

Comhairle Chontae Atha Cliath Theas

PR/0062/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD21A/0186

Application Date: 05-Jul-2021

Submission Type: Additional
Information

Registration Date: 10-Dec-2021

Correspondence Name and Address:

Suzanne McClure, Brock McClure Planning & Development Consultants 63, York Road, Dun Laoghaire, Co. Dublin

Proposed Development:

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

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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.

Location: Plot 100, Profile Park, Nangor Road, Clondalkin, Dublin 22

Applicant Name: Equinix (Ireland) Ltd.

Application Type: Permission

(SW/COS)

Description of Site and Surroundings:

Site Area

Stated as 2.65 hectares

Site visited

09.08.2021

Site Description

The site is located with Profile Park. The surrounding area is generally developed for employment, although Profile Park itself is largely undeveloped. The site is predominantly flat. A golf club lies to the east.

Proposal

The application consists of the following proposal:

- 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);

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- 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.

Zoning

The site is subject to zoning objective EE – ‘To provide for enterprise and employment related uses.’

SEA: Indicates overlap with SFRA B. The Site is located within the Department of Defence Inner Zone.

Consultations

Pollution Control:	No report received at time of writing.
Water Services:	Request Additional Information.
Roads:	No objection, subject to conditions.
Heritage:	No report received at time of writing.
Parks:	No objection, subject to conditions.
EHO:	No objection, subject to conditions.
Irish Water:	Request Additional Information.
Comm. for Regulation of Utilities:	No report received at time of writing.
Fire Officer:	No report received at time of writing.
Department of Defence:	No objection, subject to conditions.

Submissions/Observations /Representations

None.

Relevant Planning History

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**

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

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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... **Granted**

Relevant Enforcement History

None recorded for subject site.

Pre-Planning Consultation

PP013/21 Proposed 3 storey Data Centre (c.9562m²) with ESB Substation, District Heat Exchange Building, ancillary car parking, bike parking, landscaping and boundary treatment with vehicular access via Falcon Avenue.

Planning Policy and Guidance

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

Section 1.12.0 Employment Lands

Section 4.2.0 Strategic Policy For Employment

Policy ET1 Economic and Tourism Overarching Policies and Objectives

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

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Policy ET3 Enterprise and Employment (EE)

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

ET3 Objective 2

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

ET3 Objective 5

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

ET3 Objective 6

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

Section 6.4.4 Car Parking

Policy TM7 Car Parking

Section 7.1.0 Water Supply & Wastewater

Policy IE1 Water & Wastewater

Section 7.2.0 Surface Water & Groundwater

Policy IE2 Surface Water & Groundwater

Section 7.3.0 Flood Risk Management

Policy IE3 Flood Risk

Section 7.5.1 Waste and Resource Policy and Legislation

Policy IE5 Waste Management

Section 7.6.0 Major Accidents Directive

Policy IE6 Major Accidents

7.7.0 Environmental Quality

Policy IE6 Environmental Quality

Policy IE8 Casement Aerodrome

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Section 8.0 Green Infrastructure

Policy G5 Sustainable Urban Drainage Systems

Policy G6 New Development in Urban Areas

Section 9.3.1 Natura 2000 Sites

Policy HCL12 Natura 2000 Sites

Section 10.0 Energy

Policy E3 Energy Performance in Existing Buildings

Policy E4 Energy Performance in New Buildings

Policy E5 Waste Heat Recovery & Utilisation

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

E5 Objective 1

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

Section 11.7.6 Waste Heat Recovery & Utilisation

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

Section 11.2.1 Design Statements

Section 11.2.5 Enterprise and Employment Areas

Section 11.2.7 Building Height

Section 11.2.8 Signage – Advertising, Corporate and Public Information

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

Section 11.4.1 Bicycle Parking Standards

Table 11.22: Minimum Bicycle Parking Rates

Section 11.4.2 Car Parking Standards

Table 11.23: Maximum Parking Rates (Non Residential)

Section 11.4.4 Car Parking Design and Layout

Section 11.4.6 Travel Plans

Section 11.6.1 (i) Flood Risk Assessment

Section 11.6.1 (ii) Surface Water

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

Section 11.6.1 (iv) Groundwater

Section 11.6.1 (v) Rainwater Harvesting

Section 11.6.1 (vi) Water Services

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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

National and Regional Policy

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

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

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

Smarter Travel – A Sustainable Transport Future. A New Transport Policy for Ireland 2009 – 2020, Department of Transport, (2009)

Assessment

The main areas for consideration are the following:

- Zoning and Policy
- Residential Amenity
- Design and Visual Amenity
- Parking, Transport and Access
- Services and Drainage
- Archaeology
- Landscaping
- Energy Analysis
- Ecology / Heritage
- Aviation safety
- Environmental Impact Assessment
- Appropriate Assessment

Zoning and 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.

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Economic and Tourism Policy ET Enterprise and Employment (EE) states,

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

ET3 Objective 2 seeks *'To prioritise high tech manufacturing, research and development and associated uses in the established Business and Technology Cluster to the west of the County (Grange Castle and Citywest areas) to maximise the value of higher order infrastructure and services that are required to support large scale strategic investment.'*

ET3 Objective 5 states:

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

Numerous data centres have been granted planning permission within the business parks in the vicinity of the site. The area has established this use under the current planning policy. The proposed demolition of the dwellings is also 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.

Connection to Grid

The proposed development will be powered from the national grid via a 10kv supply provided by ESB with supplementary power provided by PV roof panels. A heat recovery building is also provided in the event future connection can be made to a district heating system.

Residential Amenity

The EHO has stated:

"The subject proposal is for the Construction of a 4 storey data centre with total gross floor area of 9,601sq.m. As part of this assessment the Environmental Health Department have focused mainly on the potential impacts to the nearby residents in respect of noise and also with regard to air quality.

The subject site is located just off the nangor road and whilst it is mainly surrounded by commercial developments the closest residential receivers are closely located approximatley 50 metres to the north of the site where there are dormer bungalows. Whilst there is potential for

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construction noise to generate complaints, the main concern would be in relation to long-term noise impact from the sites operation.

The key components of the site with respect to noise impact include:

- *Internal generators*
- *5 external generators*
- *8 fuel tanks and ancillary plant*
- *Air cooled chillers within a chiller plant yard*

It is noted that an acoustic assessment has been undertaken by Damian Kelly of AWN Consulting, dated the 14th of June 2021 reference "DK/20/11952NR02"

Background noise monitoring was undertaken at appropriate locations which included the closest residential receiver. It is noted that Laf90 background readings have been calculated using 15 minute measurements for day and night. An average background noise measurement has then been calculated from the two 15 minute measurements.

This approach is not the most accurate method for determining a representative background noise reading. Background noise readings (La90) should be taken for longer periods and ideally include unattended monitoring where possible.

On review of the background noise readings for "Location A" – Nearest residential receiver, it is noted that two separate readings have been taken, one at 11pm – 41dB and one at 12am – 37dB. There is a notable difference of 4dB which is likely due to the drop in traffic within this hour. The acoustic consultant has took an average of these two readings which is not truly representative of the core night hours. The early hours of the morning are likely to be much lower than the 41dB recorded at 11pm. The lowest of these readings was recorded around midnight with a reading of 37dB is likely to be the most representative background noise measurement for the night time period and not the 39dB "average" which has been noted in the report.

Therefore the potential impact of this development has been assessed against this parameter. In addition any recommended noise conditions which refer to the background noise exceedance will infer a background noise level of 37dB for the night time period at the closest residential receiver.

Under table 6 of the report the predicted noise impact on noise sensitive receiver number 7 is 37dB. As this is the nearest residential receiver to the development this is the receiver of main concern. It can therefore be assumed that the development will not increase the background noise taking the background noise level to be 37dB.

NOTE: It is important that the development does not give rise to an exceedance of the background noise level. Environmental Health Have included a condition requiring an acoustic verification report to be submitted following commencement of the development. This is to ensure compliance with South Dublin County Council's noise conditions as set out below.

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Mitigation of noise impact

The acoustic consultant has set out specific performance parameters for a solid acoustic screen around the chiller yard and louvered screen for around the containerized generator units.

Illustrations of the appropriate screens have also been included.

It is important that these specific design parameters are incorporated into a final development consent if granted by the Planning Department”.

The EHO considered the proposal to be acceptable, subject to conditions.

Design and Visual Amenity

Design

Section 11.2.1 Design Statements of the CDP requires developments over 1,000sq.m to be accompanied by a Design Statement consisting of a site analysis, a concept plan and/or masterplan, a statement based on the design criteria listed in Section 11.2.0 and/or tables 11.17 and 11.18 and a statement or Quality Audit addressing street design as outlined within the Design Manual for Urban Roads and Streets.

The applicant has submitted a design statement. This sets out:

- details of the site and surrounding area
- concept ideas
- proposed development
- landscaping
- transport and access
- design and layout

The design statement is considered adequate in this instance.

Visual Amenity

The site is currently greenfield (although it is noted it has previously been used as a builders compound). It is located at the entrance to profile park and fronts Nangor Road. It is therefore in a highly prominent location. The surrounding lands are predominantly undeveloped.

The proposed development includes some tall features. It should be noted that, at the pre-planning meeting, the Planning Authority requested that the applicant carefully consider the visual impact of the proposal. Photomontages / CGIs were requested, to include detail on the impact on nearby protected structures.

The applicant has provided CGIs/photomontages. 6 viewpoints are detailed:

VP1: To the east of the site/Nangor Road – structures do not appear highly visible

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VP2: Closer to the site on Nangor Road. Structures visible due to proximity.

VP3: West of the site/Kilcarberry Park (Nangor Road). Structures visible due to proximity.

VP4: West of Kilcarberry (Nangor Road) – structures visible in distance but not over-dominant

VP5: West of the site/Grange Castle (Nangor Road) – structures not generally visible

VP6: South west of the site/Profile Park Road - structures visible in distance but not over-dominant

prominent location on the Nangor Road at the entrance to the significant business parks. Furthermore, the site is located in a transition area with the adjacent lands to the east and south zoned for Open Space. In this context, careful consideration of the visual impact on the area is required. In particular, the building is required to contribute to the entrance to the business parks. The inclusion and location of the office/ front of house section and the glazing finish is welcomed by the Planning Authority. However, concerns remain in relation to the north elevation of the building and the monolithic structure it presents onto the Nangor Road. It is acknowledged that the applicant has attempted to offset the massing, however, it is considered that this hasn't been achieved in the context of this site. The flues, louvres and material treatments provide a dark and defensive elevation to the north. The treatment of this important elevation needs to be addressed. It is noted that the applicant outlines that the southern elevation with the stairways provide more attractive features. There may be scope to re-orientate some of the internal features to provide a more attractive north elevation.

The building height is generally in accordance with other data centres in the wider area and this pattern of development is noted. Notwithstanding same, in the context of mitigating the visual impact, consideration of a height reduction and a justification for the height should be sought. There may be scope to pull the building further back from the edge of the site to reduce its prominence further on the northern elevation.

It is noted that a limited range of views have been provided and the applicant is requested to provide additional views from Grange Castle Golf Club/R136 to the east and the protected structures to the south/Baldonnel Road/Casement Aerodrome. This should be addressed via **additional information**.

The ancillary buildings do not appear prominent in the overall context of the site.

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The Planning Authority note that security fencing is proposed. It is noted that this is necessary, however, it should be behind landscaping in all instances – the applicant is requested to address this via **additional information**.

It is noted that it is proposed to retain the existing boundary fence. In the interests of visual amenity, the applicant is requested to provide a revised boundary treatment for the road facing elements of the site. This should be low level wall with railings above, similar to those in the surrounding area. The applicant is requested to provide these details via **additional information**.

Parking, Transport and Access

Roads has stated:

1. “Traffic and Transport Assessment (TTA)

The transportation report demonstrates that the traffic flows associate with the proposed development can safely be accommodated by the local road network.

An Outline Construction Traffic Management Plan was submitted with this application, this document included detail of phasing of works, public transport available, pedestrian & cycling routes, haulage routes, and “Demolition & Construction Waste”, which estimates a c 17,633 cu.m of soil will be exported off site and expected to take up to 2/3 months to complete. This equates to, an average 5 soil removal related trips per day/10 two-way trips over 2/3 months period. The anticipated number of workers during the peak of construction works is c 100 – 120 construction workers. Construction related HGVs movements to and from the application site will be on average 2 arrivals/departures per day over a 2-year construction period.

2. Access:

The lands are part serviced by 3 access points. The proposed development will be accessed from access no. 2 the existing left in/left out junction (Access no. 1) from the development on to the Falcon Avenue Road. This access is located on the southwest boundary of the development.

Drawing for Existing Access no. 1 general layout “DB080-RKD-00-ZZ-DR-A-SITE-1035” by RKD, shows the location of the proposed vehicular access. Existing access to be widened to 10820 mm.

Access no. 3 located on the north west boundary and access no. 1 on to Nangor Road (R-120) shall be closed.



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3. Internal Road Layout:

The main access road through the proposed development is to be widened to 10.8m wide while the rest of the roads around the development range in width between 4.5m-7.5m. The road into the perpendicular car parking bays is over 6.0m wide this is adequate space for reversing. A separate HGVs road through the main access along the south eastern boundary of the proposed development towards the deliveries yard at some location the width of the road is proposed to be 4.5m two-way traffic not possible at this point it is proposed to operate Stop & Go system.

Multiple Auto track analysis were submitted for different types of HGVs and trucks, the internal junction radii are shown to be adequate to accommodate these types of trucks. SDCC road section is satisfied with proposed internal Road layout.



4. Car Parking:

The Gross Floor Area of the proposed development is 9,601 sqm. The development is considered to be in the Zone 1 category. The SDCC maximum vehicular parking standards are 1 per 100sqm Gross Floor Area. Therefore, the maximum permissible parking is $9,601/100 = 96$ spaces. In this case it is more appropriate to calculate the parking provision by an analysis of maximum worker numbers in a particular time period.

The maximum workers on site at any time will be 64 number. There may also be delivery and contractor vehicles on site from time to time. The proposal is to provide 64 no. parking spaces at the proposed development including 25 no. spaces for the future development, Parking is located to the north of the proposed development. The roads department are satisfied with the justification for this parking provision.

The parking is arranged in banks of perpendicular parking off the main vehicular access roads at the north of the proposed development. There is sufficient turning room at parking location to safely access and egress from all the parking spaces provided.

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A total of 10% of vehicular parking spaces shall be EV charging ready on the first opening of the development and 100% of the remaining g spaces shall be ducted for future EV connections. A total of 9no. vehicular spaces shall be mobility impaired spaces. This is greater than the 5% minimum requirement in the SDCC County Development Plan.

a. EV Parking

A total of 10% of vehicular parking spaces shall be EV charging ready on the first opening of the development and 100% of the remaining spaces shall be ducted for future EV connections.

The applicant has proposed 8 no. of spaces for electrical charging vehicles with the remainder of the car parking spaces ducted for future upgrade.

This is greater than the 10% minimum requirement in the SDCC County Development Plan. SDCC road section is satisfied with proposed no. EV spaces.

b. Mobility Impaired parking

A total of 5% of vehicular parking spaces shall be mobility impaired spaces. The applicant has proposed 5 no. of spaces for be mobility impaired spaces.

This is greater than the 5% minimum requirement in the SDCC County Development Plan. SDCC road section is satisfied with proposed no. mobility impaired spaces.

5. Bicycle Parking:

Applicant has proposed 14 no. sheltered bicycle spaces. SDCC road section believe the low worker numbers at a development of this nature justify a lower number of sheltered bicycle spaces in this instance. This level of provision shall still encourage greater numbers of cycle journeys at this development. The proposed bike parking is located conveniently to the entrance of the building.

6. Pedestrian Permeability:

A proposed pedestrian access gate is proposed at Falcon Avenue connecting DB5 with Profile Park via landscaped entrance plaza. SDCC road section is satisfied with proposed pedestrian access.

7. Bin storage & Collection:

Prior to commencement applicant shall submit information with regards to their proposed bin/waste collection arrangement and bin storage and collection locations.

8. Public Lighting:

Site Lighting design was submitted. The lighting design is required to be agreed with the lighting department of SDCC".

There are no objections, subject to conditions.

Services and Drainage

Water Services has assessed the proposal and have requested additional information relating to:

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- greenfield run off rates and attenuation calculations
- location of all proposed flow control devices and corresponding maximum discharge rates for each device
- omission of underground attenuation
- attenuation volumes
- more details of SuDS
- water pollution mitigation measures
- petrol/oil interceptors proposed on the surface water drainage network shall be of Class 1

This should be provided via **additional information**.

Irish Water has also requested **additional information**.

Archaeology

An Archaeological Assessment has been prepared by Reliqua Limited. The applicant requests conditions regarding potential archaeology on site and monitoring during construction. This is considered acceptable

Landscaping

Public Realm has raised no objections, subject to conditions:

- Implement as per the landscape plan, except that the attenuation pond edge should be stepped/benched for safety and for wildlife access and planted with riparian zone planting as appropriate for the depth of water. (details to be agreed with Public Realm prior to commencement of development.
- Appoint Landscape Architect
- Appoint Arborist and implement Tree Protection Measures as per Arboricultural report.
- Appoint ecologist to ensure measures recommended in Ecological Impact Assessment are implemented

Energy Analysis

The applicant has provided a report entitle “Energy Statement and Part L Compliance”. They have also indicated that a waste heat recovery building should be provided to the southwest of the site, should connection be made possible in future.

The application is considered acceptable in this regard, subject to conditions.

Heritage and Bats

The applicant has provided an Ecological Impact Assessment, prepared by Malone O'Regan Environmental. Surveys undertaken include desk, field, habitat, protected/notable species. A

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number of mitigation measures are set out. The proposal is considered acceptable in this regard, subject to conditions.

Aviation Safety

The site is located within the Department of Defence Inner Zone. The applicant states that the Department of Defence is satisfied with the proposal. The applicant has submitted this correspondence. The Department of Defence has submitted observations indicating the proposal is acceptable, subject to conditions.

It is noted that a glint and glare analysis has not been submitted. The applicant is requested to submit this via **additional information**.

Environmental Impact Assessment Report

The applicant has submitted an Environmental Impact Assessment Screening Report. This sets out that the development does not require a mandatory EIAR nor does it meet the criteria where a sub-threshold EIA would be warranted.

Having regard to the modest nature of the proposed development, and the distance of the site from nearby sensitive receptors, there is no real likelihood of significant effects on the environment arising from the proposed development. The need for environmental impact assessment can, therefore, be excluded at preliminary examination and a screening determination is not required.

Appropriate Assessment

Information for the purposes of assisting in screening for Appropriate Assessment was prepared by Malone O'Regan Environmental. The report concludes

“the proposed development and all associated site works, alone or in combination with other projects, will not adversely affect the integrity and conservation status of any of the qualifying interests of the South Dublin Bay and River Tolka Estuary SPA or any other Natura 2000 sites”.

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

Development Contributions Assessment Overall Quantum

Data centre and ancillary structures 9,904sq.m

The proposed development consists of the installation of roof mounted solar photovoltaic (PV).

The South Dublin Development Contributions Scheme 2016-2020 under section (xvi) states that, 'renewable energy development with a capacity up to 0.5MW will be exempt'.

The applicant is requested to clarify the MW output of the solar PVs via **additional information**.

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SEA Monitoring Information

Building Use Type Proposed: Data Centre
Floor Area: 9,904sq.m
Land Type: Greenfield.
Site Area: 2.65

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 design and surface water is required.

Recommendation

Request Further Information.

Further Information

Further Information was requested on the 30th of August 2021.

Further Information was received on the 10th of December 2021 (not deemed significant).

Further Information Consultations

Pollution Control: No report received at time of writing.
Water Services: Request Clarification of Additional Information.
Roads: No objection, subject to conditions.
Heritage: No report received at time of writing.
Parks: Request Clarification of Additional Information.
EHO: No report received at time of writing.
Irish Water: No objection, subject to conditions.
Comm. for Regulation of Utilities: No report received at time of writing.
Fire Officer: No report received at time of writing.
Department of Defence: No report received at time of writing.

Further Information Assessment

Item 1 Requested:

The applicant is advised that the Planning Authority has concerns in relation to the visual impact of the proposed development. The subject site is located at a prominent location on the Nangor Road at the entrance to the significant business parks. In addition, the site is located in a transition area with the adjacent lands to the east and south zoned for Open Space. In this context, further consideration of the relationship between the building and the Nangor Road is required. In particular, the photomontages indicate that the proposed elevation fronting to Nangor Road will present a monolithic structure with a defensive and dark appearance. The applicant is requested to

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reconsider the design and investigate options to reduce the visual impact and massing of the structure. Additional landscaping, setting further back of the building from the road, relocation of flues, reduction in overall height, reorientation of the building and material/ treatment changes should all be considered.

Assessment:

The applicant has submitted a revised proposal that includes the following changes:

- Thin vertical wire mesh panels have been introduced to the plenums on the northern elevation.
- Internal stairs and lift at roof level relocated to the rear and reduced in height.
- Flues re-positioned and grouped to the rear of the plenum structures. Reduced in height and screened by wire mesh panels. This lowers the overall building height from approximately 24.48m to approximately 20.6m (a decrease of 3.88m).
- Increased planting on landscaped berm along the front of the site to Nangor Road.

It is considered that the above changes will help to break up the massing of the proposed building along the northern elevation and reduce its impact. Further planting along the front boundary will also help soften the appearance of the building. It is considered that this item has been satisfactorily addressed.

The response to Item 1 has satisfactorily addressed all issues.

Item 2 Requested:

The applicant is requested to provide revised high-quality photomontages and CGIs, clearly showing the revised proposal, including treatments. Additional photomontage views from Grange Castle Golf Club/R136 to the east and the protected structures to the south/Baldonnell Road/Casement Aerodrome should be included.

Assessment:

Photomontages have been submitted with views from R136 to the east, from casement aerodrome to the south and the roundabout on the Nangor Road to the north west of the site. These additional photomontages are considered sufficient to assess the visual impact of the proposal. As stated above it is considered that the changes to the proposed building improve its visual impact, particularly when viewed along Nangor Road.

The response to Item 2 has satisfactorily addressed all issues.

Item 3 Requested:

*The applicant is requested to provide revised details of fencing/boundary treatments as follows:
- security fencing should be behind landscaping*

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- existing boundary fence should be replaced with a low-level wall with railings above, similar to those in the surrounding area.

Assessment:

In relation to this further information item the applicant:

- Clarifies that the proposed security fence along the northern boundary would be located behind the landscape zone and berm along this frontage. It is also noted that additional tree planting has been proposed along this berm.
- States that the replacement of the existing fence along the northern boundary would necessitate the removal of the existing hedgerow. Given this, the Planning Authority considers it appropriate to retain the existing fence in the interests of protecting the existing hedgerow. It is noted that the design of the existing fence is not dissimilar to that located across the road and is visually acceptable. A condition should be attached to ensure that the hedgerow remains in place.

The response to Item 3, subject to conditions, has satisfactorily addressed all issues.

Item 4 Requested:

Water:

(a) In order to assess the feasibility of a connection to public water infrastructure further information is requested as follows:

The applicant is required to engage with Irish Water through the submission of a Pre-Connection Enquiry (PCE) in order to determine the feasibility of connection to the public water infrastructure. The Confirmation of Feasibility (COF) must be submitted to the planning department as the response to this further information request. Pre-connection enquiries can be made at <https://www.water.ie/connections/get-connected/>.

(b) It is unclear where the applicant proposes to make a connection to the public watermains network. The applicant is requested to submit a drawing in plan outlining the existing and proposed water supply layout for the development up to the point of connection to the public watermains. Maps of the public watermains and Wastewater drainage networks may be obtained, if available, for required locations in by emailing: datarequests@water.ie.

Foul:

(a) In order to assess the feasibility of a connection to public waste water infrastructure further information is requested as follows:

The applicant is required to engage with Irish Water through the submission of a Pre-Connection Enquiry (PCE) in order to determine the feasibility of connection to the public waste water infrastructure. The Confirmation of Feasibility (COF) must be submitted to the planning department as the response to this further information request. Pre-connection enquiries can be made at <https://www.water.ie/connections/get-connected/>.

(b) It is unclear where the applicant proposes to connect the foul water drainage from the

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development. The applicant is requested to submit a drawing showing existing and proposed foul water drainage layouts up to and including the point of connection to the public foul water sewer. The drawing shall include the location of all Aj's, manholes, pipe size, material type and direction of flow. The drawing shall clearly show that the foul and surface water systems are discharging to separate pipe networks. Maps of the public watermains and Wastewater drainage networks may be obtained, if available, for required locations in by emailing: datarequests@water.ie.

Assessment:

The applicant has submitted a Confirmation of Feasibility from Irish Water for water supply and wastewater connections. They have also submitted revised drawings showing the existing services and proposed services and connections. Irish Water has reviewed the further information submitted and has no objection subject to conditions relating to connection agreements and compliance with the Irish Water Standard Details and Code of Practices. This report is noted and should be conditioned as such.

The response to Item 4, subject to conditions, has satisfactorily addressed all issues.

Item 5 Requested:

The applicant is requested to provide:

- (a) a glint and glare analysis.*
- (b) details of the MW output of the solar PVs.*

Assessment:

The applicant has submitted a glint and glare assessment. As a result of this assessment the PV panels have been relocated on the roof. The report then concludes that the proposed PV panels will have a negligible impact on aircraft travelling to and from Casement Aerodrome. A condition should be included regarding aviation safety at the Casement Aerodrome. The applicant states that the MV output of PV panels would be 0.04MW. This assists with the calculation of development contributions later in this report.

The response to Item 5, subject to conditions, has satisfactorily addressed all issues.

Item 6 Requested:

(a) The applicant is requested to submit a report showing greenfield run off rates and attenuation calculations for each surface water drainage catchment. The report shall include a breakdown of all surface types and run off coefficients for each surface water catchment area.

(b) The applicant is requested to submit a drawing which clearly shows:

- All surface water catchment areas proposed.*

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- *The location of all proposed flow control devices and corresponding maximum discharge rates for each device. There shall be a flow control device inserted on the outfall of the proposed attenuation pond. The maximum surface water discharge rate from the site must not exceed 4.4 L/S*
- (c) The applicant is requested to minimise the use of underground attenuation systems on site. Where this cannot be achieved arch type systems should be installed as opposed to concrete tanks. The applicant is requested to submit a cross section detail of the proposed attenuation pond and underground attenuation systems.*
- (d) The applicant is requested to clarify what attenuation volumes are proposed for the development as the volumes referred to in the engineering report do not correlate with the submit surface water drainage plans.*
- (e) The applicant is requested to submit a drawing showing the inclusion of more Sustainable Drainage Systems (SuDS) for the development such as swales, filter drains, tree pits, rain gardens and Rainwater harvesting systems. A cross sectional detail is required of all proposed SuDS features.*
- (f) The applicant is requested to demonstrate how water pollution mitigation measures have been incorporated into the design regarding fuel storage onsite. Fuel tank leakages must not allow polluted water to enter surface water drainage network. All works shall comply with the Greater Dublin Regional Code of Practice for Drainage Works in this regard.*
- (g) The applicant is requested to confirm all petrol/oil interceptors proposed on the surface water drainage network shall be of Class 1 standard as per the requirements of the Greater Dublin Regional Code of Practice for Drainage Works.*

Assessment:

Water Services has reviewed the further information submitted and request clarification of further information:

The detail submitted by the applicant has not sufficiently clarified previous request for additional information. Prior to submitting the below requested information, the applicant is required to consult with South Dublin County Council's Water & Drainage Section.

1.1 Concrete attenuation tanks are not permitted. The applicant is required to submit a drawing showing the use of alternative means of attenuation through the use of Sustainable Drainage Systems (SuDS).

1.2 The Greenfield run off calculations provided by the applicant are not clear. The applicant is required to submit the following which summarises greenfield run off rate proposals for each catchment:

- a. A report which clarifies greenfield run off rate calculations for each surface water catchment. The report must clearly show standard average annual rainfall (SAAR), SOIL and Catchment Area). Greenfield run off rates must be calculated in accordance with the Institute of Hydrology 124 method (IH 124).*
- b. A drawing which shows the maximum run off rates for each individual flow control device.*

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1.3 There is a lack of SuDS features proposed for the development. The applicant is required to submit a engineering drawings showing the inclusion of more SuDS for the development such as swales, filter drains, tree pits, rain gardens and Rainwater harvesting systems. The drawing shall show how the SuDS features are incorporated with the surface water drainage network on the site. A cross sectional detail is required of all proposed SuDS features also.

The Public Realm Section has reviewed the further information submitted and requests clarification of further information:

The requested more sustainable features have not been provided. In addition, an underground tank remains beneath landscaped areas which area could have been used for above ground attenuation and/or conveyance and rendering these areas sterile for tree planting. SDCC do not approve of using underground tanks as part of SuDS schemes where the full potential for the natural drainage features has not been explored.

The applicant should note that Item (e) SuDS is an interdisciplinary issue their drainage engineers need to address and is not simply a landscaping requirement as indicated by the report by Pinnacle Engineers...

...The proposed development is lacking a Sustainable Drainage System (SuDS). The applicant is requested to address Item 6 (e) of the Additional Information Request. 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. SDCC do not approve of using underground tanks as part of SuDS schemes where the full potential for the natural drainage features has not been explored. The applicant is requested to make use of the soft landscape to manage surface water.

a) The applicant shall show further proposed SuDS features for the development such as green roofs, living walls, swales, channel rills, integrated SuDS bioretention tree pits, bioretention features, rain gardens, rainwater harvesting, above ground attenuation, detention basins, reed bed/wetland etc. and other such SuDS and show what attenuation capacity is provided by such SuDS.

b) SuDS features shall be integrated into the landscape proposal and details provided on how they work.

The Planning Authority agrees with Water Services and Public Realm; the undergrounding of tanks is contrary to County Development Plan policy as laid out in Chapter 7 of the Plan (IE2 Objective 5) and no clear justification has been received from the applicant why the concrete tank is the only option at its proposed location. Furthermore, the introduction of significant SUDS measures is not evident within this proposed development. Having regard to the nature of the proposed development, its displacement of surface water, the volume of soil-sealing, the significant footprint on the site (including identified area for future development) and the proximity of the development close to the stream which runs along the southern boundary of the site it is important that significant

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increases in SUDS provisions are provided throughout this site and therefore clarification of the AI submitted should be requested as follows:

- (i) The omission of the concrete tank and the provision of significantly increased SUDS throughout the site should be provided for. The SUDS should be linked, include connecting swales, increased attenuation ponds and other substantial natural solutions.
- (ii) The southern landscaped/SUDS area located along the southern boundary of the site should demonstrate that 10m buffer (minimum) from the top of the northern edge of the stream is provided for its entire length.
- (iii) Amendments to be made to the overall proposed development and demonstrated that the development is in compliance with policies and objectives as laid out in Chapters 7 and 8 of the County Development Plan. It should be clearly demonstrated that natural SuDS have been explored sufficiently and incorporated within the site (this may require the area stated for future development to be used to provide the required SUDS.)

It is not considered that the response to Item 6 has been satisfactorily addressed and therefore clarification of Additional Information should be sought in this regards.

In addition, concerns are raised in respect of the ability of the site to accommodate this development and the future indicated development.

Additional Assessment of the Proposed Development:

Connection to the Grid

Since the initial assessment, Circular PL 12/2021 Government Policy Statement on Security of Electricity Supply was published on 10th December 2021. Noted that the subject application does not include additional supporting on site electricity infrastructure.

The Commission for Regulation of Utilities recently published '*CRU Direction to the System Operators related to Data Centre grid connection processing*', on the 23rd of November 2021, a decision regarding the connection policy for data centres in Ireland, outlining an approach to connection applications that will now include assessment criteria encompassing location and the ability to contribute to security of supply.

Energy & Potential Future District Heating

As stated previously an Energy Statement and Part L Compliance Report has been submitted for the proposed development. The proposed development includes a cooling system which has been designed so that it can supply heat into a district heating network. While there is not currently a district heating network in this vicinity of the site, the current trend of this type of development in the surrounding area has the potential to result in the development of a local energy network in the future. It is Council policy, Policy E5,

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'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'.

Depending on the waste heat generated from the development, it could contribute to future waste heat sharing. While the area is not currently listed as a 'Low Carbon District Heating Areas of Potential' Policy E6(a) is also noted, *'It is the policy of the Council to support the development of low carbon district heating networks across the County based on technologies such as combined heat and power (CHP), large scale heat pumps, and renewable energy opportunities including geothermal energy, energy from waste, biomass and bio-gas.'* A **condition** should therefore be included to ensure that the site contributes to any future district heating network.

Note:

The Roads Department has reviewed the further information submitted and states:

...that submitted proposed Masterplan and site layout drawings shows no reinstatement work is proposed at the permanently closed off vehicular access points to match its surroundings at the proposed development.

Vehicular access no. (3) located at the northwest boundary and vehicular access no. (1) on to Nangor Road (R-120) shall be permanently closed and reinstatement work shall match the vicinity of public road.

The Roads Department has recommended **conditions** which should be included in the event of a grant of permission. It is noted that the recommended works on vehicular access no. 1 (existing vehicular access off Nangor Road) would be outside the red and blue line and therefore only the permanent closure of this access should be conditioned.

Development Contributions Assessment Overall Quantum

Data centre and ancillary structures 9,535sq.m.

The proposed development consists of the installation of roof mounted solar photovoltaic (PV). The South Dublin Development Contributions Scheme 2016-2020 under section (xvi) states that, 'renewable energy development with a capacity up to 0.5MW will be exempt'. The applicant has stated that the MV output of PV panels is 0.04MW. The PV panels are therefore exempt.

SEA Monitoring Information

Building Use Type Proposed:	Data Centre
Floor Area:	9,535sq.m
Land Type:	Greenfield.
Site Area:	2.65 Ha

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Conclusion

Having regard to the:

- provisions of the South Dublin County Development Plan 2016-2022,
- the established character of the area, and
- the nature and scale of the proposed development,

it is considered that, the proposed development would generally be in compliance with Council policy, with the exception of providing for adequate surface water drainage, SUDS and Green Infrastructure. Item 6 of the A.I. request was not responded to in a satisfactory way and requires more significant proposals to make the proposed development compliant with County Development Plan policy. Therefore, Clarification of Additional Information should be sought.

Recommendation

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

1. The applicant was requested to submit a report showing greenfield run off rates and attenuation calculations for each surface water drainage catchment and to submit proposals to minimise the use of underground attenuation systems on site (concrete tanks are not acceptable), requested to clarify what attenuation volumes are proposed for the development as the volumes referred to in the engineering report do not correlate with the submit surface war drainage plans and to submit a drawing showing the inclusion of more Sustainable

Drainage Systems (SuDS) for the development such as swales, filter drains, tree pits, rain gardens and Rainwater harvesting systems (amongst other items). The response to Item 6 was not to the satisfaction of the Planning Authority, the Water Services Department and the Parks and Public Realm Department. The following clarification of further information is therefore requested:

(a) The detail submitted by the applicant has not sufficiently clarified previous request for additional information. Prior to submitting the below requested information, the applicant should consult with South Dublin County Council's Water & Drainage Section. The following should be addressed in revised proposals:

(i) Concrete attenuation tanks are not permitted. The applicant is required to submit a drawing showing the use of alternative means of attenuation through the use of Sustainable Drainage Systems (SuDS). The concrete tank should be omitted from the proposed development.

(ii) The Greenfield run off calculations provided by the applicant are not clear. The applicant is required to submit the following which summarises greenfield run off rate proposals for each catchment.

(iii) A report which clarifies greenfield run off rate calculations for each surface water catchment. The report must clearly show standard average annual rainfall (SAAR), SOIL and Catchment Area). Greenfield run off rates must be calculated in accordance with the

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Institute of Hydrology 124 method (IH 124).

(iv) A drawing which shows the maximum run off rates for each individual flow control device.

(b) There is a significant lack of SuDS features proposed for the development. The Planning Authority, the Water Services Department and the Parks and Public Realm Department have all raised concerns regarding this element. The following is required:

(i) The applicant, in their response was requested to provide SUDS throughout the development. The response to the AI request did not significantly address this important issue. The applicant is therefore requested to submit revised proposals showing significantly increased proposals for SuDS features for the development such as green roofs, living walls, swales, channel rills, integrated SuDS bioretention tree pits, bioretention features, rain gardens, rainwater harvesting, above ground attenuation, detention basins, reed bed/wetland etc. and other such SuDS and show what attenuation capacity is provided by such SuDS

(ii) The applicant is required to submit Engineering drawings showing the inclusion of more SuDS for the development as outlined in Item b)i.. The drawing should show how the SuDS features are incorporated with the surface water drainage network on the site. A cross sectional detail is required of all proposed SuDS features.

(iii) Underground tanks remain beneath landscaped areas, these are generally not acceptable. These areas could be used for above ground attenuation and/or conveyance - the tanks render these areas sterile for tree planting. SDCC do not approve of using underground tanks as part of SuDS schemes where the full potential for the natural drainage features has not been explored. The applicant is requested to seek alternative solutions to minimise underground tanks and provide for significant SUDS across the entire site and is requested to clearly demonstrate, in revised proposals, the full potential for the natural drainage features explored across the site. *Note: The applicant should note that SuDS is an interdisciplinary issue their drainage engineers need to address and is not simply a landscaping requirement as indicated by the report by Pinnacle Engineers in the response to the AI request. 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.

(iv) The applicant is requested to demonstrate, in revised proposals, how the design has made use of the soft landscape to manage surface water and demonstrate how SuDS features have been integrated into the landscape proposal and provide details on how they work.

(c) The southern landscaped/SUDS area located along the southern boundary of the site should demonstrate that 10m buffer (minimum) from the top of the northern edge of the stream is provided for its entire length in compliance with Objective G3-2 of the South Dublin County Development Plan 2016-2022. Note: All amendments to the overall proposed development should demonstrate compliance with policies and objectives as laid out in Chapters 7 and 8 of the County Development Plan. It should be clearly demonstrated that natural SuDS have been explored sufficiently and incorporated within the site (this may require the area stated for future development to be used to provide the

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required SuDS.)

(d) Having regard to the above, the Planning Authority have concerns in relation to the intensity of the development on the site and the potential for sustainable surface water attenuation of the indicated additional future development on the site. This future area may need to be used to accommodate appropriate SuDS measures.

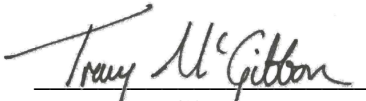
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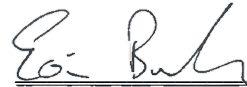
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REG. REF. SD21A/0186

LOCATION: Plot 100, Profile Park, Nangor Road, Clondalkin, Dublin 22



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



**Eoin Burke,
Senior Planner**

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

Dated: 17th January 2022



**Mick Mulhern, Director of Land Use,
Planning & Transportation**