

Planning Department,  
South Dublin County Council,  
County Hall,  
Tallaght,  
Dublin 24

Date: 1<sup>st</sup> April 2022

Dear Sir / Madam,

**RE: PROPOSED AMENDMENTS TO THE ICT FACILITY DEVELOPMENT PERMITTED UNDER SDCC REG. REF.: SD20A/0309 ON LANDS AT CRAG AVENUE, CLONDALKIN INDUSTRIAL ESTATE, CLONDALKIN, DUBLIN 22**

On behalf of our client Echelon Clondalkin DC Services Limited, Unit 22, The Cubes Offices, Beacon South Quarter, Sandyford, Dublin 18, we enclose details of a proposed development comprising amendments to the development permitted under SDCC Reg. Ref.: SD20A/0309 on a site at Clondalkin Industrial Estate, Clondalkin, Dublin 22.

The permission to which the current amendment proposals relate was subject to a final grant of permission by the Planning Authority on the 4<sup>th</sup> of May 2021.

The current amendment proposals relate to alterations to permitted ICT Facility buildings 2 and 3, including alterations to the internal layout and external elevations of these two permitted buildings, and the omission of the permitted emergency generators from these buildings. Alterations to the permitted ancillary water tanks and pump rooms are also provided for as part of the proposed amendments.

The application site is subject to an EPA Industrial Emissions Licence relating to the Energy Centre permitted on site.<sup>1</sup>

The proposed development is described as follows within the public notices:

*"Echelon Clondalkin DC Services Limited, intend to apply for full planning permission for development on a site at 3-4, Crag Avenue, Clondalkin Industrial Estate, Clondalkin, Dublin 22. The application site comprises an area of c. 13.38 hectares.*

*The proposed development comprises amendments to the development permitted under Reg. Ref.: SD20A/0309. The proposed amendments comprise the following:*

<sup>1</sup> The application site is subject to an EPA Industrial Emissions Licence relating to the Energy Centre permitted on site. The current development proposals do not require such a licence and the permitted energy centre is unaffected by the current proposed amendments.

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- Alterations to permitted ICT Facility buildings 2 and 3, to include internal reconfiguration of the ICT equipment halls, associated electrical and mechanical plant rooms, loading bays, maintenance and storage space, office administration areas, and reconfiguration of screened plant.
- Alterations to the external facades of permitted ICT Facility buildings 2 and 3 to include modification and reconfiguration of fenestration, louvers, loading bays, and access doors, along with an increase in height of 1.2 metres to main parapet level and reduction in the height of rooftop plant to not exceed the parapet height of the buildings, along with the omission of previously permitted flues and exhaust ducts at roof level.
- Omission of emergency generators and associated flues from permitted ICT Facility buildings 2 and 3.
- The proposed amendments to ICT Facility buildings 2 and 3 result in an increase in their gross floor area (GFA) of 2,511 sq.m for each building, resulting in an overall increase in the GFA of the two buildings of 5,022 sq.m.
- Alterations to the water storage tanks serving the permitted ICT Facility buildings, including total increase of 268 sq.m GFA to the permitted pumphouses and a reduction in the scale of the associated water storage tanks.
- All associated and ancillary works.

*The application site is subject to an EPA Industrial Emissions Licence relating to the Energy Centre permitted on site (under Reg. Ref.: SD18A/0068 as amended by Reg. Ref.: SD19A/0185)."*

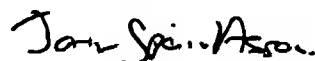
The planning application is accompanied by the following documentation, which seeks to address the requirements of the South Dublin County Development Plan 2016-2022 and the Planning and Development Regulations 2001, as amended:

- Completed planning application form and attachments;
- Copy of site notice and original copy of newspaper notice;
- 6 no. copies of this Cover Letter (including EIA Portal confirmation) prepared by John Spain Associates;
- 6 no. copies of a Planning Report prepared by John Spain Associates;
- 6 no. copies of Permitted and Proposed Architectural Drawings including drawing schedule prepared by ARC MC Architects; and,
- Planning application fee of €19,044 (payment in the form of two cheques).

The Planning Report submitted with this application provides a detailed assessment and justification for the proposed amendments having regard to the planning history and permitted development on site, the site's location and context and planning policy context.

If you require any further information, please do not hesitate to contact us.

Yours faithfully,



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**John Spain Associates**

