

**Irish Water's Statutory  
Response to**

**South Dublin**

**Planning Authority**



**Uisce Éireann**  
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Baile Átha Cliath 1  
Éire

**Irish Water**  
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**[www.water.ie](http://www.water.ie)**

**Planning Application No.**

SD21A/0241

**Date Lodged with Planning Authority:**

31/08/2021

**Development:**

Demolition of the abandoned single storey dwelling and associated outbuilding (206sqm); construction of 2 two storey data centers with plant at roof level of each facility and associated ancillary development which will have a gross floor area of 40,589sq.m consisting of 1 two storey data center (Building 11) which will be located to the south of the site and will have a gross floor area of 24,667sq.m. including 22 emergency generators located at ground floor level within a compound to the western side of the data center with associated flues that will be 22.3m in height; 1 two storey data center (Building 12) which will be located to the north of the site, and to the immediate north of Building 11 and will have a gross floor area of 12,915sq.m including 11 emergency generators located at ground floor level within a compound to the western side of the data center with associated flues that will be 22.3m in height; each of the two data centers will include data storage rooms, associated electrical and mechanical plant rooms, loading bays, maintenance and storage spaces, office administration areas, and plant including PV panels at roof level as well as a separate house generator for each facility which will provide emergency power to the admin and ancillary spaces; each generator will include a diesel tank and there will be a refuelling area to serve the proposed emergency generators; the overall height of each data center apart from the flues and plant at roof level is c. 14.23m above the finished floor level; the overall height of each data center apart from the flues and plant at roof level is c. 14.23m above the finished floor level; single storey step-up substation (38sq.m) as well as 2 single storey switch substations (121sq.m); AGI Gas Regulator compound that include 3 single storey buildings (134sq.m); construction of a gas powered generation plant in the form of a 13m high single storey building with a gross floor area of 2,714sq.m that will contain 10 gas generators with associated flues that will be 25m in height, and grouped in pairs and threes; the Gas Plant will be located to the west of Building 11; ancillary site development works, that will include reorientation of the Baldonnel Stream, biodiversity management initiatives, attenuation ponds and the installation and connection to the underground foul and storm water drainage network, and installation of utility ducts and cables, that will include the drilling

**Location :**

In the townlands of Ballybane & Kilbride within Profile Park, Clondalkin, Dublin 22

**IW Recommendation:****Further Information Required****IW Observations:****1 Water**

1.1 Submit a pre connection enquiry with Irish Water for proposed development.

1.2 Obtain a letter of confirmation of feasibility of proposed development from Irish water.

- Prior to the commencement of development the applicant or developer shall enter into water connection agreement(s) with Irish Water.

Reason: In the interest of public health and to ensure adequate water facilities.

**2 Foul**

2.1 Submit a pre connection enquiry with Irish Water for proposed development.

2.2 Obtain a letter of confirmation of feasibility of proposed development from Irish water.

- Prior to the commencement of development the applicant or developer shall enter into waste water connection agreement(s) with Irish Water.

Reason: In the interest of public health and to ensure adequate waste water facilities.

Signed on Behalf of Irish Water:

Yvonne Harris

Date:

10/10/2021

