

Project No. 94.01/2022



Planning Report

Keppel Data Centre,
Citywest
Avenue, Citywest
Business Park, Dublin 24

DATE: January 2022

on behalf of: Energy
Optimisation Solutions Limited

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1.0 INTRODUCTION

1.1 R.W. Nowlan & Associates have prepared this planning report in support of a planning application to South Dublin County Council on behalf of the applicant, TBC. A development is proposed of an Energy Storage Facility at an existing datacentre building. The energy storage facility consists of the installation of three shipping containers. The proposed development is per the description set out in the statutory notices which is as follows:

“the installation of an energy storage facility at an existing datacentre facility. The development involves the placement of three ISO 40 ft. shipping containers containing back up battery storage units at Keppel Data Centre, Citywest Avenue, Citywest Business Park, Dublin 24.”

1.2. This Report sets out the planning considerations having regard to the statutory development plan for the area. This report should be read in conjunction with the drawings and additional supporting documentation submitted with the planning application.



Figure 1: Aerial view of the site

2.0 SITE LOCATION

The site is that of an existing two storey office/industrial building that was built originally as an advance facility and is currently in use as a data centre facility. The site is located in the Citywest Business Campus with road frontage along the southern site boundary onto Citywest Avenue but with vehicular access from the west from the internal campus road Lake Drive.

3.0 SITE DESCRIPTION

The site is rectangular shape with the data centre building in the centre with double sloped roof. Car parking is provided on the western side of the building. The subject area of the site is currently a yard area with no formal use in place. The proposed use is considered to be efficient use of available space on site to accommodate the intended storage facility.

4.0 COUNTY DEVELOPMENT PLAN

In the South Dublin County Development Plan 2016-2022 the site is zoned EE: "To provide for enterprise and employment related uses".¹ Permitted uses under the zoning objective include: Industry-General, Industry-Light, Industry-Special, and Office-Based Industry. Data centres or energy storage facilities are not listed as land use categories in the zoning matrix.²

In the Draft South County Development Plan 2022-2028 the zoning objective or permitted land uses have not changed other than the inclusion of data centres as a use that is open for consideration.³

¹ *South Dublin County Council Development Plan 2016-2022*, Map 8.

² *South Dublin County Council Development Plan 2016-2022*, p. 193.

³ *Draft South Dublin County Council Development Plan 2022-2028*, p. 351.

5.0 PLANNING HISTORY

The original planning permission for the building on the site was granted as a planning permission for an 'advance facility incl. two storey offices for industrial and related uses, with provision for subdivision into two units, ESB sub-station and associated development works.'⁴

Subsequent planning permissions were granted for alterations of the building and site layout incl. fencing.⁵

6.0 PROPOSED DEVELOPMENT

It is proposed to provide an energy storage facility to be housed in three 40ft shipping containers. These containers will be placed behind the existing building adjacent to existing generators. The containers will not be visible from the public road. Figure 2 below, an extract from the submitted site layout plan, illustrates the proposed location and orientation of the storage containers. The containers would occupy 108m² of the overall 1.67 hectare site area. The development as proposed is considered to be efficient use of available site area to accommodate necessary energy storage provision for the continued operation of the datacentre facility.

⁴ Planning reference SD00A/0357.

⁵ Planning references SD00A/0730 and SD17A/0441.

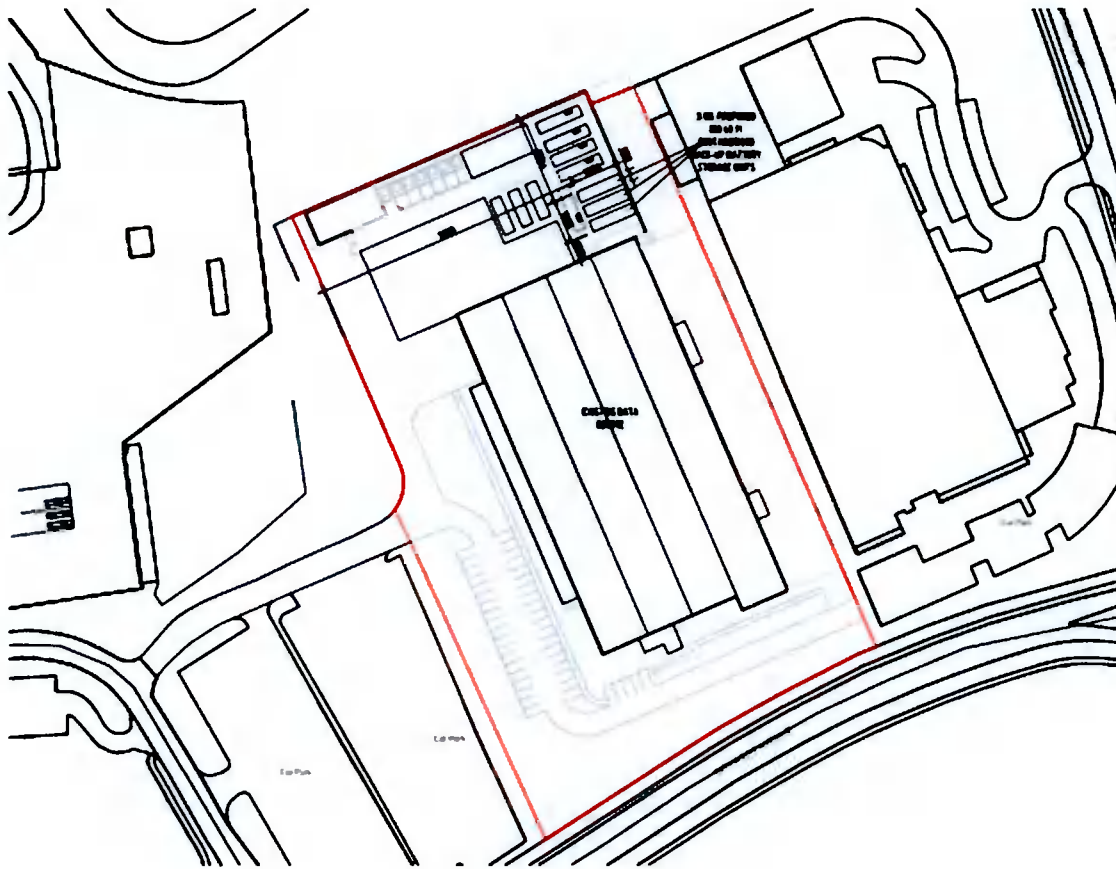


Figure 2: Extract from Submitted Site Layout Plan

7.0 PLANNING ISSUES

7.1 It is considered that the proposed energy storage units are compatible with the existing data centre use of the building and site and form ancillary elements relating to the existing use of the site. The proposed development therefore does not result in a material change of use.

7.2 Based on the modest size of the proposed development and the positive policy towards management of energy consumption and peak demand particularly as it relates to data centre facilities, it is considered that the proposed development is in accordance with the proper planning and sustainable development of the area. The proposed development will not generate any traffic movements.

8.0 CONCLUSIONS

- The proposal includes the provision of three no. 40 ft. containers for back up battery storage to support the continued operation of the Keppel Data Centre.
- The proposed development is minor in nature and considered to be compatible with the existing use of the building as a data centre and has been designed in accordance with the proper planning and development of the area.

Signed

A handwritten signature in black ink, appearing to be 'R W Nowlan', written over a horizontal line.

R W Nowlan & Associates