain due to thin cover on site.
  - Capping of significant areas of the site by hardstand/building following construction and installation of drainage will minimise the potential for contamination of the underlying locally important aquifer.
  - There will be a loss of topsoil soil due to redevelopment. However, the area of redevelopment is small in the context of the overall region.
  - In summary, there are no likely significant impacts on the geological or hydrogeological environment associated with the proposed development of the site. It is not anticipated that any impacts will arise following the implementation of the mitigation measures discussed in Section 7.7 above.
  - The residual impact is considered to be neutral in terms of quality and of an imperceptible significance (short term and long term) as a result of this proposed development on the surrounding soils, geology and hydrogeological environment. Following the NRA criteria for rating the magnitude and significance of impacts on the geological and hydrogeological related attributes, the magnitude of impact is considered Negligible
- Noise and vibration:
  - Construction phase: During the construction phase of the proposed development there will be some impact on nearby noise sensitive properties due to noise emissions from site traffic and other activities. The application of noise limits and hours of operation along with implementation of appropriate noise and vibration control measures will ensure that noise and vibration impact is kept to a minimum. Also, it is reiterated that any construction noise impacts will be slight, negative and short-term in nature. Also, it is considered that as the proposed development progresses from initial ground works that construction noise impacts will reduce from slight to not significant.
  - Operational phase: Building services noise/emergency site operation Proprietary noise and vibration control measures will be employed in order to ensure that noise emissions from building services plant do not exceed the adopted criterion at the façade of any nearby noise sensitive locations. In addition, noise emissions should be broadband in nature and should not contain any tonal or impulsive elements. The resultant noise impact is negative, not significant and long-term. Additional vehicular traffic on public roads. Any change in noise levels associated with vehicles

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at road junctions in the vicinity of the proposed development is expected to be imperceptible. The resultant noise impact is neutral, imperceptible and long-term.

- Air and climate:
  - Construction phase: When the dust minimisation measures detailed in the mitigation section of this chapter are implemented, fugitive emissions of dust from the site will be insignificant and pose no nuisance at nearby receptors. Due to the size and nature of the construction activities, CO<sub>2</sub> and N<sub>2</sub>O emissions during construction will have a negligible impact on climate
  - Operational phase – gas generators: Emissions from the gas generator development will lead to an ambient NO<sub>2</sub> concentration (including background) which is 51% of the maximum ambient 1-hour limit value (measured as a 99.8th%ile) and 49% of the annual limit value at the worst-case boundary receptor.
  - Emergency operations: Emergency operations were assessed based on the operation of all standby diesel generators for up to 200 hour per year using the USEPA methodology (USEPA, 2011). Emissions from the site under the emergency scenario with concurrent operation of the gas generators and the nearby Pfizer and Takeda facilities will lead to an ambient NO<sub>2</sub> concentration (including background) which is 71% of the maximum ambient 1- hour limit value (measured as a 99.8th%ile) and 45% at the nearest residential receptors.
  - The emergency generators were also assessed using the UK EA methodology (EA, 2016) with the impacts assessed at the nearest residential receptors. The results were compared to the 98th%ile confidence level to indicate if an exceedance was likely at various operational hours. The results indicated that in the worst case year, the emergency generators can operate for up to 93 hours per year before there is a likelihood of an exceedance of the ambient air quality standard (at a 98th%ile confidence level). However, the UK guidance recommends that there should be no running time restrictions on these generators when providing power on site during an emergency.
- Landscape and visual assessment:
  - Construction (as per the permitted scheme): Some existing mature trees and sections of mature hedgerow will be removed from the main Site area. However, significant planting and hedgerows along the Griffeen River and Business Park Road will be retained, protected by appropriate fencing. Site construction works will give rise to visual impact from provision of fencing, hoarding, compounds, removal of soils, earthworks, grading of the Site, provision of roads and services, etc. Likewise general construction works will give rise to visual impact from scaffolding, working at height, use of machinery and cranes, and from gradual emergence of structures and buildings, with associated activity and site lighting – increasingly at greater height. A temporary construction car park is to be located at the northeast corner of the Business Park. The location is well-screened – especially from the Grand Canal corridor, however, it will be partly visible from nearby Business Park Road. Tree and hedgerow planting is included with the provision of the temporary car park and these will help integrate the facility. At the end of construction all construction aspects will

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be decommissioned and remaining construction areas, including the temporary construction carpark, will be reinstated with topsoil and landscaped. For the most part construction activity associated with the Proposed Project will be similar in character and landscape and visual effects to other on-going construction works located both within Grange Castle Business Park and in the area south of the Business Park. The existing landscape environment is of Low Sensitivity and the effects of the construction stage are assessed as being of Low Magnitude. Therefore, the Proposed Project will only have a Slight Negative Impact in terms of change of character and impact on landscape. The existing visual environment is of Low Sensitivity and the effects of the construction stage are assessed as being of Medium Magnitude. Therefore, the Proposed Project will only have a Slight to Moderate Negative Impact in terms of visual impact – and these are limited to roads within the Business Park and TO a short section of the R134 Nangor Road south of the Site.

- Operational: The approved development will primarily impact on views from R134 Nangor Road to the south (which itself has been upgraded and widened in recent years) and in views from the Business Park Road within Grange Castle Business Park. Permission has also been recently granted for a similar Data-centre project on lands south of the R134 Nangor Road and as such, no impacts arise from south of R134. It is recognised that the wider area around Nangor Road is continuing to experience notable change in character as development expands on zoned lands. The proposed development *'will be constructed and operated within the context of the existing Business Park and above permitted/planned developments.'* Notwithstanding this statement, the Planning Authority remains concerned with the cumulative impact of the data centre development across the landholding and welcomed the approved permission due to its substantial landscaping, screening and berm proposals. These items have been seriously eroded in the current application which is not generally acceptable to the Planning Authority. **ADDITIONAL INFORMATION.**
- The Approved and Proposed Project includes two key elements. First are two additional Data halls (DUB-14 & DUB-15), which are located alongside, and in-keeping with the nature and scale of similar development on the existing Microsoft Ireland lands to the immediate east. Second the Approved/Proposed Project includes a Central Administration/Gateway Building prominently located to front the western entrance off the R134 Nangor to the Business Park. This office building presents a high-quality architectural response that in visual terms, positively defines and frames the entrance to the Business Park. This is generally acceptable and the relocation of the structure in an eastwards direction is welcomed, this should allow for greater planting to take place around the Griffeen River. Revised Landscape Proposals to be sought. **ADDITIONAL INFORMATION.** The location of the Central Administration/Gateway Building also helps in integrating the Data-halls within the overall Microsoft development and in screening the halls from the R134 junction with the Business Park (refer to Photomontage Views 1 -4 (Figures 10.5.1A - 10.5.1D and Figures 10.5.2A -10.5.2D)). Although this 'screening' is generally

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welcomed, the Planning Authority seek increased natural screening in the form of living green walls, berms and significantly increased planting. Retention of existing Vegetation along the Site boundary with the Griffeen River and the Business Park Road has a significant effect in reducing impact of the Proposed Project on views from within the Park and in ensuring that the development is in keeping with the nature of development in the Business Park as a whole (refer to Photomontage Views 1-3 (Figures 10.5.3A -10.5.3C and Figures 10.5.4A - 10.5.4C)). The Planning Authority welcomes the retention of existing vegetation but seek augmentation of this vegetation which will link to all areas throughout the scheme – creating green infrastructure that traverses the entire site/landholding. **ADDITIONAL INFORMATION.**

The Proposed Project will also be visible travelling west along the R134 Nangor Road. Therefore, it is proposed to provide an approximately 3m high berm along the Site boundary, which will be planted with mixed native species. This is in-keeping with the approach taken elsewhere on the existing Microsoft Ireland lands, including along the adjoining section of boundary with DUB-13 (refer to Photomontage View 5 (Figures 10.5.5A - 10.5.5C)). In overall terms, aspects of the Approved/Proposed Project will be prominently visible and these have been designed as high-quality architectural elements defining the entrance to the Business Park. Elsewhere vegetation has been retained, augmented and/or proposed to provide for appropriate visual buffer and screening and for provision of an enhanced green infrastructure network (additional landscaped area and seating included in proposed application). The overall visual impact within the Business Park and surrounding area is considered to be consistent with the nature and scale of similar impacts as could be expected from any general site development within the Park. The landscape scheme although similar to the landscape of the Business Park, the cumulative impact is significant. This is the last site to be developed and it is important the landscaping is significant at this site which will be highly prominent and which is in proximity to the Griffeen River. *An additional information request is included to address the shortfall in landscape and biodiversity on site. This is discussed under the appropriate section above.*

- Traffic and transportation:
  - The existing roads and traffic situation in the Approved/Proposed scheme on the surrounding road network have been identified. The level of impact the proposed development is likely to have on the adjacent road network has also been assessed and it has been identified how the traffic associated with the proposed development can be accommodated within this road network. Capacity assessments have been carried out on which indicate that under the forecast traffic conditions, assuming that the proposed development would be completed in 2022 there will be sufficient practical reserve capacity at these junctions to accommodate the traffic associated with this development proposal.
- Material assets:
  - Construction phase: Temporary power and telecommunications will be made available for the construction period. Similar will be put in place for water supply

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and foul drainage. Surface water will be controlled in accordance with best practice as elaborated in Chapter 7. The overall impact for power, telecommunications and water supply from the construction phase will be Neutral and Imperceptible.

- Operational phase in Approved/Proposed Scheme: Water Services In terms of predicted specific impacts the following points are of note: • There is no likely impact on the geological heritage, sensitive groundwater receptors or groundwater supplies in the vicinity of the proposed development site. • The removal of the 'protective' topsoil and subsoil cover across the development area at the site will leave the underlying bedrock more vulnerable to potential onsite contamination if not mitigated. This vulnerability category for the site (classed as 'High to Extreme' by the GSI) will remain due to thin cover on site. • Capping of significant areas of the site by hardstand/building following construction and installation of drainage will minimise the potential for contamination of the underlying locally important aquifer. • There will be a loss of topsoil soil due to redevelopment. However, the area of redevelopment is small in the context of the overall region. In summary, there are no likely significant impacts on the geological or hydrogeological environment associated with the proposed development of the site. It is not anticipated that any impacts will arise following the implementation of the mitigation measures discussed above. The residual impact is considered to be neutral in terms of quality and of an imperceptible significance (short term and long term) as a result of this proposed development on the surrounding soils, geology and hydrogeological environment. Following the NRA criteria for rating the magnitude and significance of impacts on the geological and hydrogeological related attributes, the magnitude of impact is considered Negligible.
- Telecommunications No predicted impacts associated with telecommunications for the Proposed Development for the operational phase. Power The proposed development will be powered by a combination of electricity directly from the Grid (via the MS Campus substation which is extended as part of the approved/proposed application) and by electricity generated by the gas generator compound (with gas skid) to be delivered as part of the development (with connection to the Gas Networks Ireland network within the Business Park). It has been confirmed in discussions with Eirgrid and Gas Networks Ireland that there is sufficient capacity in both networks to facilitate the proposed development. As per the Energy Statement a number of sustainability measures have been incorporated into the design of the Proposed Development including the installation of an array of photovoltaic panels on the roof. These will feed back into the electrical supply for the building serving lighting, office area general services and office IT equipment. The overall impact will be Neutral-Moderate and Long Term
- Waste Management:
  - Construction: There will be a short-term impact associated with the construction phase of the development. Due to the high level of recycling that will be achieved during the construction phase through the implementation of the C&D WMP, the impact will be short term and imperceptible.



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- Operational: The mitigation measures, i.e. the implementation of the OWMP for the development will ensure the waste arising from the development is dealt with in compliance with the provisions the prevailing legislation and best practice and achieve optimum levels of waste reduction, re-use and recycling. The predicted impact of the operational phase will be long term and imperceptible.
- Cultural Heritage:
  - Construction: Any archaeological features that emerge during monitoring will be excavated following appropriate consultation with National Monuments Service.
  - Operational: There will be no impact on archaeological remains

It is considered that further information arising from the information contained within the EIAR should be requested. The mitigating measures for the approved development should be compared and contrasted in a separate report and the applicant should demonstrate that additional and significant mitigating measures are provided. The Planning Authority remains concerned that the proposed modifications represent an overdevelopment of the entire lands and the cumulative effect is significant.

### ***Appropriate Assessment***

Information for the purposes of assisting in screening for Appropriate Assessment was prepared by Moore Group in Appendix 5.1 of the EIAR. The report concludes *It is possible to rule out likely significant effects on European sites as there is no potential for contamination of surface water in Dublin Bay during construction, the Proposed Development will not result in significant changes to the amount of surface water run-off during operation nor will it result in any contamination of surface waters during operation and no significant increase in foul water will arise from the Proposed Development.*

*In light of the foregoing, significant effects on the Europeans sites considered can be ruled out.*

*It has been objectively concluded by Moore Group Environmental Services that:*

- 1. The proposed development is not directly connected with, or necessary to the conservation management of the European sites considered in this assessment.*
- 2. The proposed development is unlikely to significantly affect the Qualifying interests or Conservation Objectives of the European sites considered in this assessment.*
- 3. The proposed development, alone or in combination with other projects, is not likely to have significant effects on the European sites considered in this assessment in view of their conservation objectives.*
- 4. It is possible to conclude that significant effects, can be excluded at the screening stage.*

*It can be excluded, on the basis of objective information, that the proposed development, individually or in combination with other plans or projects, will have a significant effect on a European site.*

*An appropriate assessment is not therefore required.'*

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Having reviewed the submitted information, the Planning Authority has concluded that, having regard to the nature of the development, connection to public services and the distance from the Natura 2000 sites, the proposed development would not require a Stage 2 Appropriate Assessment.

### **Other Consideration:**

#### ***Development Contributions***

Reduction in total floor area of 3,200sq.m from approved SD20A/0283. No contributions required

### **SEA Monitoring Information**

Building Use Type Proposed – Data halls and ancillary structures

Floor Area (sq. m.) – 59,766 approved under SD20A/0283. Reduced by 395m<sup>2</sup> (Office/canteen) and 2,805m<sup>2</sup> (data halls)

Land Type - Greenfield

Site Area (Ha.) – 16.23

### **Conclusion**

Having regard to the

- 'EE' zoning objective to the subject site,
- the policies and objectives of the South Dublin County Council Development Plan,
- the surrounding land uses and activities in Grange Castle Business Park,
- the various consultation reports received from various South Dublin County Council departments and prescribed bodies.
- The pre-planning meeting that took place
- The cumulative impact of the modifications
- The lack of clarity in what is being proposed
- The erosion of natural environment and the impact of the development on the receiving environment,
- The encroachment of lands close to the road to the south,
- The lack of Green Infrastructure proposed,

It is considered that the proposed amendments to the office building are generally acceptable subject to increased proposals for planting at the River Griffeen and that the proposed modifications and amendments through the subject site by way of their encroachment of natural/open space, lack of landscaping, non-compliance with policies and objectives in Chapters 7 and 8 of the County Development and the increasing of hardstanding/soil sealing with no significant increase in mitigation measures is not acceptable. **ADDITIONAL INFORMATION SHOULD BE SOUGHT.**

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### Recommendation

I recommend that **ADDITIONAL INFORMATION** be requested from the applicant with regard to the following:

1. The applicant has proposed to make significant changes to the approved surface water drainage layout for the development. The Planning Authority is concerned that the changes have not been fully accounted for in the EIAR and do not comply with policies and objectives laid out in Chapters 7 and 8 of the County Development Plan. The applicant is requested to address the above concerns and submit further information for clarification purposes as follows:

The applicant shall contact SDCC Water Services Section prior to submitting a response to this request for further information.

(1) The applicant is requested to submit a surface water drainage catchment drawing showing what areas are served by all proposed and existing attenuation and rainwater harvesting facilities. The drawing shall show attenuation and rainwater harvesting volumes for each system as well as the flow control device locations and corresponding maximum discharge rates. No attenuation system shall be located under a proposed building and must be adequately distanced away from same so that building foundations are not adversely affected. Proposals should seek natural solutions and not the heavily engineered solutions proposed.

(2) The applicant is requested to submit a report showing a breakdown of all surface area types, surface areas (in m<sup>2</sup>) including corresponding surface run off coefficients for all drainage catchments. The report shall also include greenfield discharge rate ( $Q_{bar}$ ) calculations. The applicant shall ensure that the maximum discharge rate from each catchment does not exceed  $Q_{bar}$  rural for all storm events. Green infrastructural elements should be demonstrated throughout the site.

(3) The proposed location of the attenuation system to the north underneath process water storage tanks is not acceptable. This system shall be relocated so that it is a minimum distance of 3m away from the proposed water treatment facility and 5m from any building. Again, Green Infrastructural elements should be demonstrated throughout the site.

(4) The applicant is requested to investigate if the proposed concrete attenuation tank to the west can be changed to a modular underground storage system such as an arch type system or similar. These systems offer more in terms of interception storage volumes and also are easier to maintain. Concrete attenuation structures are only acceptable as a last resort. Again, Green Infrastructural elements should be demonstrated throughout the site and underground attenuation should only be sought where other natural solutions can be provided. The Planning Authority notes that there are substantial lands that could be used for natural attenuation areas above ground; these should be investigated and revised proposals submitted.

(5) The applicant has proposed to relocate attenuation systems and rainwater harvesting systems so that they are underneath the proposed gas compound to the east. The applicant is requested to demonstrate how these attenuation and rainwater harvesting systems will

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be accessed for maintenance purposes and demonstrate how these systems will not be adversely affected by loading from compound structures above. Again points 3 and 4 above are relevant.

(6) The applicant is requested to submit an updated SuDS (Sustainable Drainage Systems) layout plan for the development. SuDS shall be maximised across the site and shall include features such as but not limited to: Swales, detention basins, tree pits, filter drains, channel rills, permeable pavement, living walls and green roofs. The applicant shall submit details of all such SuDS features.

(7) All proposed parking bays shall be constructed using a porous surface material. A revised layout drawing shall include this information.

(8) No industrial water or potable water supplied from the public watermains network shall enter the storm water network. Only clean untreated and uncontaminated rainwater shall enter the stormwater network. All treated water and process cooling water shall be discharge to the public wastewater drainage network.

(9) All design of overground fuel storage tanks shall comply with the requirements of the Greater Dublin Regional Code of Practice for Drainage Works Section 17-GUIDELINES FOR THE BUNDING OF OVERGROUND OIL STORAGE TANKS.

(10) Conditions 12 and 13 of previously granted planning permission ref: SD20A/0283 shall continue to apply.

2. The applicant is requested to engage with Irish Water by submitting a pre Connection Enquiry (PCE) to assess feasibility of connection to the public water/waste water infrastructure. The outcome of the PCE is to be submitted to the Planning Authority as a response to the request for further information.
3. The applicant is requested to reconsider the current plan, to investigate the inclusion of other biodiversity compensatory measures such as living walls/green walls, additional green roof features on administration buildings (or other roofs free of plant structures) etc in line with green infrastructure requirements and policies under Chapter 8 of the CDP. Sufficient and appropriate biodiversity compensatory measures on other areas of the applicant's overall property holding at Grange Castle could also be considered. The applicant is requested to submit a revised site layout which adequately address the loss of landscape and biodiversity features.
4. (1) The removal of the planting within the parking area is not acceptable and must be addressed through a revised site layout plan.  
(2) A significant amount of planting is removed from around the perimeter of the DUB 15 building. Although the building has widened by 60m, the removal of trees and landscaping is significant and is not acceptable to the Planning Authority. The Planning Authority understands the rationale regarding the wider building and associated constraints. However, the applicant is requested to, way of additional information. advise on how the removal of trees will be replaced elsewhere on site.  
The applicant is requested to submit revised proposals demonstrating the inclusion of significant Green Infrastructure throughout the development, to be incorporated along with the requirements set out under the biodiversity item included in this overall request

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for additional information.

5. In the interests of clarification of what is being proposed the applicant is requested to submit a full schedule clearly detailing all development approved and all proposed amendments and the difference, to include clarity on:
  - (i) The statutory notices state that the proposed development will comprise of:
    - o A 'reduction in overall building footprint (for each approved Data Centre - DUB14 and DUB15) by 48sq.m (from 13,442sq.m to 13,394sq.m)' and
    - o An 'overall decrease in Gross Internal Floor Area (GIFA) of 1,352sq.m in respect of DUB 14 and decrease of 1,453sq.m in respect of DUB 15'Both of the above statements appear to be contradictory. It is unclear what is being proposed. This requires clarification and exact floor areas for each structure should be submitted for assessment.
  - (ii) The statutory notices state that the proposed development will comprise of
    - o Omission of approved E-houses.The Planning Authority a number of E-houses throughout the site. It is unclear how many E-houses are proposed to be omitted in this application. Do the E-houses to be omitted relate only to DUB15 or to the entire development? (it is noted that other E-houses have been granted throughout the site). The number of E-houses to be omitted should be submitted for assessment.
  - (iii) The statutory notice states that a total gross floor area is 56,566sq.m (Previously stated to be 59,766sqm under SD20A/0283), which represents an overall decrease in 3,200sqm. The applicant is requested to submit clarification of the breakdown of approved floor area and proposed floor and demonstrate clearly where the decrease takes place.
6.
  - (i) This office building presents a high-quality architectural response that in visual terms, positively defines and frames the entrance to the Business Park. This is generally acceptable and the relocation of the structure in an eastwards direction is welcomed, this should allow for greater planting to take place around the Griffeen River. Revised Landscape Proposals should be submitted addressing this requirement.
  - (ii) The Planning Authority understands from the documentation submitted that the CAB building is being realigned/relocated to accommodate a 10.5m wide wayleave over the existing 450mm below ground foul sewer and 5m wide wayleave for future utilities running along the inside of the site boundary wall and this is generally acceptable. However, the Planning Authority remains of the opinion that the boundaries of this site and all lands in close proximity to the remnants of the River Griffeen should significantly planted, screened and greened. The applicant is requested to clearly demonstrate mitigation measures for the 'future utilities' at this location.
7. With regards to the proposed 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, the Planning Authority has serious concerns. These concerns

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were raised at the Pre-Planning meeting. They encroach upon an area that has significant landscaping possibilities to mitigate the impact of the development on the receiving environment and has natural SUDS solutions capabilities. Their arbitrary location would ensure that landscaping and increasing biodiversity in the area will be challenging and possibly ineffective. The Planning Authority are not supportive of this change and would request the applicant to seek an alternative location and/or design solutions. The applicant should seek 'natural solutions' to these proposals in line with County Development Plan policy and objectives. Revised proposals to be submitted.

8. (i) The Planning Authority notes the contents of the EIAR. The Planning Authority had assessed the approved development on the basis of the original EIAR. The proposed amendments are not considered to be minor and it is considered that they will have a major impact on the receiving environment. The applicant is requested to submit revised proposals to demonstrate that increased mitigation measures are proposed for the subject development and the cumulative impact of all datacentre development within the ownership of the applicant, this subject site being the last to be developed, should be considered and appropriate mitigation is requested to be proposed.  
(ii) The Planning Authority considers that further information arising from the information contained within the EIAR is required. The mitigating measures for the approved development should be compared and contrasted in a separate report and the applicant is requested to demonstrate that additional and significant mitigating measures are provided for. The Planning Authority remains concerned that the proposed modifications represent an overdevelopment of the entire lands, and the cumulative effect is significant.

Please note that the Planning Authority welcomed the approved permission due to its substantial landscaping, screening and berm proposals. These items have been seriously eroded in the current application which is not generally acceptable to the Planning Authority and the Authority remains concerned with the cumulative impact of the datacentre development across the landholding.

9. The location of the Central Administration/Gateway Building helps in integrating the Data-halls within the overall Microsoft development and in screening the halls from the R134 junction with the Business Park (refer to Photomontage Views 1 -4 (Figures 10.5.1A - 10.5.1D and Figures 10.5.2A -10.5.2D)). Although this 'screening' is generally welcomed, the Planning Authority seek increased natural screening in the form of living green walls, berms and significantly increased planting. Retention of existing vegetation along the Site boundary with the Griffeen River and the Business Park Road has a significant effect in reducing impact of the Proposed Project on views from within the Park and in ensuring that the development is in keeping with the nature of development in the Business Park as a whole. The Planning Authority welcomes the retention of existing vegetation but seek:
  - (i) significant augmentation of this vegetation
  - (ii) the relocation of buildings away from roadside boundaries (the proposed development is considered to be located too close to the existing road network).

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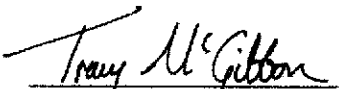
- (iii) Significant green infrastructure that traverses the entire site/landholding and connecting back to the increased planting at the Griffeen River should be demonstrated.
- (iv) Reduction in overall footprint of all structures on the subject site.

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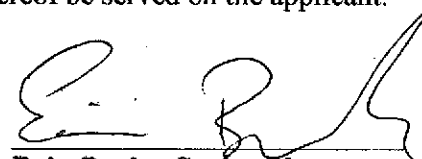
**REG. REF. SD21A/0203**

**LOCATION: Grange Castle Business Park, Nangor Road, Clondalkin, Dublin 22**

  
**Tracy McGibbon,**  
**A/Senior Executive Planner**

**ORDER:** I direct that **ADDITIONAL INFORMATION** be requested from the applicant as set out in the above report and that notice thereof be served on the applicant.

**Date:** 13/9/21

  
**Eoin Burke, Senior Planner**