

# Comhairle Chontae Atha Cliath Theas

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

### PR/1390/21

**Reg. Reference:** SD21A/0241

**Application Date:** 31-Aug-2021

**Submission Type:** New Application

**Registration Date:** 31-Aug-2021

**Correspondence Name and Address:**

Anthony Marston, Marston Planning Consultancy 23, Grange Park, Foxrock, Dublin 18, D18 T3Y4

**Proposed 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

# Comhairle Chontae Atha Cliath Theas

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

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 and laying of ducts and cables under the internal road network within Profile Park; other ancillary site development works will include hard and soft landscaping, lighting, fencing, signage, services road, entrance gates, sprinkler tanks and pump room; a temporary gas powered generation plant within a fenced yard containing 21 generator units in containers, each with associated flues (each 25m high), 12 transformers and 10 containers of controls to be located to the west of, and associated with the first phase of Building 11, and will be required for a period of up to 2 years if connection to the national grid is delayed; this temporary plant will not be built if the connection to the national grid is in place prior to the operation of Building 11 at this site that includes an abandoned single storey residential property on the New Nangor Road (R134), Dublin 22; and on land within the townlands of Ballybane and Kilbride within Profile Park, Clondalkin, Dublin 22 on an overall site of 8.7 hectares.

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

**Applicant Name:** Vantage Data Centers Dub 11 Ltd.

**Application Type:** Permission

(SW/EW/TMcG)

### **Description of site and surroundings**

Site visit: 04/10/2021

# Comhairle Chontae Atha Cliath Theas

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

Site Area: stated as 8.7 Ha

### Site Description

This 8.7-hectare site is located adjacent to the New Nangor Road and within the recently constructed Profile Park Road. To the west of the site is the Grange Castle Motor Company. To the north of the site, across the New Nangor Road, lies the southern part of the existing Grange Castle Business Park. Further industrial development in Kilcarbery Park such as Microsoft data centre campus. The south of the site currently consists of a roundabout with access to the site, followed by green fields and a number of data centres. The east of the site consists of green fields, tree lines and some older buildings. The Baldonnell stream runs through the site in a south east to north west direction and enters a culvert under the site to the west below the Grange Castle motor company site.

The application site is undeveloped land and consists of a large green field site with a vacant and derelict dwelling located on the northern site. There is number of mature trees located to the south east of the site. The site is uneven, and the land is notably lower to the west of the site and is set below the existing internal road network.

### Proposal

The proposal comprises:

- Demolition of the abandoned single storey dwelling and associated outbuilding (206sqm).
- Reorientation of the Baldonnell Stream, biodiversity management initiatives, attenuation ponds.
- A gross floor area of 40,589sq.m consisting of :
  - Building 11 (Buildings 11.1 and Building 11.2):
    - 1 two storey data centre (Building 11) which will be located to the south of the site and will have a gross floor area of 24,667sq.m.
    - Twenty-two emergency generators located at ground floor level within a compound to the western side of the data centre.
    - Eleven associated flues that will be 22.3m in height.
    - 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.

Planning Note: The development description states that the proposed development will comprise of the construction of 2 x two storey data centres. However, the drawing appears to indicate that there may be three separate structures proposed; building 11 is subdivided into structures 11.1 and 11.2 and it is stated that 11.2 will be constructed at a later stage.

# Comhairle Chontae Atha Cliath Theas

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

- Building 12
  - One x two storey data centre which will be located to the north of the site, and to the immediate north of Building 11
  - A gross floor area of 12,915sq.m
  - Eleven emergency generators located at ground floor level within a compound to the western side of the data centre.
  - Eleven associated flues that will be 22.3m in height.
  - 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
- Overall height of each data centre apart from the flues and plant at roof level is approximately 14.23m above the finished floor level;

Planning Note: The level stated in the notices does not appear to be reflected in any of the elevational drawings submitted.

- Plant at roof level of each facility
- Generators
  - Include a diesel tank and there will be a refuelling area to serve the proposed emergency generators.
  - 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.
  - A temporary gas powered generation plant within a fenced yard containing 21 generator units in containers, each with associated flues (each 25m high).
  - Twelve transformers and 10 containers of controls to be located to the west of, and associated with the first phase of Building 11,

Planning Note: The Planning Authority notes that the applicant states that the proposed **energy supply will be required for a period of up to 2 years if connection to the national grid is delayed and states that** the temporary plant will not be built if the connection to the national grid is in place prior to the operation of Building 11.

- Single storey step-up substation (38sq.m)
- Two single storey switch substations (121sq.m);

# Comhairle Chontae Atha Cliath Theas

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

- AGI Gas Regulator compound that include 3 single storey buildings (total 134sq.m);
- Installation and connection to the underground foul and storm water drainage network.
- Installation of utility ducts and cables, that will include the drilling and laying of ducts and cables under the internal road network within Profile Park.
- Other ancillary site development works will include hard and soft landscaping, lighting, fencing, signage, services road, entrance gates, sprinkler tanks and pump room.

### Zoning

The subject site is subject to zoning objective 'EE' - *'To provide for Enterprise and Employment Related Uses'* under the South Dublin County Council Development Plan 2016-2022.

### Consultations

Department of Defence:	No report received
Economic Development:	No report received
Environmental Health:	No objections, subject to conditions.
Heritage Officer:	Comments via email
Inland Fisheries Ireland:	No report received
Irish Aviation Authority:	No report received
An Taisce:	Additional information requested
Geological Survey Ireland:	No objections or comments to make
Irish Water:	Additional information requested
Parks & Public Realm	Additional information requested
Roads:	No objection subject to conditions
Waste Management:	No report received
Water Pollution:	No report received
Water Services:	Additional information requested

### SEA Sensitivity Screening

Indicates overlap with:

- SFRA B.

Site borders:

- Section 22 Landfills to the west of the site.

### Submissions/Observations /Representations

Submission were received from third parties. The main issues raised are summarised below:

- Concerns regarding the use of Fossil Fuels and its implications on climate change, the Planning Authority has a role to play in the transformation from fossil fuels to renewable energy.

# **Comhairle Chontae Atha Cliath Theas**

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

- New data centres must be powered entirely by onsite or new off-site renewable energy in order to reduce, rather than increase, Irelands CO emissions, consistent with the Climate Action Plan and commitments under the Paris Agreement.
- The development will account for C2% of Ireland carbon budget from this one site and lead to Irelands greenhouse gas emissions. This will contravene the Climate Act, Climate Action Plan and National Planning Framework and should be refused.
- Due to the significant impact of data centres on energy consumption, both EIAR and NIS assessments are requested to be comprehensively carried out before decision might be granted.
- Referrals to Eirgrid and electricity demand up to 2028, the cumulative effect of data centre development including Amazon in Mulhuddart and Apple data centre in Athenry on nationwide energy demand.
- Where technically possible, use the heat generated from a data centre to be utilised for district heating systems.
- Water usage will be diverted away from local communities to cool the data centres.
- The combined impact of data centres on the stability of the national grid, CRU should be notified.
- Reference to Action 20 of the climate action plan (2019) cumulative data centres are contrary to the objectives.
- Intentions of National Grid are unknow and premature to grant permissions on further data centres.
- Concerns the Gas-powered generation plants and diesel backs up systems contravene climate action and low carbon development and SDCC Development Plan objectives.
- Concerns the applicant has submitted no information of how the power plant will be connected to the national grid or no inclusion of renewable energy sources and should be enforced.
- Noted that no green roofs proposed and realignment of stream is contrary to SDCC Development Plan objectives.

The issues raised in the third-party submissions have been considered in assessing this planning application.

# Comhairle Chontae Atha Cliath Theas

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

### Planning History

SD20A/0124 – **Grant Permission** for (1) Demolition of existing single storey dwelling (approximately 108.5sq.m); (2) construction of a Distribution Warehouse Building comprising warehousing and ancillary areas at ground floor and support offices, staff areas and plant across two floors; (3) the development will be accessed from the existing Profile Park estate road; (4) provision of car parking, cycle parking, security gatehouse, landscaping and boundary treatments (including security fencing and gates); (5) all associated site development and services works (including diversion/culverting/reprofiling of existing stream on site); (6) total gross floor area of the development c.17,006sq.m. **Grant Permission** with relevant conditions:

#### 1. Archaeology

1. The applicant shall engage the services of a suitably qualified archaeologist to carry out an archaeological assessment of the development site. The assessment shall include archaeological test excavations. No sub-surface work shall be undertaken in the absence of the archaeologist without his/her express consent.
2. The archaeologist shall carry out any relevant documentary research and shall inspect the site. Test trenches shall be excavated at locations chosen by the archaeologist (licensed under the National Monuments Acts 1930-2004), having consulted the site drawings.
3. Having completed the work, the archaeologist shall submit a written report to the Planning Authority and to the National Monuments Service. Where archaeological material/features are shown to be present, preservation in situ, preservation by record (excavation) or monitoring may be required and the National Monuments Service shall advise the Applicant/Developer with regard to these matters.
4. No site preparation or construction work shall be carried out until after the archaeologist's report has been submitted and permission to proceed has been received in writing from the Planning Authority in consultation with the National Monuments Service.  
REASON: To ensure the continued preservation (either in situ or by record) of places, caves, sites, features or other objects of archaeological interest.

#### 2. Aircraft Safety.

The applicant shall provide notification of the intention to commence crane operations with at least 30 days' notice to the Property Management Branch of the Department of Defence with regard to Baldonnell Aerodrome.  
REASON: In the interest of public and aviation safety.

#### 3. Landscaping

The landscaping scheme as submitted to the Planning Authority shall be carried out within the first planting season following substantial completion of overall construction works. All Planting shall be adequately protected from damage until establishment. Any plants which die, are removed or become seriously damaged or diseased, within a period of 5 years from the completion of the development shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority. The applicant shall retain the services of a suitably qualified Landscape Architect throughout the duration for the site development works. The applicant's Landscape architect shall certify to

# Comhairle Chontae Atha Cliath Theas

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

the planning authority by letter his/her opinion on compliance of the compliance of the completed landscape scheme with the approved landscape proposal within six months of substantial completion of the development hereby permitted.

REASON: In the interests of amenity, compliance with Development Plan policy, the provision, establishment and maintenance of a reasonable standard of landscape and the proper planning and sustainable development of the area.

### 4. Ecology

#### Ecological Mitigation Measures

The mitigation measures and commitments identified in the Ecological Report prepared by Scott Cawley and other plans and particulars submitted with the planning application, shall be implemented in full by the developer, except otherwise may be required in order to comply with other conditions.

REASON: In the interest of clarity and protection of the environment and operational phases of the proposed development.

### 5. Protection of Existing Trees and Hedgerows

In order to ensure the protection of trees to be retained within the site, the applicant shall implement all recommendations contained within the Arboricultural Report prepared by Arborist and Associates Ltd and as set out in the associated Tree Protection Plan and Tree Constraints Plan.

REASON: In the interests of proper planning and sustainable development, compliance with Development Plan policy, visual amenity and the protection of existing trees and biodiversity.

### 6. SUDS

A detailed SUDS scheme for the proposed development which meets the objectives of South Dublin County Council Development Plan 2016-2022 shall be submitted to and agreed in writing with the planning authority. The SUDS should be an integrated multi-disciplinary approach which locally addresses water quality, water quantity, and provides for amenity and biodiversity enhancement. The SUDS features should include devices such as swales, permeable paving, filter drains, rain gardens, integrated tree pits in hard standing areas and green roofs.

REASON: In the interests of the proper planning and sustainable development of the area and in order to ensure adequate and appropriate surface water drainage provision.

### 7. Flood Risk Assessment

The mitigation measures identified in the Flood Risk Assessment prepared by Envirologic and other plans and particulars submitted with the planning application, shall be implemented in full by the developer, except otherwise may be required in order to comply with other conditions.

REASON: In the interest of clarity, public safety and the environment.

### Relevant Planning History for lands adjacent and impacting on site:

Original permission and extension of duration for roads and services infrastructure that cover the entire landholding in proximity to the site and including the site.



# Comhairle Chontae Atha Cliath Theas

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

SD06A/0568/EP

Extension of duration **granted** 13<sup>th</sup> Jan 2012

SD06A/0568

Provision of roads and services infrastructure to facilitate the future development of a business park, to be known as 'Profile Park' on these lands. The development includes the provision of 1,675 metres of internal distributor roads consisting of 267 metres to dual carriageway standard (at the main entrance) with a further 1,408 metres to single carriageway standard and one internal roundabout. The development also includes surface water drainage, foul drainage and water supply infrastructure, associated landscaping and all ancillary works, on a site of 39.84 hectares. Access to the site will be provided at the northern boundary off the existing roundabout to Kilcarbery Business Park. This application is accompanied by an Environmental Impact Statement.

**Permission granted.**

### Adjacent sites

SD21A/0186 - Construction of a 3 storey (part 4 storey) data centre known as 'DB8' to include data halls, electrical/plant rooms including internal generators, offices, lobbies, ancillary staff areas including break rooms and toilets, stores, stair/lift cores throughout and photovoltaic panels at roof level; the total gross floor area excluding hot air plenums and external staircase is c.9,601sq.m and the overall height of the data centre ranges from c.16m to c.20m to roof parapet level and up to c.24.48m including roof top plant, flues and lift overrun; provision of 5 external generators, 8 fuel tanks and ancillary plant contained within a plant yard to the north of DB8; provision of a water tank plant room, air cooled chillers and ancillary plant contained within a chiller plant yard to the south of DB8; provision of a water sprinkler pump room (c.23sqm), 2 sprinkler tanks (c.12m high each), heat recovery plant room (c.17sqm), ESB substation (c.44sqm), waste/bin stores (c.52sqm); total floor area of ancillary structures and plant (c.303sqm); provision of a delivery yard and loading bays, 64 car parking spaces, 5 motorcycle spaces, bicycle shelter serving 14 spaces, smoke shelter, internal access roads and footpaths, vehicular and pedestrian access to the west from Falcon Avenue and closure of an existing vehicular entrance from Falcon Avenue; all associated site development works, services provision, drainage works including attenuation, landscape and boundary treatment works including berming, hedgerow protection areas and security fencing; no buildings are proposed above the existing ESB wayleave and SDCC watermain wayleave to the west and north of the site; the area to the southwest of the site (temporary meadow) is reserved for a future data centre, subject of a separate application to South Dublin County Council on a site bounded to the east and south by Grange Castle Golf Club, to the north by Nangor Road (R134) and to the west by an estate road known as Falcon Avenue. This application is accompanied by a Natura Impact Statement. **Additional Information Requested.**

SD12A/0150 Erection of a 2.4m high perimeter fence along Nangor Road boundary (approximately 250m long) with separate entrance gates for vehicular, bicycle and pedestrian access; construction of a single storey security hut with security barriers. **Permission Granted**

# Comhairle Chontae Atha Cliath Theas

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

SD07A/1059 Block A comprises a five storey office building of 3,019.6sq.m. gross floor area which fronts onto the Nangor Road and which will accommodate 18 no. own door office units and 1 no. ESB substation; (2) Block B comprises a five storey office building of 2,905.1sq.m gross floor area which fronts onto the Nangor Road and is located adjacent to the boundary with Grange Castle Golf Course - this block will accommodate 26 no. own door office units; (3) Block C comprises a four storey office building of 2,684.8 sq. m. gross floor area located adjacent to the boundary with Grange Castle Golf Course which will accommodate 24 no. own door office units. The proposed blocks are arranged in a u-shaped configuration around a central landscaped square. Vehicular access to the site is proposed via a left-turning entry and exit slip lane from the Nangor Road and also via the internal Spine Road permitted under application Reg. Ref. SD06A/0568. The proposed development includes 30 no. surface level car parking spaces and one level of underground car parking which will accommodate 200 no. car spaces. The development also includes all ancillary services, landscaping and site works on a site of 1.3163 hectares. This application is being lodged pursuant to application Reg. Ref: SD06A/0568 under which planning permission was granted for the development of roads and services to facilitate the 'Profile Park' Business Park. **Permission Granted**

SD06A/0568 Provision of roads and services infrastructure to facilitate the future development of a business park, to be known as 'Profile Park' on these lands. The development includes the provision of 1,675 metres of internal distributor roads consisting of 267 metres to dual carriageway standard (at the main entrance) with a further 1,408 metres to single carriageway standard and one internal roundabout. The development also includes surface water drainage, foul drainage and water supply infrastructure, associated landscaping and all ancillary works, on a site of 39.84 hectares. Access to the site will be provided at the northern boundary off the existing roundabout to Kilcarbery Business Park. This application is accompanied by an Environmental Impact Statement. **Permission Granted.**

SD06A/0568/EP Provision of roads and services infrastructure to facilitate the future development of a business park, to be known as 'Profile Park' on these lands. **Permission Granted.**

### **Relevant Enforcement History**

None recorded for subject site.

### **Pre-Planning Consultation**

PP064/21 - Teams Meeting held on Wednesday 23rd June 2021 and additional Monday 19th July 2021. Issues raised included environmental impact, roads, visual impact, SUDS, parks.

### **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

# Comhairle Chontae Atha Cliath Theas

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

### 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 ET2 Enterprise and/or Residential Led Development in Regeneration Zones

It is the policy of the Council to facilitate and support the regeneration of underutilised industrial areas that are proximate to urban centres and transport nodes and to promote and support more intensive compatible employment and/or residential led development in regeneration zones.

### 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.

### Section 6.4.4 Car Parking

Policy TM7 Car Parking

### 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

### 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

Section 10.2.5 SOLAR ENERGY

Section 11.7.0 ENERGY

11.7.5 SOLAR ENERGY

*The energy targets set out in EU legislation have been translated into the National Renewable Energy Action Plan (NREAP) 2010 and the National Energy Efficiency Action Plan (NEEAP) 2013-*

# Comhairle Chontae Atha Cliath Theas

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

*2020 (updated in 2014). Ireland plans to achieve the binding EU 2020 targets under the NREAP by delivering approximately 40% of energy consumption from renewable sources in the electricity sector, 12% in the heat sector and 10% in the transport sector.*

*The NEEAP sets out how the Government aims to deliver a 20% reduction in energy demand (over average 2001-2005 levels) across the whole economy through a range of energy efficiency measures. The Government believes that the public sector should lead by example and has assigned an energy demand reduction target of 33% to the public sector.*

### ENERGY (E) Policy 1 Responding to European and National Energy Policy & Legislation

*It is the policy of the Council to respond to the European and National Energy Programme through the County Development Plan – with policies and objectives that promote energy conservation, increased efficiency and the growth of locally based renewable energy alternatives, in an environmentally acceptable and sustainable manner.*

#### 10.1.0 Energy Planning in South Dublin County

*South Dublin County Council has adopted a proactive approach to addressing the energy challenge by addressing energy use and efficiency in existing and new building stock and identifying low carbon and renewable energy opportunities in the County.*

*South Dublin County Council signed up to the EU Covenant of Mayors in June 2012. The Covenant of Mayors is an initiative of the European Commission that brings together Mayors from across Europe, in a shared voluntary commitment to reducing CO2 emissions by a minimum of 20% by 2020.*

*South Dublin County Council took part in an EU funded energy project from May 2011 to November 2013, in partnership with the Town & Country Planning Association (TCPA) and eight other European local authorities. The EU Intelligent Energy Europe (IEE) supported Leadership for Energy Action & Planning (LEAP) project, aimed to increase the ability of participating local authorities to pioneer and promote the use of sustainable energy measures and the move towards a low carbon local economy, with minimal greenhouse gas emissions.*

*The main technical output arising from participation in the LEAP project has been the preparation of the South Dublin Sustainable Energy Action Plan 2013 (SEAP). The South Dublin SEAP analyses the County's energy consumption and carbon dioxide (CO2), emissions and sets out a series of measures to reduce energy consumption and CO2 emissions, through a range of energy actions across sectors. The SEAP was approved by the elected members of South Dublin County Council in May 2013 and was verified by the EU Covenant of Mayors – Joint Research Centre in April 2014.*

# Comhairle Chontae Atha Cliath Theas

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

### ENERGY (E) Policy 2 South Dublin Spatial Energy Demand Analysis

*It is the policy of the Council to implement the recommendations of the South Dublin Spatial Energy Demand Analysis (SEDA) in conjunction with all relevant stakeholders, promoting energy efficiency and renewable energy measures across the County.*

#### E2 Objective 2:

*To seek to reduce reliance on fossil fuels in the County by reducing the energy demand of existing buildings, in particular residential dwellings.*

#### E2 Objective 3:

*To promote the generation and supply of low carbon and renewable energy alternatives, having regard to the opportunities offered by the settlement hierarchy of the County and the built environment.*

#### E2 Objective 4:

*To support the recording and monitoring of renewable energy potential in the County in partnership with other stakeholders including the Sustainable Energy Authority of Ireland (SEAI) and City of Dublin Energy Management Agency (CODEMA).*

#### E2 Objective 6:

*To require, where feasibly practical and viable, the provision of PV solar panels in new public buildings (e.g. Council buildings, school buildings, hospitals, health centres, community centres, sports facilities, libraries, Garda stations etc), for electricity generation/storage and/or water heating so as to reduce energy costs, minimise carbon emissions and reduce our dependence on imported fossil fuels.*

### ENERGY (E) Policy 3 Energy Performance in Existing Buildings

*It is the policy of the Council to promote high levels of energy conservation, energy efficiency and the use of renewable energy sources in existing buildings.*

#### E3 Objective 1:

*To ensure that medium to large scale residential and commercial developments are designed to take account of the impacts of climate change, including the installation of rainwater harvesting systems and that energy efficiency and renewable energy measures are incorporated in accordance with national building regulations, policy and guidelines.*

### ENERGY (E) Policy 7 (Solar)

*It is the policy of the Council to promote the development of solar energy infrastructure in the County, in particular for on-site energy use, including solar PV, solar thermal and seasonal storage technologies. Such projects will be considered subject to environmental safeguards and the protection of natural or built heritage features, biodiversity and views and prospects.*

### Policy E3 Energy Performance in Existing Buildings

# Comhairle Chontae Atha Cliath Theas

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

Policy E4 Energy Performance in New Buildings

Policy E5 Waste Heat Recovery & Utilisation

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

### Section 11.2.1 Design Statements

Section 11.2.4 Regeneration Zone

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.

**Regional Spatial & Economic Strategy 2019-2031**, Eastern & Midland Regional Assembly (2019)

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

**The Eastern-Midlands Region (EMR) Waste Management Plan 2015-2021**

# Comhairle Chontae Atha Cliath Theas

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

**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 the following:

- Zoning and Council Policy
- Energy
- Relocation of Baldonnel Stream
- Nature of proposal:
  - 2 or 3 datacentres?
- Design and Visual impact
  - Layout
    - Levels/contours
  - Data Centres
  - Energy Generation
  - Power plant
  - Temporary Power Generator
  - Boundary Treatments
  - Phasing
  - Photomontages
- Environmental Health
- Access and Parking
- Parks and Landscaping
- Water and Drainage
- Aviation Safety
- Waste Management
- Archaeology
- Screening for Appropriate Assessment
- Environmental Impact Assessment

### ***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 proposed data centre use is permitted in principle as per the zoning objective. Internal space within the proposed structures DUB11.1 and DUB11.2 and DUB 12 consist of separate offices for customers and VDC, community area, shipping area, security and storage area and staff facilities recreational areas.

# Comhairle Chontae Atha Cliath Theas

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

Externally sprinkler tanks, pump room, switch rooms, power generator, gas regulator plant, transformer, security gate with parking and bicycle storage areas are also proposed. These uses are all considered to be ancillary to the main data centre use and are therefore acceptable given the zoning and site context.

The proposed demolition of the dwelling is considered acceptable, given the zoning and the surrounding context. Therefore, the proposed development is acceptable in principle, subject to compliance with the relevant policies, standards and requirements of the current South Dublin County Council Development Plan.

### *Energy*

The application sets out the following energy generation elements for the proposal:

#### Primary power

- 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.
- A temporary gas powered generation plant within a fenced yard containing 21 generator units in containers, each with associated flues (each 25m high), twelve transformers and 10 containers of controls to be located to the west of, and associated with the first phase of Building 11.

#### Emergency power:

- Generators: Include a diesel tank and there will be a refuelling area to serve the proposed emergency generators.
  - Building 11 (Buildings 11.1 and Building 11.2):
    - Twenty-two emergency generators located at ground floor level within a compound to the western side of the data centre.
    - Eleven associated flues that will be 22.3m in height.
    - a separate house generator for each facility which will provide emergency power to the admin and ancillary spaces.
  - Building 12
    - Eleven emergency generators located at ground floor level within a compound to the western side of the data centre.
    - Eleven associated flues that will be 22.3m in height.
    - a separate house generator for each facility which will provide emergency power to the admin and ancillary spaces



# Comhairle Chontae Atha Cliath Theas

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

The Planning Authority notes that the applicant states that the proposed **energy supply will be required for a period of up to 2 years if connection to the national grid is delayed and states that** the temporary plant will not be built if the connection to the national grid is in place prior to the operation of Building 11. The temporary plant is Phase 1A (building 11.1 is also included within this phase).

The design statement sets out the following in relation to power supply:

*“the main electrical supply to the campus will be provided from ESB via a network substation to a switchroom on site with two diverse 20kv distribution feeds to each of the data centres. The initial supply from the utility is insufficient to feed the data centre and a temporary gas-fired power generation plant will be constructed to the west of the DUB11 building. These will be 21 containerised modular generators with 25m flues all housed within a screened compound and it will be sufficient to support the first four data modules.”*

It further states:

*The permanent gas-fired Generation Plant will operate as a Power-peaking unit to support the Eirgrid network when it is at capacity. A pair of set-up transformers located south of the Power Generation Plant will distribute power at 20kv to a new Eirgrid substation immediately south of Falcon Avenue...The engines within the gas-powered generation plant can accommodate blended fuel for lower carbon footprint as soon as the network is able to supply this via gas ring-mains. The gas powered generation facility will have the capacity to provide equal energy to the amount consumed on site which is estimated as a minimum of 500 hours per year. In addition to this, in the event of a local GRID network failure this gas generation facility will provide additional power to the Network Infrastructure as and when called upon by the Power Grid network.*

And with regards to a full connection the Design Statement states:

*Supplementary SID Application:*

*Vantage Data Centres Dublin will make a separate SID application for the new ESB substation south of Falcon Avenue. This is essential to support this scheme for further development in the Grange Castle area”.*

**The Planning Authority welcomes the applicant's statement that it is their intention for a grid connection to be established. However, from the information submitted, it is unclear whether the proposal will connect to the electricity grid. The applicant has not stated that they have any form of connection agreement with Eirgrid and the proposal will be reliant on a future SID application. If this cannot be achieved, it is unclear how the energy supply to the development on the site will be sustainable.**

**Furthermore, a temporary power plant is proposed to be constructed in Phase 1A, alongside Building 11.1. It is then proposed to demolish this temporary plant. The southern portion of the permanent power plant would be constructed in Phase 1B. Phase 2A would involve the**

# Comhairle Chontae Atha Cliath Theas

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

**construction of Building 11.2. The final phase would involve construction of Building 12 and the northern portion of the permanent power plant. Notwithstanding the timeframes that have been stated by the applicant, the Planning Authority requires a full unequivocal proposal, with timeframes, for assessment as part of this proposal. Clearly state what development is sought. ADDITIONAL INFORMATION.**

**The total building electrical load for DUB11 would be 48MW and the total for DUB12 would be 24MW. The total for the development would be 72MW. Whilst it is evident that Building 11.1 would be supplied from either the temporary plant or the grid, it is not clear how much energy would be supplied from each of the power plants and also from the grid for subsequent phases. ADDITIONAL INFORMATION.**

### Principle, Power Supply & Climate Action

Project Ireland 2040 (National Planning Framework and National Development Plan 2018-2027) includes an objective for the promotion of Ireland as a sustainable international destination for ICT infrastructures such as data centres and associated economic activities. The strategic importance of data centres is reflected in the thematic infrastructure priorities in Project Ireland 2040, which embeds policy support for data centres into the planning policy hierarchy. The 2018 Government Statement on The Role of Data Centres in Ireland's Enterprise Strategy sets out that data centre development is supported.

It is noted that there is support for data centres in national planning policy, however, this application also includes a significant element of on-site power generation.

National Strategic Outcome 8 of the NPF seeks to transition to a low carbon and climate resilient society. Whilst at a regional level Chapter 7 of the Eastern & Midland Regional Assembly RSES seeks to decarbonise the energy sector with a shift from its reliance on using fossil fuels and natural gas as its main energy source to a more diverse range of low and zero-carbon sources.

Ireland's Climate Action Plan 2019 laid out a roadmap to reduce our greenhouse gas emissions and tackle the climate crisis. Implementing the Plan is helping to meet the overall 2030 climate commitments and putting Ireland on the pathway to achieving net zero emissions by 2050. The Plan outlined 183 Actions across all sectors, with responsibilities and clear timelines for delivery mapped out.

Action 20 of the Climate Action Plan, 2019 clearly states

*“Implement energy actions under the Government Statement on the Role of Data Centres in Ireland's Enterprise Strategy to ensure that large demand connections are regionally balanced to minimise grid reinforcements”.*

In terms of local policy, the South Dublin County Development Plan (2016-2022) set out Energy policies in Chapter 10 – Energy of the County Development Plan (2016-2022). E1 states *“It is the policy of the Council to respond to the European and National Energy Programme through the*

# Comhairle Chontae Atha Cliath Theas

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

*County Development Plan – with policies and objectives that promote energy conservation, increased efficiency and the growth of locally based renewable energy alternatives, in an environmentally acceptable and sustainable manner” and E4 states “It is the policy of the Council to ensure that new development is designed to take account of the impacts of climate change, and that energy efficiency and renewable energy measures are considered in accordance with national building regulations, policy and guidelines”.*

E5 relates to Waste Heat Recovery & Utilisation and states *“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”.*

Policy E11 states *“It is the policy of the Council to ensure that the provision of energy facilities is undertaken in association with the appropriate service providers and operators, including ESB Networks, Eirgrid and Gas Networks Ireland. The Council will facilitate the sustainable expansion of existing and future network requirements, in order to ensure satisfactory levels of supply and to minimise constraints for development”.*

Chapter 10 of the CDP is clear in its focus on moving away from carbon-based fossil fuels including gas and the use of alternative non-polluting, low carbon and renewable energy sources such as wind, solar, hydro, and geothermal. It is also clear that, where new facilities are proposed, it should be in conjunction with the relevant service providers.

As stated, whilst it is apparent that there is planning policy support for data centres, there is also a need to balance the demand for development with climate action as well as the capability of the national grid to provide for such developments. The Planning Authority has concerns in relation to the climate impact of the Energy Generating Plant and also the implementation of Action 20 in the Climate Action Plan.

**In relation to the power generation on site, the applicant is requested to clarify the following:**

- **The appropriateness of the proposal for an on-site gas plant based on energy and climate change policy;**
- **provide more detail regarding the alternative sources of power generating assessed as part of the alternatives.**
- **consider whether it is possible to incorporate a portion of renewable energy generation.**
- **Details of any connection agreements with Eirgrid, existing or pending, as well as details of any consultation undertaken with Eirgrid**
- **Details of any consultation undertaken with Gas Networks Ireland**
- **Information on whether the existing site is serviced in terms of utilities and if not the proposals for undertaking the development required to facilitate servicing.**
- **Details of the connection to the surrounding area and national gas grid**
- **Clear proposals for decommissioning of any temporary plant**

# Comhairle Chontae Atha Cliath Theas

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

- Details of the energy from each phase will be supplied from.

**Furthermore, the applicant is advised that the Planning Authority remains concerned with regard to the number and extent of large demand connections in this area and the demand for future grid reinforcements. The absence of power via Eirgrid and the use of gas-powered generators conflicts with the macro policies in the Development Plan around Energy.**

### ***Relocation/Realignment of the Baldonnel Stream***

A primary element of the proposed development, which it is stated to be required to accommodate the full extent of the data centre structures on site, is the realignment of the existing Baldonnel Stream, which currently travels northwards along the eastern boundary before meandering westwards close to the northern boundary. The stream is an established feature, with existing trees and vegetation along its banks, particularly along the eastern boundary. It is noted that under Reg. Ref. SD20A/0124, that it was proposed to realign the stream and that under an AI request the applicant was required to redesign a development more suitable for the site where the alignment of the stream was retained; this was successfully achieved and the development for warehousing was subsequently granted with the stream intact. The Planning Authority welcomed the retention of the stream, which was compliant with County Development Plan policy.

The applicant, in their supplementary documentation with the subject application, considers the stream as an obstacle to the realisation of the desired floor area requirement for the 2/3 datacentres on site, which require a backup power supply area, and where the design requirements are restricted in going upwards. The Planning Authority notes the reasoning stated in this documentation but does not accept that the realignment of the existing stream is required.

Section 8.2.0 Watercourses Network South Dublin County Development Plan (2016-2022) promotes *“the natural, historical and amenity value of the County’s watercourses and **address the long-term management and protection of these corridors** in the South Dublin Green Infrastructure Strategy (G3 Objective 1)*. It further requires *the protection, improvement or restoration of riverine floodplains and to promote strategic measures to accommodate flooding at appropriate locations, to protect ground and surface water quality and build resilience to climate change (G3 Objective 3)* and to *restrict the encroachment of development on watercourses, and provide for protection measures to watercourses and their banks, including but not limited to..., the protection of the river bank from erosion, the retention and/or provision of wildlife corridors....(G3 Objective 5)*. Having regard to current policy, the proposed realignment of the Baldonnel Stream would be contrary to objectives of the County Development Plan and should therefore be refused.

Notwithstanding the above, the Planning Authority recognises the zoning of the site, the location of the lands within Profile Park and the nature of the secure internal road network and would like to offer the applicant an opportunity to reconsider the proposed development on the site. It may be

# Comhairle Chontae Atha Cliath Theas

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

possible to construct all required structures on the site, if the development relies on the internal road network within Profile Park (Falcon Avenue) rather than creating an unnecessary additional internal road network within the site at the southern boundary. The southern boundary of the site fronts onto Falcon Avenue (a secure internal road). The original Profile Park Road infrastructure provides for three separate entrances to the entire landholding and the Planning Authority recognises that there is ample opportunity to successfully relocate/realign the proposed development in a more southerly/south-westerly direction, away from the stream. The planting scheme and landscaped area proposed at the southern end of the site could be relocated at the northern end alongside the existing stream. The Planning Authority requests the applicant to explore alternative realignments of structures on site and submit a redesigned layout plan that moves the proposed data centre further south on the site and retains the existing stream. If this cannot be achieved, the applicant should consider the omission of one of the datacentre structures. The applicant should note that the proposal to realign the stream to accommodate the datacentre development may be considered to be an overdevelopment of the site and would not be looked upon favourably by the Planning Authority.

Both the Parks and Public Realm Department and the Water Services Department raise concerns regarding the realignment of the stream and have sought Additional Information. In particular any revised stream route should comply with requirements of Inland Fisheries and a Section 50 to be obtained from OPW.

A brief assessment of proposed realigned stream seems to suggest that the required “*biodiversity protection zone of not less than 10 metres from the top of the bank of all watercourses in the County*” (G3 Objective 2) is not proposed along the entire length of the realigned stream. Furthermore, the ‘Proposed Site Levels Contours Sheet 1 of 2’ Drawing prepared by Pinnacle Consulting Engineers appears to provide for substantial and significant ‘retaining walls’ along the northern, western and eastern boundaries of the site. The design of the proposed realignment of the stream does not comply with the policies of the County Development Plan.

### ***Nature of proposal***

As per Section 11.2.1 Design Statements of the CDP (2016-2022) the applicant has submitted a design statement. This sets out DUB11.1 and DUB11.2 are a single two-storey data centre (Building 11) which will be located to the south of the site and will have a gross floor area of 24,667sq.m. However, it is noted by the Planning Authority that Building 11 consists of two structures of a similar scale and design that would be built at different phases. DUB 12 is a standalone two-storey data centre which will be located to the north of the site, and to the immediate north of Building 11 with a gross floor area of 12,915sq.m. DUB12 is approximately half the size of building 11.

All three buildings are 14.5m high and each has 11 flues (25m in height). The main internal building will contain the data processing equipment for telecommunications and computers, as well as the air conditioning equipment to support those rooms. Offices and ancillary spaces are also

# Comhairle Chontae Atha Cliath Theas

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

proposed. Staff numbers would initially be 44 people for the first phase. This would increase to 90 once DUB11.2 was constructed.

The Planning Authority is concerned that the proposal has been advertised as two data centres, when it is in fact three buildings. DUB11.1 would be in place for some time prior to the construction of DUB11.2 and DUB12 and, whilst DUB11.2 would be accessible through DUB11.1, there are concerns that the building could be easily subdivided.

There are other inconsistencies noted in the description of development also (these are discussed under design and visual impact below).

In addition to this, the Planning Authority is requesting that the applicant reconsider the need to relocate the stream and also that they move the development south. Given the significance of the potential changes, as well as current inaccuracies within the notices, the Planning Authority are of the opinion that any **additional information** submitted would be significant in nature and would, therefore need to be readvertised.

### *Design and Visual impact*

#### Layout

As stated above, the Planning Authority has concerns regarding the overall layout of the site and the resultant need to relocate the stream. In addition, it is apparent that there is a significant level of hardstanding across the site and 'greener' solutions may be more appropriate in some instances. The applicant is requested to reconsider the overall layout via **additional information**.

#### *Levels/contours:*

The Planning Authority notes from a site inspection that the site is set below the existing internal road network and this change in levels is not apparent in the cross-sectional drawings that was submitted. It is not clear if there will be cut and fill on this site. The planning authority require existing and proposed cross sections. It is apparent that there are retaining structures proposed and these should be provided on plans and sections provided. This should be provided via **additional information**.

#### Data Centres

The data centres would measure as follows:

	DUB11.1	DUB11.2	DUB12
Height (excl plant)*	16.5m	16.5m	16.5
Length (max)	78.333	64.798m	75.35
Width (max) **	92.569sm	92.569sm	83.1
Flues	22.3m	22.3m	22.3m

\* It is noted that some plant would increase the height to 22.9m for all buildings

\*\* Excluding generators

# Comhairle Chontae Atha Cliath Theas

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

The proposal would be built in phases – phase 1A includes DUB11.1. Initially, the northern elevation of the building would be visible from New Nangor Road. On completion of all phases, the north and east elevations of DUB12 would be most visible. The northern elevation of DUB11.1 contains the main entrance / lobby and it is apparent that there is variety to the façade, in terms of materials, heights and detailing. The Planning Authority welcome the proposed green walls in the form of climbing plants on the north and northeast corner side of the building. In contrast, the north elevation of DUB12 has little variety in height or materials and the façade appears blank and monotonous, this is not acceptable at the most visible elevation and at the existing watercourse ADDITIONAL INFORMATION. The east elevation of DUB12 is similar in appearance to the north elevation, it is noted that green walls are also proposed here, these is welcomed.

Within Profile Park, the south and east elevations of DUB11 would be visible from Falcon Avenue. It is noted that only a single southern elevation is provided, and it is not indicated whether this would be the interim elevation for DUB11.1 or the final elevation following construction of DUB11.2. The Planning Authority has similar concerns regarding these elevations and would welcome additional detail at these locations.

The flues would be 22.3m high. It is noted that the roof plan does not indicate the location of the proposed flues. ADDITIONAL INFORMATION. It is noted that some plant would rise above this to 22.9m, although generally the plant would be screened by 'expanded metal screen climbing plants.

Given the above and in conjunction with revisiting the overall layout of the buildings on the proposed development site, the applicant is requested to submit revised proposals via **additional information**. This should:

- Reorientate buildings to increase the visual prominence of active facades; or
- Redesign buildings to reduce the monolithic appearance from New Nangor Road and Falcon Avenue.
- Provide further details on what is currently the southern elevation. Details of temporary and final elevation should be provided.
- Increased green walls across the entire proposed development and specifically where the development faces directly onto the existing watercourse.

The applicant is also requested to provide, via **additional information**, full details of the flues, in terms of location, scale and proposed materials.

### Energy Generation Buildings

The layout plan identifies a number of features. NO5 is switchrooms, No6 is 'power generator', No7 'ancillaries' (attached to No6), No8 'AGI Gas Regulator' and No10 is 'set-up transformers'.

# Comhairle Chontae Atha Cliath Theas

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

DUB11.1 is labelled, as is DUB 11.2. The generator blocks associated with these buildings are also clearly identified. DUB12 is labelled, however, it appears that the generator block may be labelled 'loading dock'. The phase 1A layout plan indicates the location of the temporary power plant as No6 (corresponding with the location of the permanent power generator). **ADDITIONAL INFORMATION.**

### *Power Plant*

In terms of individual plans, the Power Generation plans (*permanent building*) indicate a building, located to the west of Building 11, divided in two, PGN A and PGN B. PGNA is also annotated as 'Phase 1B/2A Permanent Power Plant 50%'. This would provide an engine hall of 1,131sq.m, as well as a main electrical room of 284sq.m and other ancillary rooms – compressor room 20sq.m, maintenance 69sq.m, control room 55sq.m, two x office, 10sq.m each. PGN B is also annotated 'Phase 2B: 50% Power Plant'. An engine hall of 1,037sq.m is identified. PGN B attached to the northern elevation of PGN A. Four elevations have been provided. Given the intent to construct the power generation facility in different phases, the applicant is requested to clarify the following via **additional information.**

- Indicate the extent of each phase on the elevations and provide details of the interim and final treatment for the north elevation.

-

The facility would consist of the following:

- Overall length of 118.09m
- Width of 23m
- Height – Ridge 11.55m and eaves 9.5m. there would also be a chiller deck at 12.5m. (it is noted that the description of development sets out that this building is 13m high. This is not apparent from the plans and the applicant is requested to clarify the matter via **additional information**).
- Flues – 11 x 25m flues. One group of 2 and three groups of 3 on the western elevation.

The building would be over 118m long and would, therefore, have a significant presence on the western boundary of the site. It is noted that the western elevation is blank and monotonous, with flues. Whilst significantly shorter than the west elevation, the south elevation also appears blank. The Planning Authority request that the applicant consider adding detail to these elevations, to reduce the monolithic appearance. This should be provided via **additional information.**

The applicant is also requested to provide, via **additional information**, full details of the flues, in terms of location, scale and proposed materials.

### *Temporary Power Generator*

Elevations and plans have also been provided for 'Agrekko Plant – Temporary Power Generator'.

The description of development describes this as '*a temporary gas powered generation plant within a fenced yard containing 21 generator units in containers, each with associated flues (each 25m*



# Comhairle Chontae Atha Cliath Theas

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

*high), 12 transformers and 10 containers of controls to be located to the west of, and associated with the first phase of Building 11, and will be required for a period of up to 2 years if connection to the national grid is delayed*. It is noted that a separate layout plan indicating Phase 1A has been provided. This plan indicates the location of the temporary power plant in a similar location to the proposed permanent power plant. It is apparent therefore that this would need to be decommissioned prior to the construction of the permanent plant.

The plans and elevations indicate the following:

- Length 122.05m
- Width 36.125m
- Ridge height 6m
- Plant height / base of flues 8.2m
- Flue height 14.4m (it is noted that the description of development sets out that the flue are 25m high). No roof plan has been provided. It is noted from the elevations that there would be 11 flues / groups of flues (it is noted that the description of development states that there would be 12 generator units, each with associated flues).

Having regard to the above, the applicant is required to provide the following via **additional information**:

- The height of the flues
- The location of the flues
- The number of flues
- Proposed materials for the flues
- A roof plan for the temporary power plant.

It is noted that the proposal would be temporary, however, there are still concerns regarding the presence of significant blank facades. The floorplans provided indicate a single access gate to the north and south and it is noted that these details are not reflected on the elevations. The applicant is requested to provide these details via **additional information**.

### *Diesel Backup Generators*

The diesel-powered electrical generators located to the immediate west are housed on site in a screened equipment yard located adjacent to the building and separated by an internal road. The applicant states the usage is only to supply power in the event of a utility outage. The Planning authority would request further details and cross-sectional views on the stated '*buried fuel tanks shall only be used where sub-base tanks are prohibited.*' by **additional information**.

### *Gas Regulator Building*

The gas regulator compound is located to the south west boundary of the site, close to Falcon Avenue. The 3 buildings are:

# Comhairle Chontae Atha Cliath Theas

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

- Instrumentation / Boiler Kiosk - 12m long, 4m wide 3.3m high. This building would be on the west of the compound.
- Skid kiosk – 16.3m long, 6m wide, 3.314m high. This building would be located to the east of the compound.
- Analyser kiosk – 2.5m long, 2m wide and 2.925m high. This building would be located to the northeast corner of the compound

The compound would be enclosed by 2.4m high fencing and security gate. It is apparent that landscaping would be in place to screen this element of the proposal.

### *Switch Room / substation*

The two switch rooms are located to the north-west of the site facing the internal road that separates building DUB 12 and buildings DUB11(DUB11.1 and DUB11.2). The switch rooms reach a height of 4.29m and are enclosed within a boundary fence (2m high).

### *Step-up Transformers*

No elevations have been provided for this feature. This would be located to the south of the site, close to the entrance at the south west corner. It is noted from the fencing plan that this area would be enclosed by a wireworks mesh infill fence. **ADDITIONAL INFORMATION.**

### Boundary Treatments

It is noted that a boundary treatment plan has been provided. This indicates that a timber post and rail fence will bound the site along the south. It also indicated that security fencing will generally be internal within the site. A rigid mesh fence (1.5m) will bound the site to the north and east. This would be inside retained hedgerow.

### Phasing

It is apparent that there are a number of phases to the development. The Planning Authority request that a single phasing plan is provided, indicating all buildings and that these buildings are clearly labelled. A corresponding schedule should be provided stating which plans should be referred to for each building. A schedule providing details of ancillary uses in each of the data centres should also be provided, setting out the total sq.m for each ancillary use. This should be provided as **additional information.**

### Photomontages

A number of photomontages have been provided, which indicate the following:

View 1: *It is not apparent where this view has been taken from.* Proposal would not be visible from this location

# Comhairle Chontae Atha Cliath Theas

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

View 2: Jn of New Nangor Road and Baldonnel Road. Proposal would not be visible. It is apparent that there are a number of shaded structures obscuring views. The applicant is requested to clarify whether these are existing, under construction or have planning permission etc.

View 3: Jn of Baldonnel Road and internal road for Grange Castle South. Proposal would not be visible

View 4: Baldonnel Road South west of site. *No proposed view has been provided.*

View 5: Baldonnel Road south east of site: Proposal would significantly alter this view. Flues and main buildings highly visible. Blank façades apparent.

View 6: New Nangor Road north west boundary of site (Bolands). Proposed landscaping would mostly screen the site from this view.

View 7: New Nangor Road north east boundary of site. Proposed 7a and 7b are provided. It is apparent that the difference may be the side of New Nangor Road the image is taken from. The proposal would not be visible in 7A. 7b indicates main buildings highly visible. Blank façades apparent.

View 8: New Nangor Road adjacent to golf club. *No proposed view has been provided.*

View 9: From Golf Club, south east of site. This is internal within profile park. Little landscaping is apparent. Large monotonous blank facades are present.

View 10: South west boundary of site. This is internal within profile park. Landscaping mostly obscures the views.

Overall, it is apparent that there are a number of inconsistencies within the photomontages. The applicant is therefore requested to provide the following vis **additional information**:

- Location of view 1
- Proposed views for view 4 and 8
- Details of locations for 7a and 7b

It is noted that the proposed development would take place in a number of phases. The applicant is requested to provide photomontages which reflect the different phases. These should include any interim landscaping. It is noted that earlier phases may be in place for a number of years prior to the construction of later phases. This should be addressed via **additional information**. All boundary treatment and landscaping should be included in plans.

# Comhairle Chontae Atha Cliath Theas

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

### ***Environmental Health***

The closest residential properties to the site are located between 500m and 700m away to the south and south-west of the site. Therefore, based on the separation distance it is considered that the proposal would not be materially harmful to the amenity of neighbouring residents

Environmental Health Officers have assessed the proposal and found it to be acceptable subject to conditions regarding the operation hours of heavy/noisy construction equipment, noise levels from construction activities, minimisation of dust, include covering skips and slack-heaps, netting of scaffolding, control of emissions, noise levels during the operation of the building. In the event that permission is granted it is recommended that these items are secured by condition.

### ***Access and Parking***

The Roads Department has stated no objections subject to conditions. The Road's Report has been noted and forms part of this overall assessment.

### ***Parks and Landscaping***

Parks and Public Realm has stated concerns regarding:

- *Impacts of the proposed development on existing trees, hedgerows and local biodiversity*
- *Insufficient SuDS (Sustainable Drainage System) shown for the proposed development. SDCC do not approve of using underground tanks as part of SuDS schemes where the full potential of the natural drainage features has not been explored.*
- *Maintenance access for machinery”.*

**Additional information** is requested in relation to trees and hedgerow protection, landscape proposals, SuDS.

### ***Water and Drainage***

The Planning Authority notes that underground attenuation is proposed, in accordance with Paragraph 11.6.1(iii) of the County Development Plan “*In general, all new developments will be required to incorporate Sustainable Urban Drainage Systems (SUDS). SUDS include devices such as swales, permeable pavements, filter drains, storage ponds, constructed wetlands, soakways and green roofs. In some exceptional cases and at the discretion of the Planning Authority, where it is demonstrated that SUDS devices are not feasible, approval may be given to install underground attenuation tanks or enlarged pipes in conjunction with other devices to achieve the required water quality. Such alternative measures will only be considered as a last resort*”.

Policy IE2 Surface Water & Groundwater, objective 5 is “To limit surface water run-off from new developments through the use of Sustainable Urban Drainage Systems (SUDS) and avoid the use of underground attenuation and storage tanks”.

# Comhairle Chontae Atha Cliath Theas

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

In light of Paragraph 11.6.1(iii), the applicant is requested to detail their approach to surface water drainage in terms of feasibility. It should be noted that underground attenuation is generally only permitted where SuDS is not feasible. The applicant should demonstrate why SUDS and natural solutions are not feasible. Where they are feasible these should be incorporated within the overall design.

**Additional information** is requested to address the above.

In addition to the above Water Services has requested **additional information** relating to surface water attenuation, the diverted stream and consultation with Inland Fisheries and the OPW. There are no objections in terms of flood risk, subject to conditions. Irish Water has requested **additional information** regarding confirmation of feasibility and pre-connection enquiries regarding both foul and water supply.

### *Aviation Safety*

No comments were received from the Irish Aviation Authority (IAA), however it is recommended that the applicant should engage with the Property Management Branch of the Department of Defence in terms of the construction and operation phases of development to assess any potential impact on flight procedures and communication, navigation and surveillance equipment present at Casement Aerodrome, a letter of consent shall be sought by **Additional Information**.

### *Waste Management*

No report has been received from the waste management section. Standard conditions are recommended.

### *Archaeology*

It is apparent that an archaeological condition was imposed under SD20A/0124. In this instance, Volume 2 of the EIAR sets out the 'Landscape, Visual and Heritage Impact Assessment'. The report concludes "*the site at Profile Park, Ballybane and Kilbride, Dublin, Co. Dublin has been mechanically tested, and the investigation exposed no features, deposits of archaeological significance were exposed, no finds were recovered. The work is now complete, and no further archaeological work is recommended*". As a precautionary measure, a condition regarding archaeology is recommended in this instance.

### *Screening for Appropriate Assessment*

An Appropriate Assessment Screening Report has been prepared by New Environmental. This concludes "*Potential impacts from the Proposed Development will not be significant or have a detrimental effect on the qualifying features of the Natura 2000 designated sites outlined within this report. The proposed Development will not significantly affect any Natura 2000 designated site*".

Having regard to the scale and nature of the development, and the distance from Natura sites, it is not considered that the proposed development would be likely to have a significant effect

# Comhairle Chontae Atha Cliath Theas

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

individually or in combination with other plans or projects on a European site, therefore Stage 2 AA is not required.

\*The Heritage Officer has raised concerns regarding the environmental impact in a verbal report.

### **Environmental Impact Assessment Report**

Adequacy of Environmental Impact Assessment Report (EIAR)

The applicant states that, in respect of the EIA Regulations, the proposed development is not listed under Annex 1 of the EIA Directive and is below the 15-ha threshold under part 2 of Schedule 5 of the Regulations. However, the scale and nature of the proposed development provides for significant effects on the environment and an EIA has been undertaken on this basis.

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.

*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*

# Comhairle Chontae Atha Cliath Theas

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

*(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

Chapter 2 – EIA Process and Methodology

Chapter 3 – Alternatives and Design Evolution

Chapter 4 – Proposed Development Description

Chapter 5 – Demolition and Construction Environmental Management

Chapters 6 – 15 sets out the required topics

Chapter 17 – sets out cumulative effects

Chapter 18 – sets out residual effects and mitigation

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
- Transport and accessibility
- Air quality
- Noise and vibration
- Water resources and flood risk
- Ecology
- Ground conditions
- Climate change
- Water
- Material assets
- Cumulative effects

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.

# Comhairle Chontae Atha Cliath Theas

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

### *Alternatives*

#### The Do-Nothing alternative

- The Do Nothing, is not considered to be viable or a reasonable alternative. The site is unused agricultural land that needs to be repurposed. The site is located within Profile Park designated by SDCC Development Plan 2016-2022 and in line with EE Zoning and RPO 8.25 for ICT infrastructures. The proposed development would sit within a cluster of Data Centres.
- If the proposal did not come on site, the loss of opportunity for economic growth, maximise use of the site, international data storage capacity and IT infrastructure, establishment of Profile Park and surrounding hub, loss of opportunity for on-site biodiversity.

#### Alternative locations and uses

- The applicant owns the site. The site is located within Profile Park designated by SDCC Development Plan 2016-2022 and in line with EE Zoning and RPO 8.25 for ICT infrastructures. Profile Park and surrounding hub, loss of opportunity for on-site biodiversity. No evidence of site contamination and development suitable for a large floorplate.

#### Alternative Land Uses

- Granted Permission under planning history under SD20A/0124 exists for the construction of a logistics and distribution warehouse, the applicant does not propose to build warehouse as permitted.

#### Alternative site, height and massing layouts

- The EIAR addresses a 'test-fit' exercise to assess the capacity of the site. 6 different options were submitted with alternative layouts and were considered by the applicant using a pass / fail system. 2 Layouts Passed.
- The best outcomes were to balance business drivers with biodiversity gains, flood risk reduction and long-term site improvement.
- The applicant states that consultation with SDCC regarding the realignment of the Bladonnell Stream and feed back was considered.

Notwithstanding the Planning Authority's concerns regarding the realignment of the stream and the conclusion in this regard, it is considered that the applicant has considered alternatives in line with the Regulations.



# Comhairle Chontae Atha Cliath Theas

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

### *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:
    - Employment – non significant / slight, positive
    - Resident population – non significant / slight, positive
    - Air quality - non significant / slight, negative
    - Noise - non significant / slight, negative
    - Transport - - non significant / slight, negative
    - Amenity – imperceptible / negative
  - Operational phase:
    - Employment – non significant / slight, positive
    - Air quality - non significant / slight, negative
    - Noise - non significant / slight, negative
    - Transport - - non significant / slight, negative
    - Amenity – imperceptible / negative
- Transport and accessibility
  - Construction:
    - Pedestrian severance, delay, amenity, gear and intimidation - slight negative and not significant
    - Driver delay – slight negative and not significant
    - Accidents and safety – slight negative and not significant
  - Operation:
    - Pedestrian severance, delay, amenity, gear and intimidation - slight negative and not significant
    - Driver delay – slight negative and not significant
    - Accidents and safety – slight negative and not significant
- Air quality
  - Construction – neutral, temporary / short term, imperceptible
  - Operation:
    - Phase 1A Temporary Plant – temporary / short term and imperceptible
    - Phase 2B, Permanent Power Plant – long term to permanent, negative and not significant
    - Phases 1A and 2B – long term / permanent, neutral / imperceptible
- Noise and vibration
  - Construction:
    - Noise: direct, temporary / short term, slight negative (not significant)
    - Traffic noise: direct, temporary / short term, slight negative (not significant)
    - Vibration: direct, temporary / short term, slight negative (not significant)
  - Operation:
    - Phase 1A: direct, temporary / short term, slight negative (not significant)

# Comhairle Chontae Atha Cliath Theas

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

- Phase 1A (with emergency kit): direct, temporary / brief, slight negative (not significant)
- Phase 2B: direct, permanent, long term and slight negative
- Phase 2B (with emergency kit): direct, temporary / brief, slight negative (not significant)
- Water resources and flood risk
  - Construction: none
  - Operation: Site specific flood risk mitigation plan and associated maintenance regime would ensure that the long-term residual operation effects would remain as reported in the assessment of effects section
- Ecology:
  - Construction: No significant effects predicted
  - Operation:
    - South Dublin Bay / River Tolka SPA – short term, imperceptible / not significant, negative (not significant)
    - Baldonnel Stream – permanent, slight positive, not significant
    - Terrestrial habitats – permanent, imperceptible, positive and not significant
    - Bats – permanent, imperceptible, positive and not significant
    - Birds – permanent, imperceptible, positive, not significant
- Ground conditions
  - Construction:
    - General operation activities: temporary / short term, imperceptible and not significant
    - Accidental spills / leaks: temporary / short term, imperceptible /not significant
    - Loss of agricultural land: permanent, imperceptible and not significant
  - Operation:
    - General operation activities: permanent, imperceptible, not significant effects
    - Accidental spills / leaks: permanent, imperceptible and not significant
- Climate change
  - Construction:
    - CCR and ICCI: no additional mitigation, residual demolition and construction remain as reported in the Assessment of Effects.
    - GHG Emissions: no additional mitigation, residual demolition and construction remain as reported in the Assessment of Effects.
  - Operation:
    - CCR: Overwhelming of drainage assets: possible, low impact, imperceptible (not significant)
    - CCR: Flooding of the Baldonnel Stream: Possible, medium consequence, low impact, imperceptible (not significant)
    - ICCI: no additional mitigation, residual demolition and construction remain as reported in the Assessment of Effects.

# Comhairle Chontae Atha Cliath Theas

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

- GHG: no additional mitigation, residual demolition and construction remain as reported in the Assessment of Effects.
- Waste:
  - Construction:
    - Waste infrastructure capacity – temporary / short term, imperceptible / not significant, negative
    - Void space in landfill – permanent, imperceptible, not significant, negative (not significant)
  - Operation:
    - Waste infrastructure capacity – long term, imperceptible, negative (not significant)
    - Void space in landfill – permanent, imperceptible, negative
- Material assets
  - Construction:
    - Power, electrical, gas supply - temporary, short term, imperceptible, neutral
    - Surface water infrastructure - temporary, short term, imperceptible, neutral
    - Foul drainage infrastructure and water supply - temporary, short term, imperceptible, neutral
    - Telecommunications - - temporary, short term, imperceptible, neutral
  - Operation:
    - Power, electrical, gas supply - permanent, imperceptible, neutral
    - Surface water infrastructure, foul drainage infrastructure and water supply - permanent, imperceptible, neutral
    - Telecommunications - permanent, imperceptible, neutral

The EIAR concludes, having regard to the nature of the proposed development, and the effects on the environment arising from the proposed development it is identified that additional mitigation measures would be secured by means of appropriately worded planning conditions.

It is considered that the information contained within the EIAR allows for adequate assessment of the potential impacts of the proposed development on the receiving environment and complies with the requirements of Article 94 of the Planning and Development Regulations 2001 (as amended). This is notwithstanding any concerns the Planning Authority's has set out in the **Planning Assessment section** above.

### **Conclusion**

Overall, it is considered that although the application site is located within lands that are zoned EE in which a data centre would be acceptable in principle, the applicant has failed to provide sufficient information to enable the Planning Authority to make an informed decision or support the proposal. Based on the size, scale, and significance of the piece of infrastructure that is proposed, it is considered that additional information in relation to a number of matters to ensure the proposal is in keeping with the planning and sustainable development of the area.

# Comhairle Chontae Atha Cliath Theas

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

### Recommendation

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

1. The Planning Authority considers that there is a need to balance the demand for development with climate change policy and resilience as well as the capability of the national grid to provide for such developments. The Planning Authority is seriously concerned with the current proposal to power the data centres with a gas generator due to the absence of capacity in the national grid. The applicant is advised that the Planning Authority has concerns in relation to the number and extent of large demand connections in this area and the demand for future grid reinforcements. It is noted that Action 20 of the Climate Action Plan, 2019 states:

'Implement energy actions under the Government Statement on the Role of Data Centres in Ireland's Enterprise Strategy to ensure that large demand connections are regionally balanced to minimise grid reinforcements'.

The absence of power supply via Eirgrid to commence operation and the apparent shortfall in power supply from the temporary and permanent power plants appears to contribute to a future demand for grid reinforcements. In this context, the applicant is advised that the proposed development may be premature pending a stable connection to the national grid and the use of gas powered generators conflicts with the macro policies in the Development Plan around Energy and Climate Action.

In light of this, the applicant is requested to address the following:

(a) The applicant is advised that the Planning Authority has significant concerns in relation to the justification and site suitability for a gas powered data centre (both permanent and temporary) proposal, in the context of national, regional and local policy on energy and climate resilience and adaptability. The applicant is requested to submit the following additional information in order for the Planning Authority to undertake a proper assessment of the proposed development:

- (i) Justification for the form of energy production proposed in relation to climate change and renewable energy policy.
- (ii) provide more detail regarding the alternative sources of power generating assessed as part of the alternatives.
- (iii) consider whether it is possible to incorporate a significant portion of renewable energy generation for the development.
- (iv) Information on whether the existing site is serviced in terms of gas utilities and if not, the proposals for undertaking the development required to facilitate servicing
- (v) Information on proposals to connect the power plant and site to the national gas grid and the source of gas proposed. Details of consultation with Gas Networks Ireland should also be set out.

(b) The applicant is requested to provide an assessment of the potential to serve the site with renewable energy. Where this is not possible, the applicant is requested to set out the following:

# Comhairle Chontae Atha Cliath Theas

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

- (i) The ability of the on-site gas generation to serve DUB11.1, DUB11.2 and DUB12
- (ii) Proposal/timeframe for decommissioning on site generators
- (iii) Proposed route/location of grid connection
- (iv) Correspondence from the Commission for Regulation of Utilities/Eirgrid that connection is feasible and the timeline for the connection, as well as details of any consultation undertaken with these bodies

(c) The applicant is also requested to provide details of the following:

- (i) Information on whether the existing site is serviced in terms of utilities and if not the proposals for undertaking the development required to facilitate servicing.
- (ii) Details of the connection to the surrounding area and national gas grid
- (iii) Clear proposals for decommissioning of any temporary plant
- (iv) Details of the energy which each phase will be supplied from.

2. A primary element of the proposed development, which it is stated to be required to accommodate the full extent of the data centre structures on site, is the realignment of the existing Baldonnel Stream, which currently travels northwards along the eastern boundary before meandering westwards close to the northern boundary. The stream is an established feature, with existing trees and vegetation along its banks, particularly along the eastern boundary. It is noted that under Reg. Ref. SD20A/0124, that it was proposed to realign the stream and that under an AI request the applicant was required to redesign a development more suitable for the site where the alignment of the stream was retained; this was successfully achieved and the development for warehousing was subsequently granted with the stream intact.

(A) In light of this, the applicant is requested to reconsider the proposed development on the site, as follows:

(i) constructing all required structures on the site in a more southerly/south-westerly direction, by relying more on the internal road network within Profile Park (Falcon Avenue). The planting scheme and landscaped area proposed at the southern end of the site could be relocated at the northern end alongside the existing stream. The applicant is requested to submit a revised layout plan indicating this.

(ii) If (i) cannot be achieved, the applicant should consider the omission of one of the datacentre structures.

The applicant should note that the proposal to realign the stream to accommodate the datacentre development may be considered to be an overdevelopment of the site and would not be looked upon favourably by the Planning Authority.

(B) The applicant is requested to submit a revised drawing in plan and cross section of the stream to include details of the ecological enhancement value of the stream above its existing condition. The hydromorphology of the stream diversion should be varied to create ecological diversity and enhanced amenity, water quality improvement and attenuation. A landscaped area with SuDS features should be provided as part of a treatment train that provides multifunctional benefit.

(C) The applicant is requested to clarify that a 10m riparian strip (measured from the top of each of the banks) has been provided and does not include any built development and is

# Comhairle Chontae Atha Cliath Theas

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

taken from the top of the bank.

(D) If the Applicant, after considering Item A above, still considers proposing the realignment of the the watercourse, the applicant is requested to provide:

(i) further details of the watercourse as existing and as proposed, providing an overlay and indicating culverts to be removed etc. Gabions, concrete beds/supporting walls and other heavy engineering solutions should be avoided in all revised proposals.

(ii) details that the proposal complies with the requirements of Inland Fisheries

(iii) details confirming a Section 50 licence can be obtained from OPW.

(E) Significant reduction in soil sealing and hard surfacing across the entire site should be achieved within the revised design.

3. (a) The proposed size, bulk, scale and mass of the development and the land coverage the buildings are significant and may be deemed to be an overdevelopment of the site. Any development proposed on lands zoned for Enterprise and Employment is required to comply with policies and objectives contained within the current County Development Plan. Chapters 7 and 8 require natural solutions and significant green infrastructure to form planning proposals on EE zoned land. It is apparent that there is a significant level of hardstanding across the site and 'greener' solutions may be more appropriate in some instances. The applicant is requested to reconsider the overall layout.

(b) The Planning Authority notes from a site inspection that the site is set below the existing internal road network and this change in levels is not apparent in the section that was submitted. It is also noted there will be cut and fill on this site and the applicant has provided a plan indicating how the levels will change across the site. In addition to this information, the planning authority require existing and proposed cross sections. It is apparent that there are retaining structures proposed and details of these should be provided on plans and sections provided.

(b) The site is highly prominent, with significant blank facades.

(i) The data centre buildings are significantly taller than the landscaping. The Planning Authority has significant concerns regarding the visual impact of this element of the proposal, given the prominence of the data centres along New Nangor Road and also within Profile Park, on Falcon Avenue. The applicant is, therefore, requested to consider how the visual impact could be reduced, in terms of both the design of the buildings, reduction in footprint of the buildings and also the provision of significantly additional green infrastructure and landscaping. The applicant is also requested to consider:

- Reorientating buildings to increase the visual prominence of active facades;
- Redesigning buildings to reduce the monolithic appearance from New Nangor Road and Falcon Avenue;
- Provision of further green walls.

(ii) The permanent power plant would be over 118m long and would have a significant presence on the western boundary of the site. It is noted that the western elevation is blank and monotonous, with flues. Whilst significantly shorter than the west elevation, the south elevation also appears blank. The Planning Authority request that the applicant consider adding detail to these elevations, to reduce the monolithic appearance.

(iii) There are concerns regarding the design of the temporary power plant. It is noted that

# Comhairle Chontae Atha Cliath Theas

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

the proposal would be temporary, however, there are still concerns regarding the presence of significant blank facades. The floorplans provided indicate a single access gate to the north and south and it is noted that these details are not reflected on the elevations. The Planning Authority request that the applicant consider adding detail to these elevations, to reduce the monolithic appearance.

(c) The applicant is requested to provide:

(i) further details on the southern elevation of building 11. Details of temporary and final elevations should be provided, as it is proposed to construct this building under a number of phases.

(ii) further details on the northern elevation for the permanent power plant. Details of temporary and final elevations should be provided, as it is proposed to construct this building under a number of phases.

(d) The applicant is requested to provide full details of all flues, in terms of location, scale and proposed materials. Details should be clearly set out in plans and elevations. Any temporary flues and the timeframe for removal should also be highlighted. It is noted that no roof plan has been provided for the temporary power plant.

(e) It is noted that there are a number of inconsistencies between the description of development and the submitted plans and elevations:

(i) The permanent power plant, according to submitted plans provides the following:

Height – Ridge 11.55m and eaves 9.5m, chiller deck at 12.5m. It is noted that the description of development sets out that this building is 13m high.

(ii) The temporary power plant, according to the submitted plans, provides the following: Flue height 14.4m. It is noted that the description of development sets out that the flue are 25m high.

(f) The diesel-powered electrical generators located to the immediate west are housed on site in a screened equipment yard located adjacent to the building and separated by an internal road. The applicant states the usage is only to supply power in the event of a utility outage. The Planning authority would request further details and cross-sectional views on the stated 'buried fuel tanks shall only be used where sub-base tanks are prohibited.

(g) there are a number of inconsistencies within the photomontages. The applicant is requested to provide the following:

- Location of view 1

- Proposed views for view 4 and 8

- Details of locations for 7a and 7b

It is noted that the proposed development would take place in a number of phases. The applicant is requested to provide photomontages which reflect the different phases. These should include any interim landscaping. It is noted that earlier phases may be in place for a number of years prior to the construction of later phases. All boundary treatment and landscaping should be included in the photomontages.

4. (1) It is apparent that there are a number of phases to the development. The Planning Authority request that a single phasing plan is provided, indicating all buildings and that these buildings are clearly labelled. A corresponding schedule should be provided stating

# Comhairle Chontae Atha Cliath Theas

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

which plans should be referred to for each building. A schedule providing details of ancillary uses in each of the data centres should also be provided, setting out the total sq.m for each ancillary use.

(2) The Planning Authority notes that a temporary power plant is proposed to be constructed in Phase 1A, alongside Building 11.1. It is then proposed to demolish this temporary plant. The southern portion of the permanent power plant would be constructed in Phase 1B. Phase 2A would involve the construction of Building 11.2. The final phase would involve construction of Building 12 and the northern portion of the permanent power plant. Notwithstanding the timeframes that have been submitted by the applicant to date, the Planning Authority requires a clear, full and unequivocal proposal, with timeframes, for assessment as part of this proposal. The applicant is requested to clearly state what development is sought and within what timeframe.

### 5. (a) Tree and Hedgerows Protection

The applicant is requested to submit a Tree Protection Plan and Arboricultural Method Statement, all in accordance with, BS 5837: 2012 Trees in relation to design, demolition and construction – recommendations. The method statement shall include no dig or other solutions to retain the existing trees within hedge number 5 along the western boundary.

### (b) Landscape Proposals

The applicant is requested to:

- (i) clarify the discrepancy between trees to be retained as shown on the Landscape Masterplan versus those shown on the Tree Removal and Retention Plan.
- (ii) provide a method statement to include no dig or other solutions to retain the existing trees within hedge number 5 along the western boundary.
- (iii) Provide details of invasive species within native hedgerows referred to in page 1 of the landscape report and proposed necessary measures to remove/manage them.
- (iv) Explain how the landscaped areas that are fenced off can be accessed by machinery for maintenance?
- (v) Investigate opportunities to increase natural SuDs on the site.
- (vi) Show how the design of the attenuation basin maximizes amenity and biodiversity.
- (vii) All SuDS proposals to be shown on the landscape proposals with detail on how they work.

### (c) Sustainable Drainage Proposals

At present, the proposal is contrary to Policy G5 -Sustainable Urban Drainage Systems and Objective G5 1 and G5 2 in the County Development Plan. The applicant is requested to provide:

- (i) Further natural above ground SUDS features, be incorporated into the proposed drainage system. The SUDS should be an integrated multi-disciplinary approach which locally addresses water quality, water quantity, and provides for amenity and biodiversity enhancement which meets the objectives of South Dublin County Council Development Plan 2016-2022. The use of underground tanks should be avoided.
- (ii) A revised design and layout of the proposed development that proposes a comprehensive SuDS strategy that fully delivers a 'treatment train' maximizing the use of natural SuDS. The proposals shall incorporate as appropriate:



# Comhairle Chontae Atha Cliath Theas

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

- (i) green roofs, grass areas, SuDs tree pits in the car park/adjacent to hardstanding, channel rills, swales, rain gardens and other such SuDS and show what attenuation capacity is provided by such SuDS.
  - (ii) Maximise the amenity and biodiversity of the attenuation basin to provide a more natural habitat feature in the landscape.
6. The Planning Authority has serious concerns regarding the minimal natural solutions, SUDS and Green Infrastructure proposed and incorporated within the proposed development.
- (a) The proposed attenuation on site includes underground attenuation. These are contrary to County Development policy and objectives. This is significant and unacceptable, especially when considering potential flooding. The applicant is requested to revise the proposals to incorporate natural solutions, to substantially increase SUDS and Green Infrastructure throughout the site and provide attenuation above ground in accordance with policy. Please note that above ground SuDS (Sustainable Drainage Systems) such as green area detention areas, or other such SuDS are required at this location. If SuDS attenuation is insufficient, then additional attenuation shall be provided by an arched type attenuation system. The applicant is requested to submit a report and drawing to show what capacity in m<sup>3</sup> revised attenuation provided.
  - (b) It is unclear how much surface water attenuation is provided because a drawing submitted DUB11.1-DR-UG-G128-V1-WS3-PIN shows Attenuation Pond 1 with a capacity of 1,368m<sup>3</sup> but report submitted shows capacity of pond is 2,100 m<sup>3</sup> in attenuation pond. Depending on what attenuation is provided the surface water attenuation is undersized by 57% for a 1 in 30 year storm event and undersized by 86% for a 1 in 100 year storm event.  
The applicant is requested to submit site specific rainfall data from Met Eireann.  
The applicant is requested to submit a report and drawing showing increased surface water attenuation by 57% for 1 in 30 year and increase by 86% for a 1 in 30 year as required above. Prior to submission of report, the applicant is requested to contact water services to discuss revised surface water attenuation calculations.
  - (c) The applicant is requested to clarify in a report and drawing what the expected depth of water in diverted stream will be at location North West of site at shallowest point of stream, if it is still proposed to divert the stream. Prior to submission of revised report and drawing of diverted stream, the applicant shall contact water services to discuss a revised stone design and width.
7. The applicant is requested to engage with the Property Management Branch of the Department of Defence in terms of the construction and operation phases of development, to assess any potential impact on flight procedures and communication, navigation and surveillance equipment present at Casement Aerodrome, a letter of consent shall be obtained from the Department of Defence.
8. The applicant is requested to submit:
- (a) a confirmation of feasibility letter from Irish Water of proposed development (for both water and foul).

# **Comhairle Chontae Atha Cliath Theas**

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

(b) a pre-connection enquiry to Irish Water for the proposed development (for both water and foul).

# Comhairle Chontae Atha Cliath Theas

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

REG. REF. SD21A/0241

LOCATION: In the townlands of Ballybane & Kilbride within Profile Park, 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:** 26/10/2021



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Mick Mulhern, Director of Land Use,  
Planning & Transportation