

SOUTH DUBLIN COUNTY COUNCIL



INTERNAL MEMORANDUM

Department: Parks & Landscape Services / Public Realm **Date:** 22/03/2022

CAITLIN O SHEA

Area Planner

Planning Department

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.

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

Applicant: Equinix (Ireland) Ltd.

Reg. Ref: SD21A/0186

Recommendation: **GRANT WITH CONDITIONS**

Site Area

2.65 ha

Zoning

Objective EE - To provide for enterprise and employment related uses.

Main Concerns

1. Protection and enhancement of existing trees and hedgerows, biodiversity and the green infrastructure network.
2. Design and implementation of SuDS. There are differences in how the pond is described by the Ecologist and Landscape Architect compared with the Engineer. The Engineering details do not include the recommended measures from the ecology report.

Relevant Sections, Policies and Objectives of the SDCC Development Plan 2016-2022:

CHAPTER 4: ECONOMIC AND TOURISM (ET)

Policy 3 Enterprise and Employment (EE)

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.

CHAPTER 7: INFRASTRUCTURE & ENVIRONMENTAL QUALITY (IE)

Policy 2 Surface Water & Groundwater

It is the policy of the Council to manage surface water and to protect and enhance ground and surface water quality to meet the requirements of the EU Water Framework Directive.

IE2 Objective 3: To maintain and enhance existing surface water drainage systems in the County and promote and facilitate the development of Sustainable Urban Drainage Systems (SUDS), including integrated constructed wetlands, at a local, district and County level, to control surface water outfall and protect water quality.

IE2 Objective 5: 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.**

CHAPTER 8 GREEN INFRASTRUCTURE

GREEN INFRASTRUCTURE (G) Policy 2 Green Infrastructure Network

G2 Objective 1: To reduce fragmentation of the Green Infrastructure network and strengthen ecological links between urban areas, Natura 2000 sites, proposed Natural Heritage Areas, parks and open spaces and the wider regional Green Infrastructure network.

G2 Objective 2: To protect and enhance the biodiversity value and ecological function of the Green Infrastructure network.

G2 Objective 3: To restrict development that would fragment or prejudice the Green Infrastructure network.

G2 Objective 4: To repair habitat fragmentation and provide for regeneration of flora and fauna where weaknesses are identified in the network.

G2 Objective 5: To integrate Green Infrastructure as an essential component of all new developments.

G2 Objective 6: To protect and enhance the County's hedgerow network, in particular hedgerows that form townland, parish and barony boundaries, and increase hedgerow coverage using locally native species.

G2 Objective 9: To preserve, protect and augment trees, groups of trees, woodlands and hedgerows within the County by increasing tree canopy coverage using locally native species and by incorporating them within design proposals and supporting their integration into the Green Infrastructure network.

G2 Objective 11: To incorporate appropriate elements of Green Infrastructure e.g. new tree planting, grass verges, planters etc. into existing areas of hard infrastructure wherever possible, thereby integrating these areas of existing urban environment into the overall Green Infrastructure network.

G2 Objective 12: To seek to control and manage non-native invasive species and to develop strategies with relevant stakeholders to assist in the control of these species throughout the County.

G2 Objective 13: To seek to prevent the loss of woodlands, hedgerows, aquatic habitats and wetlands wherever possible including requiring a programme to monitor and restrict the spread of invasive species.

GREEN INFRASTRUCTURE (G) Policy 4 Public Open Space and Landscape Setting

G4 Objective 2: To connect parks and areas of open space with ecological and recreational corridors to aid the movement of biodiversity and people and to strengthen the overall Green Infrastructure network.

G4 Objective 4: To minimise the environmental impact of external lighting at sensitive locations within the Green Infrastructure network to achieve a sustainable balance between the recreational needs of an area, the safety of walking and cycling routes and the protection of light sensitive species such as bats.

G4 Objective 7: To avoid the cumulative fragmentation and loss of ecologically sensitive areas of the Green Infrastructure network to artificial surfaces.

GREEN INFRASTRUCTURE (G) Policy 5 Sustainable Urban Drainage Systems

G5 Objective 1: To promote and support the development of Sustainable Urban Drainage Systems (SUDS) at a local, district and county level and to maximise the amenity and biodiversity value of these systems.

G5 Objective 2: To promote the provision of Green Roofs and/or Living Walls in developments where expansive roofs are proposed such as industrial, retail and civic developments.

HERITAGE, CONSERVATION AND LANDSCAPES (HCL) Policy 15 Non-Designated Areas

HCL15 Objective 1: To ensure that development does not have a significant adverse impact on rare and threatened species, including those protected under the Wildlife Acts 1976 and 2000, the Birds Directive 1979 and the Habitats Directive 1992.

HCL15 Objective 2: To ensure that, where evidence of species that are protected under the Wildlife Acts 1976 and 2000, the Birds Directive 1979 and the Habitats Directive 1992 exists, appropriate avoidance and mitigation measures are incorporated into development proposals as part of any ecological impact assessment.

HCL15 Objective 3: To protect existing trees, hedgerows, and woodlands which are of amenity or biodiversity value and/ or contribute to landscape character and ensure that proper provision is made for their protection and management in accordance with Living with Trees: South Dublin County Council's Tree Management Policy 2015-2020.

Living with Trees – Tree Management Policy 2015 – 2020

South Dublin County Council's Tree Management Policy 'Living with Trees' 2015-2020 contains information within Chapter 7 Trees and Development that relates to the retention, protection and planting of trees on development sites. Relevant points within this section include:

- The Council will use its powers to ensure that where it is conducive with the objectives of the County Development Plan, and other planning objectives there is maximum retention of trees on new development sites.
- In the processing of planning applications, the Council will seek the retention of trees of high amenity / environmental value taking consideration of both their individual merit and their interaction as part of a group or broader landscape feature.
- On construction sites all work must be in accordance with British Standard 5837 (2012): Trees in Relation to Design, Demolition and Construction – Recommendations.
- The Council will promote the replacement of trees removed to facilitate approved planning and development of urban spaces, buildings, streets, roads, infrastructural projects and private development sites.

The Public Realm Section has assessed the clarification of additional information for the proposed development in accordance with the CDP and best practice guidelines and recommends the following conditions are applied to any grant of permission:

1. Tree Protection

- i) Prior to the commencement of any permitted development, the developer shall engage the services of a Professional Member of Arboricultural Association who is an independent, qualified arborist, for the entire period of construction activity.
- ii) The applicant shall inform the planning authority in writing of the appointment and name of the consultant, prior to commencement of development.
- iii) The arboricultural consultant shall visit the site at a minimum on a monthly basis, to ensure the implementation of all of the recommendations pertaining to tree retention, tree protection and tree works, as detailed in the Tree Protection Plan as per Murray & Associates Arboricultural Inventory and Impact Assessment Report incorporating a Tree Protection Strategy (Ref. DB080-MA-LS-XX-RP-V-PLNT-7040 Rev P02) and Arboricultural Impact Plan (Drawing No. DB080-MA-LS-XX-DR-V-PLNT-1041 Rev P02) date 15/02/22.
- iv) Prior to the commencement of development, the arborist shall submit photographs and confirmation that fencing for retained trees meets BS5837:2012 “Trees in Relation to Design, Demolition and Construction – Recommendations” for the written agreement of the Public Realm Section.
- v) All works on retained trees shall comply with proper arboricultural techniques conforming to BS 3998:2010 Tree Work – Recommendations. The clearance of any vegetation including trees and scrub shall be carried out outside the bird-breeding season (1st day of March to the 31st day of August inclusive) or as stipulated under the Wildlife Acts 1976 and 2000.
- vi) The arborist shall carry out a post construction tree survey and assessment on the condition of the retained trees.
- vii) A completion certificate is to be signed off by the arborist when all permitted development works are completed and in line with the recommendations of the tree report. The certificate shall be submitted to the planning authority for written agreement upon completion of the works.

CONDITION

Reason: To ensure the protection of trees to be retained on site in the interests of climate adaptation, proper planning and sustainable development.

2. SuDS Implementation

There are differences between the pond design proposed in the Malone O Regan Ecological Impact Assessment and the detailed Landscape Design Drawing (DB080-MA-XX-DR-L-PLNT-7052) compared with that shown in the Pinnacle Consulting Engineers Drawings (DB080-PIN-00-ZZ-DR-C-PLAN-1296). In the latter the pond profile is steep. This requires resolution to ensure the ecological enhancement measures are implemented, i.e., *'The areas surrounding this feature will have gradually sloping shoreline banks with shallow areas to foster a range of wildlife. The availability of warm shallow water is essential to allow amphibian/aquatic wildlife to breed and reproduce.'*

- i) Prior to the commencement of any permitted development, the developer shall submit for agreement with SDCC Public Realm and Water and Drainage Sections.
 - a) a drawing showing a gently sloped and shelved pond profile to comply with the measures proposed in the Ecological Assessment Report,
 - b) A SuDS strategy drawing showing direction of flow and how the SuDS measures work together as a treatment train.
- ii) The developer is referred to SDCC SuDS Explanatory Design and Evaluation Guide for appropriate swale details.
- iii) The landscape architect is to oversee the installation of the pond to ensure gently sloping banks with shelving and agreed riparian zone planting is implemented.

3. Implementation of Landscape Plans

The landscape plans, once agreed, shall be implemented in full, within the first planting season following completion of the development (completion of construction works on site)

- a) All hard and soft landscape works shall be completed in full accordance with the approved Landscape Plan.
- b) All trees, shrubs and hedge plants supplied shall comply with the requirements of BS: 3936, Specification for Nursery Stock. All pre-planting site preparation, planting and post-planting maintenance works shall be carried out in accordance with the requirements of BS : 4428 (1989) Code of Practice for General Landscape Operations (excluding hard surfaces).
- c) All new tree plantings shall be positioned in accordance with the requirements of Table 3 of BS 5837: 2012 "Trees in Relation to Design, Demolition and Construction – Recommendations".

- d) Any trees, shrubs or hedges planted in accordance with this condition which are removed, die, become severely damaged or become seriously diseased within three years of planting shall be replaced within the next planting season by trees, shrubs or hedging plants of similar size and species to those originally required to be planted.

CONDITION

Reason: To ensure satisfactory landscape treatment of the site which will enhance the character and appearance of the site and the area, in accordance with the policies and objectives contained within Section 8.3.0 Public Open Space Hierarchy and Landscape Setting of the CDP 2016-2022

4. Retention of Landscape Architect

- i) Prior to the commencement of any permitted development, the developer shall appoint and retain the services of a qualified Landscape Architect (or qualified Landscape Designer) as a Landscape Consultant, throughout the life of the construction works and shall notify the planning authority of that appointment in writing prior to commencement.
- ii) A Practical Completion Certificate is to be signed off by the Landscape Architect when all landscape works are fully completed to the satisfaction of the planning authority in accordance with the permitted landscape proposals.
- iii) The installation of attenuation tree pits and SuDS Pond shall be supervised by the project landscape architect.

Reason: In the interests of residential and visual amenity and to ensure full and verifiable implementation of the approved landscape design.

5. Retention of Ecologist – Implementation of Ecological Protection and Enhancement Measures

- i) Prior to the commencement of any permitted development, the developer shall engage the services of a Professional Member of the Chartered Institute of Ecological and Environmental Management, who is an independent, qualified ecologist, as an Ecological Clerk of Works, for the entire period of construction activity.

- ii) The applicant shall inform the planning authority in writing of the appointment and name of the consultant, prior to commencement of development.
- iii) The Ecological Clerk of Works shall ensure the implementation of all of the proposed measures in Malone O Regan Ecological Impact Assessment Report dated June 2021 (Ref. DB080-MOR-LS-XX-RP-V-XXXX-8060) are implemented.
- iv) As proposed in the Ecological Impact Assessment Report, the Ecological Clerk of Works will inspect the site in advance of works commencing and will undertake Site inspections, as required during the works to ensure that all the works will be completed in line with the site Constriction Environmental Management Plan and all wildlife legislation.

Reason: In the interests of biodiversity and to ensure full and verifiable implementation of the approved proposed ecological mitigation and enhancement measures.

CONDITION

Fionnuala Collins
Assistant Parks Superintendent

Endorsed By: Laurence Colleran
Senior Executive Parks Superintendent