

South Dublin County Council

**Planning Section**

County Hall

Tallaght

Dublin 24

D24 A3XC

R W Nowlan & Associates

37 Lower Baggot Street

Dublin 2

Ireland

Date: 24<sup>th</sup> March 2022

**Re:Response to Further Information Request Re: Energy Optimisation Solutions Limited, The installation of an energy storage unit at an existing data centre facility. The development involves the placement of three ISO 40ft. shipping containers containing back up storage units at Keppel Data Centre, Citywest Avenue, Citywest Business Park, Dublin 24**

Dear Sir/Madam,

With reference to your Further Information request on the 16<sup>th</sup> March 2022, please find below our responses that address the points raised in your correspondence.

Item 1

***It appears from the planning history that the data centre use on the site has not been authorised via a planning permission. The proposed development may be considered an intensification of that use and would certainly be a further facilitation of that use. The proposed use is therefore not acceptable, pending clarification or regularisation of the overall use of the site as a data centre. The applicant is requested to provide any supporting***

***information as additional information to indicate that the data centre has been authorised under the Planning Act, 2000 as amended, or prior legislation. If the use is unauthorised, permission for retention of the data centre use and any ancillary development should be sought. The Planning Authority is not in a position to grant permission to anything that intensifies or facilitates an unauthorised use.***

### ***Item 1 Response***

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.'<sup>1</sup> As a datacentre is not listed in the zoning matrix of the county development plan as a separate land use category, it can be regarded to come under the category 'industrial and related uses'.

Subsequent planning permissions were granted for alterations of the building and site layout incl. fencing. These are: planning references SD00A/0730 and SD17A/0441. The planner's report on planning application SD00A/0730 refers to the use in the building as: *..."colocation rooms for Metromedia Fibre Network (MFN) Irl. Ltd. Colocation rooms contain banks of computers which store information accessed through the internet and are heavily serviced with power and cooling. The room from grid 12 back on the ground floor and the plant and machinery equipment yard are full of equipment to service the colocation rooms."*<sup>2</sup>

It is clear from this description of the use of the building in 2000 that the building was in use as a data centre type facility. The planner's assessment is that this complies with the terms of the parent permission pl. ref. SD00A/0357 and the planning authority was satisfied that no unauthorised use was being carried out on the site.

There are no conditions on either the parent planning permission (SD00A/0357) or the two subsequent permissions (planning references SD00A/0730 and SD17A/0441) that restrict the use of the building in any way.

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<sup>1</sup> Planning reference SD00A/0357.

<sup>2</sup> Planner's report 13/12/00, p. 2.

Based on the facts that the use of the building as a datacentre comes within the use class of light industrial building and falls within the description of the development of the parent planning permission of 'industrial and related uses', it is concluded that no material change of use has occurred and that therefore the existing use of the building as a data centre is authorised in planning terms.

## **Item 2**

***The proposed containers could only be permitted as a temporary measure pending permission and development of a permanent accommodation, for a period of 3 years. The applicant is requested to indicate the long-term plans for energy storage at the site and whether permanent premises are envisaged for the future.***

## ***Item 2 Response***

The proposed development of an energy storage unit in the form of shipping containers is not proposed as a temporary use. It is not understood why the proposed containers could only be permitted as a temporary measure for a period of three years given the authorised nature of the existing use on the site. There are no long-term plans to provide premises for energy storage other than the shipping containers that are proposed to be placed on the site.

## **Item 3**

***The applicant is requested to clarify the source of the energy to be stored on-site, how that energy has been generated and whether a connection to the public grid is envisaged as part of the development.***

## ***Item 2 Response***

The energy to be stored in the proposed facility, will be sourced from the grid. We would note that in the near future it is the applicants plan to apply for planning permission for solar installation on the Data Centre rooftop. The energy generated from this will also be stored in the units that are being applied for in this planning application.

We submit that the above items have been addressed and that we would respectfully request that planning permission be granted for the proposal that is a green energy storage proposal that should be supported by the County Council

Yours Sincerely

A handwritten signature in black ink, appearing to read 'R Nowlan', written in a cursive style.

**Robert Nowlan**

**Managing Director**

**R W Nowlan & Associates**