

South Dublin County Council
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: 0455	Date of Decision: 07-Apr-2022
Register Reference: SD21A/0167	Date: 11-Mar-2022

Applicant: Greener Ideas Limited
Application Type: Significant Additional Information
Development: Construction of a gas fired power plant with an electrical output of up to 125MW with associated balance of plant, equipment and buildings including; an Engine Hall building with a height of 18.9m, comprising 6 gas engines and ancillary infrastructure; an Electrical Annex Building with a height of 18.7m; a Workshop building with a height of 5.1m; a Tank Farm building with a height of 5.68m; a Security hut with a height of 3.27m; an Exhaust Stack with a height of 31.8m; a Gas AGI including a kiosk with height of 3.3m; Radiator Coolers with a height of 8.46m; 2 electrical transformers with a height of 4.98m; Tanks including 2 x Diesel Oil Storage Tanks (volume of 2500m³ combined); SCR Urea Tank (26m³); Lube Oil Storage Tank (26m³); Lube Oil Maintenance Tank (26m³); Pilot Oil Tank (26m³); Fire Water Storage Tank (1000m³); Effluent Collecting Tank (26m³); Underground Surface Water Attenuation Tank (490m³); 2 new access onto the existing private road network with Profile Park; 12 parking spaces, footpaths, landscaping; fencing and all other associated site development plant and equipment and other works including surface water and foul wastewater drainage.
Location: Profile Park, Baldonnell, Dublin 22

Dear Sir /Madam,

With reference to your planning application, additional information received on 11-Mar-2022, 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. (a) The Planning Authority still has concerns regarding the design of the proposed development in terms of bulk and massing. concerns that the proposed development represents an overdevelopment of the site given its footprint, hardstanding and underground attenuation tank also remain.
The applicant is therefore requested to review the submitted development and revise the plans / provide further justification for the scale in terms of:
 - (i) detail of the design of the road facing north, east and south frontages. Whilst colour adds variety to the facades, the applicant is requested to add further detail to break up these frontages. The presence of landscaping is welcomed however it should not be relied upon solely to mitigate visual impact.
 - (ii) massing and design of the stack structure. This is still extremely prominent and is encased in a structure for the most part. The stacks are significantly taller than all surrounding structures. The applicant is requested to reduce bulk of the encasement and reconsider the proposed materials.
 - (iii) overall level of development on the site. There are concerns that the proposal is overdevelopment. The applicant is requested to set out the percentage of land taken by buildings / tanks etc, roads and open spaces / attenuation. The applicant should investigate other lands to attenuate to provide for open and natural attenuation.
- (b) The applicant previously provided an existing layout plan, indicating all natural features present. The Planning Authority would welcome the submission of existing an proposed sections / contiguous elevations that indicate the level changes across the site. Details of cut and fill should be provided.
2. As stated previously, the proposed power station introduces significant hardstanding and building development into the landscape which potentially runs contrary to Policy IE Objective 5 in the County Development Plan and other policies and objectives contained in Chapters 7 and 8 of the same plan. The applicant is requested to clearly set out:
 - (1) The percentage of hardstanding
 - (2) The plot ratio and how this had changed from initial proposal to current design
3. (i) The applicant's use of 1000mm for SAAR (Standard Average Annual Rainfall) value is too high. A SAAR value of 780mm shall be used in greenfield run off rate calculations which results in a maximum discharge rate from the suite of 3.8L/S.
The applicant is requested to submit a revised surface water drainage layout drawing and report with revised calculations showing revised attenuation calculations based on a maximum greenfield discharge rate from the site of 3.8L/S.
 - (ii) The applicant is requested to include green roofs on the site where feasible to reduce the amount of hardstanding area. Green roofs may be included on industrial buildings and/or ancillary buildings such as security huts, office admin buildings etc. The applicant is requested to submit a

revised surface water drainage layout drawing showing the maximisation of green roofs across the site and include a section detail of the proposed green roof system.

4. (i) The applicant is requested to provide a report showing hydraulic model results for flood areas post development works. The report shall demonstrate the operation of the proposed flood compensation area for the 1 in 1000 year plus climate change scenario. The report shall take in consideration residual risks associated with the proposed flood mitigation measures on site.
(ii) It is unclear how surface water run off will discharge from the proposed flood compensation area to the Baldonnell stream. The applicant is requested to submit a longitudinal section view drawing of the proposed flood compensation area which demonstrates how surface water will enter and exit the basin. The drawing shall include details of levels along the basin and at the discharge point of the stream to demonstrate this.

5. (1) SuDS.

- (i) The use of petrol interceptors is not best practice SuDS and should be avoided. The applicant is requested utilise above ground natural source control feature(s) such as filter strips/swales or basins in lieu of below ground oil interceptors. The applicant should refer to SDCC Sustainable Drainage Explanatory Design and Evaluation Guide (sections 7.4.5 and 7.4.7). An oil interceptor at a location where woodland and hedgerow mitigation planting is proposed is not compatible.
(ii) The applicant is requested to clarify whether the flood compensation storage volume taken into account the proposed mitigation tree planting?

(2) Landscaping

The applicant is requested to provide an updated Landscape (Mitigation) Plan that integrate the revised SuDS proposals to ensure they are achievable. A fully detailed landscape Masterplan, to be agreed with Public Realm, with full works specification, that accords with the specifications and requirements of the Council's Public Realm Section. The landscape Plan shall include hard and soft landscaping including levels, sections and elevations, detailed planting proposals for all SUDs features including proposed swale(s) and flood ditch.

The Landscape Masterplan shall include the following:

- (i) A scaled Landscape Masterplan with cross- sections (where appropriate) showing the general layout and hard and soft landscape treatment of all external areas/spaces (including front and rear gardens), boundaries, structures and features. This shall be generally provided at a maximum scale of 1/200.
- (ii) Details of Hard Landscape Design (where applicable) for boundaries, (walls, fences, screens), lighting, seating, kerbing, edging, surfacing and water features.
- (iii) Details of Soft Landscape Design: detailed Planting Plan(s) and Planting Schedule(s) [species/varieties, quantities, sizes, rootball presentation, spacings]
- (iv) A Landscape Specification for all materials (hard and soft landscaping), workmanship and landscape maintenance (18 months minimum period post Practical Completion).
- (v) A timescale for implementation of all proposals, including specified landscape maintenance operations; Landscape Contract(s) to include an 18-months Defects Liability clause, (hard and soft landscaping) after Certified Practical Completion (by the landscape consultant)
- (vi) Planting material where possible should be Irish Grown Nursey Stock and the importation of foreign planting material should be avoided within the proposed planting schemes.
- (vii) Details of lighting and other underground services should also be included on a planting plan drawing to ensure that proposals are realistic, and planting is not precluded by the location of

underground services. Details of lighting design that mitigate the impacts on commuting/foraging bats.

6. The applicant has not clearly set out in the additional information submission that it can be demonstrated that the development can meet the standards set out by South Dublin County Council, as requested in item 7.

The applicant is requested to submit an Acoustic Verification report as clarification of additional information. The report must confirm whether the development is capable of complying with Council's standard operational noise criteria, set out below:

Noise due to the normal operation of the proposed development, expressed as Laeq over 15 minutes at the façade of a noise sensitive location, shall not exceed the daytime background level by more than 10 dB(A) and shall not exceed the background level for evening and night time.

(a) This Acoustic Verification report should comprise of noise monitoring data at any noise sensitive locations. It should also include the cumulative noise level whereby the existing noise levels are included in the assessment of the developments overall impact.

(b) The Acoustic Verification report should include performance specifications for any changes/modifications which have been incorporated in order to reduce operational noise levels during the night time period.

The report must include a statement certifying whether the development or proposed use is fully capable of complying with the requirements of the following noise control condition:

(1) Noise due to the normal operation of the proposed development, expressed as Laeq over 15 minutes at the façade of a noise sensitive location, shall not exceed the daytime background level by more than 10 dB(A) and shall not exceed the background level for evening and night time.

Clearly audible and impulsive tones at noise sensitive locations during evening and night shall be avoided irrespective of the noise level.

7. Under item 8 of the request for further information, the Planning Authority noted the lack of information included within the EIAR regarding archaeology. It is noted that an archaeological assessment report has been prepared, however, it is noted that the EIAR has not been updated. The applicant is therefore requested to provide an update of the archaeology section of the EIAR.

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,

11-Apr-2022

for Senior Planner