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Wednesday 02 December 21

Planning Department

South Dublin County Council

County Hall, Tallaght

Dublin 24

D24 A3XC

Ref: P210501

RE: Vantage Data Centres Dub 11 Ltd., Construction of 2No. Two Storey Data Centres, Townlands of Ballybane & Kilbride within Profile Park, Clondalkin, Dublin 22

Planning Reg. Ref. No. SD21A/0241

Further to the Additional Information request pertaining to Items 6 & 8, in respect of the above development, as received from the Local Authority, dated 26th October 2021, we would respond as follows:-

Item 6:- The Planning Authority has serious concerns regarding the minimal natural solutions, SUDS and Green Infrastructure proposed and incorporated within the proposed development.

(a) The proposed attenuation on site includes underground attenuation. These are contrary to County Development policy and objectives. This is significant and unacceptable, especially when considering potential flooding. The applicant is requested to revise the proposals to incorporate natural solutions, to substantially increase SUDS and Green Infrastructure throughout the site and provide attenuation above ground in accordance with policy. Please note that above ground SuDS (Sustainable Drainage Systems) such as green area detention areas, or other such SuDS are required at this location. If SuDS atteutation is insufficient, then additional attenuation shall be provided by an arched type attenuation system. The applicant is requested to submit a report and drawing to show what capacity in m3 revised attenuation provided.

(b) It is unclear how much surface water attenuation is provided because a drawing submitted DUB11.1-DR-UG-G128-V1-WS3-PIN shows Attenuation Pond 1 with a capacity of 1,368m3 but report submitted shows capacity of pond is 2,100 m3 in attenuation pond. Depending on what attenuation is provide the surface water attenuation is undersized by 57% for a 1 in 30 year storm event and undersized by 86% for a 1 in 100 year storm event. The applicant is requested to submit site specific rainfall data from Met Eireann. The applicant is requested to submit a report and drawing showing increased surface water attenuation by 57% for 1 in 30 year and increase by 86% for a 1 in 30 year as required above. Prior to submission of report, the applicant is requested to contact water services to discuss revised surface water attenuation calculations.

(c) The applicant is requested to clarify in a report and drawing what the expected depth of water in diverted stream will be at location North West of site at shallowest point of stream, if it is still proposed to divert the stream. Prior to submission of revised report and drawing of diverted stream, the applicant shall contact water services to discuss a revised stone design and width.

Response:

(a) Refer to Dwg. No.'s DUB11.1-DR-SP-C127-V0-WS4-PIN & DUB11.1-DR-SP-C128-V0-WS4-PIN for the surface water drainage layout, including for all attenuation areas, SUDS features and respective storage volumes. Refer also to Dwg. No. DUB11.1-DR-SP-C130-V0-WS4-PIN titled "External Works Plan", which details the various surface areas and co-efficients of same, used in determining the overall surface water stragey of the scheme.

The previously submitted scheme had provided for a below ground attenuation tank in the north-western corner, however, this tank has since been omitted and replaced with open pond / wetland features. The current amended design in conjunction with the revised layout, allows for 2,391m^3 of above ground SuDS attenuation storage which provides for a 1:100yr storm event + 20% c/c. Details pertaining to exact volumes of the various storage elements are contained on the above drawings and within the Engineering Planning Report (V1) titled "Response to Request for Additional Information – Planning Ref: SD21A/0241".

(b) Refer to Dwg. No.'s DUB11.1-DR-SP-C127-V0-WS4-PIN & DUB11.1-DR-SP-C128-V0-WS4-PIN for all surface water / attenuation storage features. It should be noted that it is not entirely feasible to respond to this Item, precisely as it has been stated, due to the fact that the layout has been significantly amended and the revised storage elements have been designed to reflect the revised site layout, hence the volumes and discrepancies noted in the Item are no longer relevant. As in response to (a) above, further detailed information pertaining to the attenuation storage elements can be found within the aforementioned Engineering Planning Report.

In addition, the current top water levels in attenuation ponds 1-3 adjacent to the stream, along the northern and eastern boundaries, vary between 73.00m & 73.11m relative to a 1:100yr storm event + 20% c/c. The proposed floor level of the Data Hall is set at 74.00m, which is circa 890mm higher than the highest predicted top water level in attenuation pond 2 and well in excess of the 500mm freeboard as required in this item.

(c) Refer to Dwg. No.'s DUB11.1-DR-SP-C127-V0-WS4-PIN & DUB11.1-DR-SP-C128-V0-WS4-PIN for the revised surface water layout. The previously submitted scheme had provided for the existing stream to be diverted, particularly around the north-eastern and northern boundaries of the site.

The revised proposal, as clearly indicated, now shows that the existing stream is to be left in it's natural state and on it's original course, i.e. it is now the intention not to divert any part of the existing stream in any way, shape or form.

Item 8:- The applicant is requested to submit:

(a) A confirmation of feasibility letter from Irish Water of proposed development (for both water and foul).

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

Response:-

A PCE was submitted and a positive response, i.e. a COF, (Ref: CDS21005426 dated (1st November 2021), has been received from IW in respect of same. The water supply and foul sewer connections can be facilitated with no upgrades required to the network – refer Appendix B.

We trust that this adequately addresses the 2 conditions as listed above.

Your sincerely

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Encl. (18)

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APPENDIX A

Surface Water Calculations