

An Rannóg Talamhúsáide, Pleanála agus Iompair
Land Use, Planning & Transportation Department
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PLANNING & DEVELOPMENT ACT, 2000 (as amended) AND PLANNING REGULATIONS THEREUNDER

Decision Order Number: 0062	Date of Decision: 17-Jan-2022
Register Reference: SD21A/0186	Date: 10-Dec-2021

Applicant: Equinix (Ireland) Ltd.
Application Type: Additional Information
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 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.
Plot 100, Profile Park, Nangor Road, Clondalkin, Dublin 22

Location:

Dear Sir /Madam,

With reference to your planning application, additional information received on 10-Dec-2021, in connection with the above, I wish to inform you that before the application can be considered under the above Act(s), **6 copies** of the following **Clarification of Additional Information** must be submitted:

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 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 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.

Please ensure that you submit a covering letter, mark your reply “CLARIFICATION OF ADDITIONAL INFORMATION” and quote the Planning Register Reference Number given above.

NOTE: The applicant must submit the further information **within six months of the date of the original Request for Additional Information**. If the information is not received within this period the Council will declare the application withdrawn.

Yours faithfully,

19-Jan-2022

Brian Connolly
for **Senior Planner**