

Strategic Infrastructure Development Proposal at Profile Park Business Park, Clondalkin, Dublin 22

South Dublin County Council's Planning Authority's Views

Section A: Context

Introduction

An application under the Strategic Infrastructure Act was lodged with An Bord Pleanála (Ref. ABP-312793-22) on the 3 August 2021 for permission for the proposed development of two no. 110kV underground transmission lines and a 110kV Gas Insulated Switchgear (GIS) substation compound along with associated and ancillary works at lands at Profile Park Business Park, Clondalkin, Dublin 22.

The Board has requested South Dublin County Council by letter to submit its views on this application. The final date for submission of views is the 14 April 2022.

The proposed development primarily comprises:

- two 110kV underground transmission lines, as follows:
 - One proposed underground single circuit 110kV transmission line will connect the proposed Kilcarbery 110kV GIS Substation to the existing 110kV Barnakyle Substation to the west. The proposed transmission line covers a distance of approximately 274m
 - One proposed underground single circuit 110kV transmission line will connect the proposed Kilcarbery 110kV GIS Substation to the existing 110kV underground Castlebaggot - Barnakyle circuit to the west within the Grange Castle South Business Park. The proposed transmission line covers a distance of approximately 492m
- a 110kV Gas Insulated Switchgear 2.6m high fenced compound, including:
 - two storey GIS Substation building (with a gross floor area of 1,477sqm)
 - three transformers with associated ancillary equipment and enclosures,
 - a single storey Client Control Building (with a gross floor area of 51.5sqm),
 - lightning masts,
 - car parking,
 - associated underground services and roads
- Associated and ancillary works.

- The development includes the connections to the two substations (existing and proposed) as well as to the Castlebaggot - Barnakyle circuit, associated underground services, and all associated construction and ancillary works.

Purpose

The applicant states that the proposed Development is designed to support power demand for the Concurrent Application of two data centres made under Reg. Ref. SD21A/0241 for which Additional Information was requested by the Planning Authority on the 26th October 2021.

Statutory Process

Pre-Application Consultation

The Applicant has had 1 no. pre-application consultation meeting with An Bord Pleanála on the 14th of October 2021, in response to a pre-application consultation request received by An Bord Pleanála on the 3rd of August 2021.

The purpose of the consultation meeting was to provide further information to An Bord Pleanála to inform their determination as to whether or not the proposed development might constitute strategic infrastructure. Consultation has also been undertaken with Eirgrid and ESB Networks to ensure the Proposed Development design meets their requirements.

A request to conclude the pre-application process was submitted to An Bord Pleanála on the 1st November 2021.

An Bord Pleanála determination

An Bord Pleanála confirmed in a letter dated the 25th of November 2021 that the proposed development constitutes Strategic Infrastructure Development within the meaning of section 182A of the Act. Therefore, the current application is required to be submitted directly to An Bord Pleanála under section 182A(1) of the Act. The determination from the Board that the development constitutes a SID was accompanied by an Inspector's Report, which recommended that the applicant be informed that the proposed development constitutes Strategic Infrastructure.

Relevant Legislation

Section 182A E (4), (5) (6) and (7) of the Planning and Development Act 2000 as inserted by Section 3 of Part 2 of the Strategic Infrastructure Act 2006 (pages 19 & 23) sets out the procedure, for the submission of a planning authority report in relation to an application received by An Bord under the Strategic Infrastructure Act.

182A—(1) Where a person (hereafter referred to in this section as the ‘undertaker’) intends to carry out development comprising or for the purposes of electricity transmission, (hereafter referred to in this section and section 182B as ‘proposed development’), the undertaker shall prepare, or cause to be prepared, an application for approval of the development under section 182B and shall apply to the Board for such approval accordingly.

(2) In the case of development referred to in subsection (1) which belongs to a class of development identified for the purposes of section 176, the undertaker shall prepare, or cause to be prepared, an environmental impact statement or Natura impact statement or both of those statements as the case may be in respect of the development.

(3) The proposed development shall not be carried out unless the Board has approved it with or without modifications.

Section 4 relates to the notices and documentation to be contained within a public consultation. Sections 5, 6, 7 and 8 relate to additional information.

Section 9 – defines ‘transmission’.

Section 182B. (1) sets out the items that the Board shall consider before making a decision.

Section 2, 3, 4 – exemption from providing an EIS or Natural Impact Statement (exceptional circumstances, effects to be considered).

Sections 6 -9 relate to financial conditions which may be attached.

10) In considering under subsection (1) information furnished relating to the likely consequences for proper planning and sustainable development of a proposed development in the area in which it is proposed to situate such development, the Board shall have regard to—

- (a) the provisions of the development plan for the area,
- (b) the provisions of any special amenity area order relating to the area,
- (c) if the area or part of the area is a European site or an area prescribed for the purposes of section 10(2)(c), that fact,
- (d) if the proposed development would have an effect on a European site or an area prescribed for the purposes of section 10(2)(c), that fact,
- (e) the matters referred to in section 143, and

143.—(1) The Board shall, in performing its functions, have regard to—

- (a) *the policies and objectives for the time being of the Government, a State authority, the Minister, planning authorities and any other body which is a public authority whose functions have, or may have, a bearing on the proper planning and sustainable development of cities, towns or other areas, whether urban or rural,*
- (b) *the national interest and any effect the performance of the Board's functions may have on issues of strategic economic or social importance to the State, and*
- (c) *the National Spatial Strategy and any regional planning guidelines for the time being in force.*
- (f) the provisions of this Act and regulations under this Act where relevant.

An Bord Pleanála has indicated within the cover letter received by SDCC on 21 February 2022 on the issues it expects to be addressed in a planning authority report on a Strategic Infrastructure application. The issues to be addressed include:

1. Main relevant Development Plan provisions relating to the subject site and surrounding area. A clear indication of the current status of the relevant Development Plan and any Draft Plans should be given, together with any relevant issues arising. Details of other relevant Plan provisions (e.g. Local Area Plans) and statement regarding status of these Plans (adopted or in draft form).
2. Relevant planning history relating to the subject site and the surrounding area.

3. Relevant national, regional and local policies.
4. Any SAAO which may be affected by the proposed development.
5. European designations, Natural Heritage Areas, which may be affected by the proposed development (whether in or proximate to same).
6. Protected Structures, ACA's etc.
7. Availability and capacity of public surface water drainage facilities and any history of flooding relevant to the site.
8. Assessment of landscape status and visual impact, as appropriate.
9. Carrying capacity and safety of road network serving the proposed development.
10. Environmental carrying capacity of the subject site and surrounding area, and the likely significant impact arising from the proposed development, if carried out.
11. Planning authority view in relation to the decision to be made by the Board.
12. Planning authority view on community gain conditions which may be appropriate.
13. Details of relevant section 48/49 development contribution scheme conditions which should be attached in the event of a grant.
14. Details of any special contribution conditions which should be attached in the event of a grant along with detailed calculations and justification for the conditions.

The report follows, in general, the above issues.

Section B: Report of the Planning Authority

Site Description

The site is situated centrally within Profile Park Business Park, it extends along the internal road, taking up a green field element to the south and meets Grange Castle Business Park to the west. An existing data centre lies to the east of the application site.

The surrounding area to the west is characterised by industrial development, including significant data centre development.

Matters to be addressed

1. **Main relevant Development Plan provisions relating to the subject site and surrounding area. A clear indication of the current status of the relevant Development Plan and any Draft Plans should be given, together with any relevant issues arising. Details of other relevant Plan provisions (e.g. Local Area Plans) and statement regarding status of these Plans (adopted or in draft form).**

The site is zoned 'EE' – to provide for enterprise and employment related uses within the adopted South Dublin County Development Plan (CDP) 2016-2022. The exception to this is the part of the site which runs along roads. These areas are not subject to any zoning and are considered to be 'transitional areas' between zoning objectives. The site lies within the Department of Defence Inner Zone and conical surface. A small element of the site is designated SFRA A (to the south) and patches of the site are also designated SFRA B.

The CDP 2016-2022 is the prevailing statutory plan for the area and there are no other plans that have been made which would have an influence on development across the site. It is noted that there is an emerging CDP. The Material Alterations to the CDP are currently open for submissions until 26 April 2022. Following this period, the Councillors will have up to 6 weeks to consider the Chief Executives report on the submissions. The CDP will come into effect in August 2022. The emerging plan therefore has no weight at present.

Relevant policies and objectives contained with the current County Development Plan include:

Section 10.2.9 supports the provision of transmission and energy infrastructure with the appropriate service providers such as ESB Networks and Eirgrid that facilitates the economic development and expansion of the County.

Energy (E) Policy 11: Service Providers and Energy Facilities states that *“It is the policy of the Council to ensure that the provision of energy facilities is undertaken in association with the appropriate service providers and operators, including ESB Networks, Eirgrid and Gas Networks Ireland. The Council will facilitate the sustainable expansion of existing and future network requirements, in order to ensure satisfactory levels of supply and to minimise constraints for development”*.

ET3 Objective 2 that states: *“To prioritise high tech manufacturing, research and development and associated uses in the established Business and Technology Cluster to the west of the County (Grange Castle and Citywest areas) to maximise the value of higher order infrastructure and services that are required to support large scale strategic investment.”*

Policy ET3 Objective 5 requires 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”*.

IE8 Objective 5:

Within the Department of Defence Inner Zone (delineated on Map), in addition to the Obstacle Limitation Surfaces for the Aerodrome, no buildings or structures exceeding 20m in height above ground level should be permitted.

Policy G2 - Green Infrastructure Network

It is the policy of the Council to promote and develop a coherent, integrated and evolving Green Infrastructure network in South Dublin County that can connect to the regional network, secure and enhance biodiversity, provide readily accessible parks, open spaces and recreational facilities.

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.

Policy G3 - Green Infrastructure (G) Policy 3 Watercourses Network

It is the policy of the Council to promote the natural, historical and amenity value of the County's watercourses; to address the long-term management and protection of these corridors and to strengthen links at a regional level.

Other objectives/policies in CDP

Policy ET1 Economic and Tourism Overarching Policies and Objectives

Policy ET3 Enterprise and Employment (EE)

Section 7.1.0 Water Supply & Wastewater

Policy IE1 Water & Wastewater

Section 7.2.0 Surface Water & Groundwater

Policy IE2 Surface Water & Groundwater

Section 7.3.0 Flood Risk Management

Policy IE3 Flood Risk

Section 7.5.1 Waste and Resource Policy and Legislation

Policy IE5 Waste Management

Section 7.6.0 Major Accidents Directive

Policy IE6 Major Accidents

7.7.0 Environmental Quality

Policy IE6 Environmental Quality

7.8.0 Aerodromes and Airport

Policy IE 8 Casement Aerodrome

Policy IE8 Weston Aerodrome

Section 8.0 Green Infrastructure

Policy G1 Overarching

Policy G2 Green Infrastructure

Policy G3 Watercourse Network

Policy G5 Sustainable Urban Drainage Systems

Policy G6 New Development in Urban Areas

Table 11.18: Key Principles for Development within Enterprise and Employment Zones

Section 11.2.1 Design Statements

Section 11.2.5 Enterprise and Employment Areas

Section 11.2.7 Building Height

Section 11.6.1 (i) Flood Risk Assessment
Section 11.6.1 (ii) Surface Water
Section 11.6.1 (iii) Sustainable Urban Drainage System (SUDS)
Section 11.6.1 (iv) Groundwater
Section 11.6.1 (v) Rainwater Harvesting
Section 11.6.1 (vi) Water Services
Section 11.6.3 Environmental Hazard Management
Section 11.6.3 (i) Air Quality
Section 11.6.3 (ii) Noise
Section 11.6.3 (iii) Lighting
Section 11.6.4 Major Accidents – Seveso Sites
Section 11.6.5 Waste Management

Section 11.7.2 Energy Performance in New Buildings

Section 11.8.1 Environmental Impact Assessment
Section 11.8.2 Appropriate Assessment

Strategic Development Zones and Local Area Plans.

Subject lands are not impacted by these.

Landscape Character Assessment

The site is located within Newcastle Lowlands South Dublin Character Area (LCA 2) of the Landscape Character Assessment of the County. Key Characteristics include:

- Low-lying and gently undulating agricultural lands over limestone.
- Established communication corridors include the grand canal and railway corridor traverse east to west and two aerodromes at Weston and Baldonnell
- Agricultural land use primarily pasture and tillage
- Increasing influence of urban activities closer to the motorways, national roads and regional roads
- Long history of historic settlement and human activity with medieval landscape complex associated with Newcastle village and surrounds.
- Number of demesnes associated with former country houses and institutions including reuse of older country houses at sites such as Peamount and Baldonnell.

Relevant issues to be addressed: The planning authority considers the following to be the relevant issues to be addressed:

- Principle of the proposed development
- Landscape and visual impact
- Impact on residential amenity
- Roads
- Water services
- Heritage

The majority of these issues are discussed below. The principle of the proposal is not examined elsewhere, so is addressed here:

Principle: Public Services are ‘permitted in principle’ in EE zoned lands. For un-zoned lands, which are transitional, the adjacent zoning objectives should be taken into consideration.

2. *Relevant planning history relating to the subject site and the surrounding area.*

North of Falcon Ave

SD21A/0241 Demolition of the abandoned single storey dwelling and associated outbuilding (206sqm); construction of 2 two storey data centers with plant at roof level of each facility and associated ancillary development which will have a gross floor area of 40,589sq.m consisting of 1 two storey data center (Building 11) which will be located to the south of the site and will have a gross floor area of 24,667sq.m. including 22 emergency generators located at ground floor level within a compound to the western side of the data center with associated flues that will be 22.3m in height; 1 two storey data center (Building 12) which will be located to the north of the site, and to the immediate north of Building 11 and will have a gross floor area of 12,915sq.m including 11 emergency generators located at ground floor level within a compound to the western side of the data center with associated flues that will be 22.3m in height; each of the two data centers will include data storage rooms, associated electrical and mechanical plant rooms, loading bays, maintenance and storage spaces, office administration areas, and plant including PV panels at roof level as well as a separate house generator for each facility which will provide emergency power to the admin and ancillary spaces; each generator will include a diesel tank and there will be a refuelling area to serve the proposed emergency generators; the overall height of each data center apart from the flues and plant at roof level is c. 14.23m above the finished floor level; the overall height of each data center apart from the flues and plant at roof level is c. 14.23m above the finished floor level; single storey step-up substation (38sq.m) as well as 2 single storey switch substations (121sq.m); AGI Gas Regulator compound that include 3 single storey buildings (134sq.m); construction of a gas powered generation plant in the form of a 13m high single storey building with a gross floor area of 2,714sq.m that will contain 10 gas generators with associated flues that will be 25m in height, and grouped in pairs and threes; the Gas Plant will be located to the west of Building 11; ancillary site development works, that will include reorientation of the Baldonnell Stream, biodiversity management initiatives, attenuation ponds and the installation and connection to the underground foul and storm water drainage network, and installation of utility ducts and cables, that will include the drilling and laying of ducts and cables under the internal road network within Profile Park; other ancillary site development works will include hard and soft landscaping, lighting, fencing, signage, services road, entrance gates, sprinkler tanks and pump room; a temporary gas powered generation plant within a fenced yard containing 21 generator units in containers, each with associated flues (each 25m high), 12 transformers and 10 containers of controls to be located to the west of, and associated with the first phase of Building 11, and will be required for a period of up to 2 years if connection to the national grid is delayed; this temporary plant will not be built if the connection to the national grid is in place prior to the operation of Building 11 at this site that includes an abandoned single storey residential property on the New Nangor Road (R134), Dublin 22; and on land within the townlands of Ballybane and Kilbride within Profile Park, Clondalkin, Dublin 22 on an overall site of 8.7 hectares. **Request Additional Information**

SD20A/0124 (1) Demolition of existing single storey dwelling (c.108.5sq.m); (2) construction of a Distribution Warehouse Building comprising warehousing and ancillary areas at ground floor and support offices, staff areas and plant across two floors; (3) the development will be accessed from the existing Profile Park estate road; (4) provision of car parking, cycle parking, security gatehouse, landscaping and boundary treatments (including security fencing and gates); (5) all associated site development and services works (including diversion/culverting/reprofiling of existing stream on site); (6) total gross floor area of the development c.17,006sq.m.

Permission Granted

06S.VA0019 West Dublin 220/110kV substation and associated works consisting of: (1) a 220/110kV Gas Insulated Switchgear (GIS) substation (approx. three hectare site) situated in the townlands of Ballybane and Aungierstown; (2) two interface compound sites (approx. 0.1ha each) to connect the existing Inchicore-Maynooth 220kV double-circuit overhead line to the proposed substation. The western interface compound is to be situated in the townland of Gollierstown and the eastern interface compound is to be situated in the townland of Kishogue; (3) a terminal tower (approx. 38.7m in height) adjacent to each interface compound; (4) an access route to the eastern interface compound (approx. 240m in length) connecting to Lynches Lane (L-5218-1); (5) an access route to the western interface compound (approx. 1.3km in length) connecting to the R120 regional road via an existing access road currently serving the Lucan Sarsfields GAA Club sports grounds; (6) four 220kV underground cables connecting the two interface compound sites with new substation; (7) one 110kV underground cable connecting the existing 110kV Corkagh substation to the proposed substation; (8) the removal of a section (approx. 3km in length) of the existing Inchicore-Maynooth 220kV double circuit overhead line and 13 existing towers. Submissions or observations may be made only to An Bord Pleanála, 64 Marlborough Street, Dublin 1 relating to (a) the implications of the proposed development for proper planning and sustainable development and (b) the likely effects on the environment of the proposed development and may only be made for a period of 7 weeks commencing on 4/1/2016. Any submissions/observations must be received by the Board not later than 5.30pm on 22/2/2016. **Permission Granted**

West of site

SD20A/0121 Permission for a period of ten years for development at this site of 16.5 hectares that is located within lands in the Grange Castle South Business Park and includes the residential property of Ballybane, Old Nangor Road on land within the townlands of Milltown; Ballybane and; Aungierstown and Ballybane; and bounding Baldonnel Road to the west; both the Old and New Nangor Road to the north; and Grange Castle South Access Road to the South, Baldonnel, Dublin 22. The development will consist of the following: (1) The demolition of the existing two storey dwelling of Ballybane and associated farm buildings (565sq.m) and the construction of 3 two storey data centres with mezzanine floors at each level of each facility and associated ancillary development that will have a gross floor area of 80,269sq.m on an overall site of 16.5hectares. (2) 1 two storey data centre (Building A) that will be located to the south-west of the site and will have a gross floor area of 28,573sq.m. and will include 26 emergency generators located at ground floor level within a compound to the northern side of the data centre with associated flues that will be 25m in height. The facility will also include 26 ventilation shafts which will be

located above the northern end of each emergency generator that will measure 20m in height. (3) 1 two storey data centre (Building B) which will be located to the north-west of the site, and to the immediate north of Building A and will have a gross floor area of 21,725sq.m and which will include 18 emergency generators located at ground floor level within a compound to the northern side of the data centre with associated flues that will be 25m in height. The facility will also include 18 ventilation shafts which will be located above the southern end of each emergency generator that will measure 20m in height. (4) 1 two storey data centre (Building C) which will be constructed last, will be located to the eastern part of the site on a north-south axis and will have a gross floor area of 28,573sq.m. It will include 26 emergency generators located at ground floor level within a compound to the western side of the data centre with associated flues that will be 25m in height. The facility will also include 26 ventilation shafts that will be located above the western end of each emergency generator that will measure 20m in height. (5) Each of the three data centres will include data storage rooms, associated electrical and mechanical plant rooms, loading bays, maintenance and storage spaces, office administration areas, and plant including PV panels at roof level as well as a separate house generator for each facility which will provide emergency power to the admin and ancillary spaces. Each data centre will also include a diesel tank and a refuelling area to serve the proposed emergency generators. (6) The overall height of each data centre apart from the flues and plant at roof level is c. 19.85m above the finished floor level. (7) 1 temporary and single storey substation (29sq.m). (8) 3 single storey MV buildings (each 249sq.m - 747sq.m in total) which manage the supply of electricity from the substations to each data centre and are located to the immediate west of the generator compound within buildings A and B, and to the south of the generator compound withing building C. (9) 8 prefabricated containerised electrical rooms (65sq.m each and 520sq.m overall) that are stacked in pairs to the immediate south of the temporary substation. (10) Ancillary site development works, which will include attenuation ponds and the installation and connection to the underground foul and storm water drainage network and installation of utility ducts and cables which will include the drilling and laying of ducts and cables under Baldonnel stream. Other ancillary site development works will include hard and soft landscaping, lighting, fencing, signage, service road, entrance gate, sprinkler tank house (72sq.m), security hut (30sq.m) and 150 car parking spaces and 78 sheltered bicycle parking spaces. The development will be enclosed with landscaping to all frontages including a wetland to the west. The development will be accessed from the Grange Castle South Access Road from the south via the Baldonnel Road. An Environmental Impact Assessment Report (EIAR) has been submitted with this application. **Grant Permission**

SD20A/0295 Amendments and modifications to the permitted data centre development granted under Reg. Ref. SD18A/0134 - ABP Ref. ABP-302813-18 and the temporary substation permission granted under SD19A/0300 to include: Demolition of the two storey dwelling of Weston House; single storey dwelling and outbuildings/ stables of Weston Lodge; and the single storey dwelling and converted garage of Kent Cottage. Retention of sprinkler tank and pump house to the south-west of Building A Data Centre to replace 4 sprinkler tanks; Retention of 40kW(p) PV panels on the roof of Building A Data Centre; Retention of revised size of northern attenuation pond and loss of permitted landscaping to its south; Retention of ramped access to rear of temporary substation permitted under SD19A/0300; Retention of revised flue arrangement for Building A Data Centre from 2 associated flues per

generator to 1 associated flue per generator (16 in total) and grouped into 8 towers of two flues each (each 20m high); Retention of revised position of security fence to north, west and south of Building A Data Centre; and retention and modifications of landscape berm along Baldonnel Road and to east of Weston House. Development will consist of new works to include: Modifications of permitted vehicular entrance to the data centre to include a new single storey guard house (37sq.m) and two internal entrance gates; Modification to car parking so that the permitted entrance to the parking area from the east is closed off; Modifications of flue arrangement for Building B Data Centre from 2 associated flues per generator to 1 associated flue per generator (16 in total) and grouped into 8 towers of two flues each (each 20m high); Modifications to permitted landscape scheme to north and south of Building A Data Centre; Removal of roadside entrance to Erganagh House (demolished), Kent Cottage, and the former scaffolding yard; and removal of roadside entrance to Weston House and its replacement with a new agricultural gate and fence to be erected to facilitate access for maintenance and security purposes only all on a site of 9.7Ha located within lands in the Grange Castle South Business Park and the residential properties of Weston House, Kent Cottage and Weston Lodge as well as the former scaffolding yard on land within the townlands of Aungierstown and Ballybane; Ballybane; and Milltown and bounding Baldonnel Road to the west and south and Grange Castle South access road to the north, Baldonnel, Dublin 22. **Retention Permission Granted**

SD18A/0134 Demolition of the existing single storey house of 'Erganagh' and the construction of a two storey data centre and delivery bays with associated three storey office block and services that will have a gross floor area of 35,426sq.m on an overall site of 9.2 hectares. The two storey data centre facility and delivery bay (32,419sq.m) will be separated into two adjoined blocks over two floors with a single data hall on each floor of each data centre with service and technical space around each data hall (4 data halls overall) with a two storey delivery bay attached to the east of the data centre block. A three storey office block and delivery bay (2,882sq.m) is attached to the west of the data centre block. The data centre will be served by services and plant to the north of the data centre blocks that will include 32 standby generators with 2 associated flues per generator (64 in total) and grouped into 16 towers of flour flues each (each 20m high). There are proposed to be 32 acoustically attenuated chillers located on the upper level plant gantries to the north of the data hall blocks (eight on each gantry). The development will also include a new substation with associated transformer yard and single storey transformer building (125sq.m) that will be located to the northeast of the site. The development will be accessed from the Grange Castle South Access Road from the north via the Baldonnel Road and will also include ancillary site development works, including 2 attenuation ponds, to connect to existing Grange Castle infrastructural services as well as fencing, signage, services road, entrance gate, 70 car parking spaces including 3 disabled car parking spaces, and 30 sheltered bicycle parking spaces. The development will be enclosed with landscaping to all frontages including a wetland to the west all on a site (9.2ha) located within lands in the Grange Castle Business Park South and the residential properties of Erganagh, Kent Cottage and Weston Lodge on land with the townlands of Aungierstown and Ballybane; Ballybane; and Milltown and bounding Baldonnel Road to the west and south and Grange Castle South Access Road to the north, Baldonnel, Dublin 22. An Environmental Impact Assessment Report (EIAR) has been submitted with this application. **Permission Granted**

South of Falcon Ave

ED22/0001 Entrance upgrade comprising: (1) 3 heavy duty barriers & controls with 3 new smaller traffic arms and 3 road blockers; (2) Upgrade includes removal of existing island and construction of a smaller central island in a new position and all ancillary works in relation to the upgrade. **Declared not exempt.**

SD16A/0148 The painting of 5 murals max. 12.25m high totalling (1,192sq.m) on external walls of existing building, smaller images on 3 external flues (total 10sq.m) also mural painting on a 7.5m high external sprinkler tank (surface area 250sq.m). The installation of an external fence 1.8m high x 18m long inside the existing perimeter fence at external dining area with mural painted on the internal face (area 33sq.m) Total area of all murals is 1485sq.m. The murals will be lit with light fittings either on the building or nearby poles or ground. **Permission Granted**

SD14A/0284 Alterations to previously granted Reg. Ref. SD14A/0023 consisting of alterations to the position of the security gatehouse and security gates, internal roads layout, attenuation ponds, access road to the two storey substation; alterations to the double height warehouse elevations plus an additional internal mezzanine level (floor area 165sq.m); alterations to the single storey substation building (increase in additional floor area of 88sq.m and compound area; alterations to the height of the Load Bank Garage Building; additional 27 car parking spaces; removal of previously granted MV substation to north west of site; all associated site development works required as part of the above mentioned alterations. **Permission Granted**

SD14A/0023 Construction of a two storey data storage facility (30,361sq.m.), a double height warehouse building (1,670sq.m) and a HV Substation area with two buildings; 1 no. 2 storey building (968sq.m.) and 1 no. single storey building (190sq.m) and associated site development works. Permission is also sought for a new site access and entrance gates, a security gatehouse, security gates, load bank garage, perimeter fencing, internal roadways, sprinkler tank, pump house, 10KV substation, water and fuel tanks, attenuation ponds, hard and soft landscaping, 83 no. new car parking spaces and bicycle shelter with ancillary site works. The highest point of any of the buildings is within 20m of the original ground level with the 25 no. stacks at 25m. Provision for a temporary construction entrance and haul road off the Baldonnel Road to the south of the site has been allowed for; an EIS (Environmental Impact Statement) will be submitted with this application, all on a 11.25 ha site. **Permission Granted**

SD11A/0121 Change of use of an existing logistics/distribution warehouse facility (approved under planning ref. no. SD08A/0052) to an electronic technology facility, associated works including modifications to existing structure. The development will consist of the following works and modifications to the existing building: installation of external plant over two storeys along the east and west elevations of the building on a new steel support system clad with acoustic louvered screens to match existing cladding colours; installation of a new first floor to provide additional plant areas; extension to the administration area at ground floor level with new windows to the south elevation to match existing; installation of additional windows at upper level over the existing administration area and existing roof lights removed; removal of existing doors to north facade and replacement with new cladding to colour match

existing; associated internal alterations. Extent of site works includes: a sprinkler tank and pump house to the north east corner; extension of existing single storey substation in the south east corner to include a customer switch room; provision of a new main entrance to the east of the existing entrance to Unit 502, a new road layout, entrance gates and new entrance gates south of the building to access the car park; block existing main entrance to Unit 502 to provide set down area to access the ESB substation; construct a single storey security building to the east of the site with new gates and new visitor car parking; remove one existing dock leveller and an on-grade roller shutter door from the north west corner of the building with the existing depressed loading dock filled in; installation of self contained emergency stand by generators and other plant to the north west corner of the site, including all supporting structures for flues, and a 1.8m high fence and gate to generator enclosure; construct roadway around the building to the west, north and east of the site; boundary fencing around site with site landscaping; existing site entrance to Unit 503 to be retained as an alternative access point; divert existing culvert along eastern side of the site to facilitate development; install a bicycle shelter to the south west of the site; increase in site area from 9131sq.m. to 13925sq.m. **Permission Granted**

SD10A/0063 New 8m diameter sprinkler tank (8.5m in height) and pump house (floor area 30sq.m) to the rear of existing semi detached warehouse unit and associated site works on previously approved development Reg. Ref. SD08A/0052 on a 0.45 Ha site. **Permission Granted**

SD08A/0052 (a) 2 no. semi-detached logistics / distribution warehouse units with ancillary offices (total floor c.3,574sq.m.) and associated site works including storm water attenuation, water services, boundary fencing; (b) extension of estate road previously permitted (SD07A/0280); (c) temporary access haul road previously permitted (SD07A/0280). **Permission Granted**

SD07A/0665 A 'Trade Park' consisting of 35 units in 5 separate blocks and a single office/showroom building (5 units). The units range in scale from 171 sqm (gross floor area) to 1,519 sqm (gross floor area) with a total gross floor of approx. 10,998 sqm, and 336 no. parking spaces. Each trade park unit (in Blocks B to F) shall be for trade park use only comprising storage/enterprise/workshop use and customer service/showroom/sales space for both trade and public customers. Block A (804 sqm) is a signature two storey building comprising of 4 no. units for office and showroom use and a coffee shop of approx. 120 sqm (in Unit 2); Block B (2,130 sqm) is a double height single storey building (including 534 sqm at mezzanine level) comprises of 9 no. units for trade park use; Block C (2,130 sqm) is a double height single storey building (including 534 sqm at mezzanine level) comprises of 9 no. units for trade park use; Block D (1,519 sqm) is a double height single storey unit for trade park use with single storey element to North elevation; Block E (3,195 sqm) is a double height single storey building (including 795 sqm at mezzanine level) and comprises of 15 no. units for trade park use; Block F (1,519 sqm) is a double height single storey unit for trade park use with single storey element to North elevation. The development also includes surface water drainage, 3 no. ESB substations, foul drainage and water supply infrastructure, yard areas, associated landscaping and all ancillary works, on a site of approx 3.54 hectares. Access to the site will be provided from the Northern boundary off the existing roundabout to Kilcarbery Business Park,

via the internal road network permitted under Reg. Ref. SD06A/0568. **Permission Granted**

SD07A/0280 Further Information - The proposed development now consists of: 43 Units in 7 blocks comprising 16 Industrial Units (Blocks 1, 2 and 7), 24 Warehouse Units (Blocks 4, 5 and 6) and 3 Science and Technology Units (Block 3) all with ancillary office space (total floor area approximately 12,558 sq. m.). Site development works including storm water attenuated works, water services, boundary fencing, temporary access haul road, estate roads and 2 no. E.S.B. sub-stations, 241 car parking spaces, all on a site of approx 3.314 hectares. (An increase in the overall floor area of the proposed development from 11,416 sq. m. to 12, 558 sq. m., increase in parking spaces from 168 to 241, a reduction in the number of units from 45 to 43, alterations to overall area and internal configuration of unit types A, B, C, D and D1, and reduction in floor area of ancillary office space, removal of 2 units onto internal access road (Block 4), relocation of unit from Block 5 to Block 3, relocation of waste collection area, cycle parking and 2 electricity sub-stations/switch rooms, and alterations to elevation onto internal access road, and alterations to internal access road layout). **Permission Granted**

East of site

SD21A/0167 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. **Seek Clarification of Additional Information**

All Profile Park

SD06A/0568 Provision of roads and services infrastructure to facilitate the future development of a business park, to be known as 'Profile Park' on these lands. The development includes the provision of 1,675 metres of internal distributor roads consisting of 267 metres to dual carriageway standard (at the main entrance) with a further 1,408 metres to single carriageway standard and one internal roundabout. The development also includes surface water drainage, foul drainage and water supply infrastructure, associated landscaping and all ancillary works, on a site of 39.84 hectares. Access to the site will be provided at the northern boundary off the existing roundabout to Kilcarbery Business Park. This application is accompanied by an Environmental Impact Statement.

3. Relevant national, regional and local policies.

There are no additional local policies to those cited under (1) above.

National Planning Framework

National Strategic Outcome 5 provides for a strong economy supported by enterprise, innovation and skills. Ireland is very attractive in terms of its digital connectivity, climate and renewable energy sector to provide for development of international digital infrastructures including data centres. This sector underpins Ireland's international position as a location for ICT. Promotion of Ireland as a sustainable international destination for ICT infrastructures such as data centres is an objective.

National Strategic Outcome 6 of the NPF relates to the creation of "*A Strong Economy Supported by Enterprise, Innovation and Skills*". This strategic outcome is underpinned by a range of objectives relating to job creation and the fostering of enterprise and innovation.

The Proposed Development comprises the provision of a permanent power supply for the Permitted Development, in a location which is well suited and serviced to accommodate such a use.

National Strategic Outcome 8 of the NPF seeks to transition to a low carbon and climate resilient society.

National Policy Objective 73C relates to the timely delivery of enabling infrastructure to deliver planned growth and development.

Eastern and Midlands Regional Spatial and Economic Strategy 2019-2031

Chapter 7 of the Eastern & Midland Regional Assembly RSES seeks to decarbonise the energy sector with a shift from its reliance on using fossil fuels and natural gas as its main energy source to a more diverse range of low and zero-carbon sources.

Regional Policy Objective 8.25 includes the requirement that local authorities support the national objective to promote Ireland as a sustainable international destination for ICT infrastructure such as data centres at appropriate locations.

RPO 10.20 relates to energy infrastructure including facilitating new transmission infrastructure projects.

RPO 10.22 relates to supporting the reinforcement and strengthening of the electricity transmission and distribution network.

Government Statement on The Role of Data Centres in Ireland's Enterprise Strategy

The Government Statement on the Role of Data Centres in Ireland's Enterprise Strategy was published by the Department of Business, Enterprise and Innovation in June 2018. The Statement notes the role which data centres play in Ireland's ambition to be a digital economy hot-spot in Europe. The Statement includes a section dealing with electricity infrastructure (page 8 onward refers). The Statement includes the following statement in relation to the electricity infrastructure requirements of planned and projected data centre development:

“Currently, a large portion of existing and planned data centres that are due to connect to the electricity system are expected to be in the Dublin area. Based on existing data centres, committed expansion and expected growth, total demand could treble within the next ten years. A consistent and supportive whole of government approach will be brought to the realisation of the transmission and distribution assets required to support the level of data centre ambition that we adopt.”

The proposed development is designed to enable the export of power from the permitted power generation facility as granted under SDCC Reg. Ref. SD20A/0058. The proposed 110kV GIS substation and 110kV transmission lines are also designed to support the power demand for the concurrent application for an ICT facility under SDCC Reg. Ref. SD20A/0324. The current Strategic Infrastructure Development proposal also constitutes the provision of transmission infrastructure required to provide electricity for development within the Grange Castle South Business Park, including three permitted data centres.

4. Any SAAO which may be affected by the proposed development.

There are no special amenity area orders in or adjacent to the site.

5. European designations, Natural Heritage Areas, which may be affected by the proposed development (whether in or proximate to same).

The Grand Canal pNHA is approximately 1.7m from the redline boundary at the closest point. This is the closest designated site to the application site.

It is noted that the applicant has considered the Grand Canal and other pNHAs that are further from the application site in the Environmental Impact Assessment Report (EIAR). Paragraph 11.57 states:

“It is considered that there is a very limited hydrological connection between the Application Site and the designated sites within the Dublin Bay (South Dublin Bay and River Tolka SPA, North Bull Island SPA South Dublin Bay SAC and North Dublin Bay SAC) via surface water drainage. With embedded pollution prevention/mitigation measures included in the proposed development design, it is unlikely that any qualifying habitat or species would be affected by the proposed development. Permanent, imperceptible, neutral effects would therefore be expected overall which are not significant in EIA terms”.

Given the nature and location with the proposal, the Planning Authority agrees with this assessment.

6. Protected Structures, ACA’s etc.

Protected Structures

There are no protected structures in close proximity to the application site.

Given the distance from Protected Structures, it is not considered that the proposed development would have any significant impact on these features.

Features of Archaeological Importance.

A number of the sites identified within Section 13 of the Environmental Impact Assessment Report (EIAR) are not contained within the Development Plan maps or written statement and are better dealt with by the relevant National body. The EIAR states

“5.93 There would be a direct construction effect on the oval/circular enclosure and associated linear ditches during construction works.

5.94 It is recommended and necessary to undertake an archaeological excavation of an area measuring 50m by 50m in order to preserve by record the identified oval/circular enclosure in advance of construction works commencing. Such work would need to be undertaken by a licenced eligible archaeologist working under licence from the Department of Housing, Local Government and Heritage in consultation with the National Museum of Ireland”.

Mitigation is proposed in terms of a programme of licensed archaeological monitoring will be agreed with the National Monuments Service of the Department of Culture, Heritage and the Gaeltacht, for areas not previously subjected to archaeological testing.

7. Availability and capacity of public surface water drainage facilities and any history of flooding relevant to the site.

Small patches of the site are subject to flood risk.

A Flood Risk Assessment (Clifton Scannell Emerson) was undertaken for the site and was submitted with the application. Surface Water Management is included under section 10 of Environmental Impact Assessment Report (EIAR).

Water Services has requested conditions relating to surface water:

“Prior to commencement of development submit a revised drawing in plan and cross sectional view to include a swale in area of proposed landscape north and west of site. Such a swale should attenuate surface water from adjacent asphalt and tarmac areas. All SuDS (Sustainable Drainage Systems) shall be part of a treatment train before connection to a surface water pipe network system.

Further details of SuDS with examples can be found in South Dublin County Council’s SuDS Guidance Document at

<https://sdcc.ie/en/services/environment/environmental-health/water-services/sustainable-drainage-systems/sustainable-drainage-systems-suds.html>”

The Parks and Public Realm Department has also requested conditions surrounding surface water and stated *“A SuDS (Sustainable Drainage System) is not shown for the proposed development. SDCC do not approve of using underground tanks as part of SuDS schemes where the full potential of the natural drainage features has not been explored”.*

The following conditions have also been recommended relating to flood risk.

- *Ensure that no property upstream or downstream of proposed site is adversely affected by flooding from proposed development*
- *The Developer shall ensure that there is complete separation of the foul and surface water drainage for the proposed development.*
- *All works for this development shall comply with the requirements of the Greater Dublin Regional Code of Practice for Drainage Works.'*

The full report from Water Services is attached to Appendix 1.

The full report received from Irish Water is included within Appendix 2. There are no objections, subject to conditions.

The full report from the Parks and Public Realm Department is included within Appendix 3.

8. Assessment of landscape status and visual impact, as appropriate.

Landscape and Visual Amenity Assessment

A detailed Landscape and Visual Impact assessment is contained in Volume 2 'Landscape, Visual and Heritage Impact Assessment of the EIAR'.

Section 11 of the Environmental Impact Assessment report (EIAR). Paragraph 5.69 provides a summary and states:

“overall, it is judged that the proposed development is similar in context to the current and anticipated future commercial / industrial landscape character type for this transitional area, and as such which would be not significant in EIA terms for landscape or visual identified receptors”.

An element of the proposal would be underground, however, there would be some significant structures in this instance, most notably the GIS substation, which would be 15m tall. The Planning Authority note that the photomontages and contiguous elevations have considered the proposal of the current live Planning Application under SD21A/0241. Whilst it is noted that no decision has been made regarding this planning application and there is no guarantee that the proposal will get permission in its current form, it is noted that the surrounding lands are zoned EE and the substation is situated centrally within Profile Park and therefore, there would likely be limited visual impact on the wider area in the long term. It is noted that high voltage ducting limits the landscaping permissible in some areas close to the substation. The Planning Authority is satisfied that, subject to a suitable landscaping scheme, the visual impact of the proposal would be acceptable.

The Parks and Public Realm Department has not requested any additional conditions regarding landscaping in this instance.

9. Carrying capacity and safety of road network serving the proposed development.

The proposed development would involve significant works to the existing road network. The submitted information includes layout plans, standard roads, autotrack and drainage details. Section 7 of the Environmental Impact Assessment Report (EIAR) assesses the likely impacts in terms of transport and accessibility during the Construction and Operational Phases of the Proposed Development.

Attached in Appendix 4 is the detailed report as received from the Roads Section South Dublin County Council. It is the view of the Roads Section that:

“Access & Roads Layout:

The development is proposing two new access points from an existing road within profile park. A Autotrack drawing detailing the movements of an HGV around the development have been submitted and are satisfactory.

Footpath and road sections have been provided. Trench reinstatement details have been submitted, the reinstatement must comply with the conditions set out in the road opening licence or the Guidelines for Managing Openings in Public Roads 2017.

Car Parking:

No details of car parking have been provided. The number of staff working at the development when completed should be clarified, to ascertain the amount of parking required.

Taking in Charge:

The development is contained entirely in the Profile Business Park”.

The following additional information is sought:

- 1. A report on the proposed staff numbers working at the development.*
- 2. A revised layout of not less than 1:200 showing the car parking, bicycle parking at the development.*

It is considered the matters can be addressed via condition.

The report of the lighting department is included in Appendix 5.

10. Environmental carrying capacity of the subject site and surrounding area, and the likely significant impact arising from the proposed development, if carried out.

Detailed views have already been expressed in this report in relation to traffic, waste management plans, attenuation and visual amenity. As already stated, the contents of the submitted Planning Reports are noted. The following issues relating to the environmental carrying capacity of the site have not been addressed elsewhere:

Appropriateness of the route:

The route generally follows an existing road. This is considered appropriate. One 11kv cable would connect to the Barnakyle Substation and the second would continue further to the north west and would connect to the Castlebaggot substation.

The land is zoned EE and it is not considered the proposal would have a significant impact.

Impact on Biodiversity

The EIAR, chapter 11, examined biodiversity. The assessment has involved:

- Establishment of baseline ecological data for the Proposed Development site;
- determination the ecological value of the identified ecological features;
- assessment the impact of the Proposed Development on ecological features of value (flora and fauna);
- application of mitigation measures to avoid, reduce, remedy or compensate impacts; and
- identification any residual impacts after mitigation.

Desk and field studies were undertaken in order to inform the assessment. Surveys for habitats and bats. A Fossitt Habitat Survey was undertaken on 17 August 2021 and Static Detector Monitoring for bats was undertaken between August and September 2021.

It is noted that the results indicate that the site is sub-optimal for bat foraging, and there was no evidence of breeding birds. The loss of the habitat would be grassland, which is abundant in the area and the loss would not be significant.

The EIAR also sets out a number of mitigation measures to ensure there are no significant impacts on the environment. Should permission be granted, it is considered that these mitigation measures be secured via condition.

Impact on Aviation Safety

Part of the site is located within The Department of Defence inner zone. It is noted that the buildings are below the required 20m height.

Residential Amenity:

There are no residential properties in the immediate vicinity of the site. Given the nature of the proposed development, it is not considered there would be significant impacts on residential amenity.

Appropriate Assessment Screening Report

An Appropriate Assessment Screening Report prepared by Neo Environmental has been submitted with the application. It is deemed that an Appropriate Assessment is not required in this instance as the development will not have a significant effect on any European sites. The conclusion states:

“8.2 The Proposed Development was screened for likely significant adverse effects upon any designated sites within its Zone of Influence. There are ten

designated sites, comprising six Special Areas of Conservation (SACs) and four Special Protection Areas (SPAs).

8.3. It was found that no ecological or ornithological connectivity exists between the Proposed Development and any Natura 2000 Site. It was found that there is limited hydrological connectivity between the Application Site and the designated sites within the Dublin Bay (South Dublin Bay and River Tolka SPA, North Bull Island SPA, South Dublin Bay SAC and North Dublin Bay SAC).

8.4. It has been concluded that the Proposed Development will not lead to significant adverse impacts upon any Natura 2000 sites. No likely significant effect is foreseen upon these Natura 2000 sites as a result of the proposals, either alone or in combination with any other development.

8.5. This screening report, based on the best available scientific information, finds that there is no reasonable scientific doubt that the development does not pose any risk of significant adverse effects on Natura 2000 sites, and that the development does not require progression to a Stage 2 AA”.

An Bord Pleanála is the competent authority in this regard.

EIAR

The applicant has stated:

“the proposed development constitutes a SID application under Section 182A of the Planning & Development Act 2000 (as amended) as the development includes high voltage (110kv or more) electricity transmission lines and interconnectors. Therefore the development provides the potential for significant effects on the environment and the Applicant has decided to undertake an EIAR on this basis”.

As such an EIAR has been produced. An Bord Pleanála is the competent authority in this regard.

11. Planning authority view in relation to the decision to be made by the Board.

South Dublin County Council notes that the substantive part of the proposal would be located within existing roads and the development of the substation, client control buildings and transformers would take place on ‘EE’ zoned land. The proposal is necessary to serve existing and planned development.

During consideration of the submitted documentation the Council has established that no further information is required.

If the Bord considers granting planning permission for this proposed development, in the event of granting permission it is recommended that conditions should be attached in relation to a number of aspects including:

Environmental Health

- Construction Noise
- No heavy construction equipment/machinery (to include pneumatic drills, construction vehicles, generators, etc) shall be operated on or adjacent to the construction site before 08:00 hours on weekdays and 09:00 on Saturdays nor

after 19:00 hours on weekdays and 13:00 hours on Saturdays, nor at any time on Sundays, Bank Holidays or Public Holidays.

Any work outside of these hours shall only be permitted following a written request to the Planning Authority and subsequent receipt of the written consent of the Planning Authority, having regard to the reasonable justification and circumstances and a commitment to minimise as far as practicable any unwanted noise outside the hours stated above.

- Noise levels arising from construction activities shall not be so loud, so continuous, so repeated, of such duration or pitch or occurring at such times as to give rise to a noise nuisance affecting a person in any premises in the neighborhood.
- Noise
 - Clearly audible and impulsive tones at noise sensitive locations during evening and night shall be avoided irrespective of the noise level.
- Dust / Odour
 - The development shall be so operated that there will be no emissions of malodours, gas, dust, fumes or other deleterious materials, no noise, vibration on site as would give reasonable cause for annoyance to any person in any residence, adjoining unit or public place in the vicinity.
 - During the construction / demolition phase of the development, Best Practicable Means shall be employed to minimise air blown dust being emitted from the site. This shall include covering skips and slack-heaps, netting of scaffolding, daily washing down of pavements or other public areas, and any other precautions necessary to prevent dust nuisances.
- Contaminated Land
 - Should any unexpected contamination be encountered in soils or groundwater with visual or olfactory signs of contamination, works in that area should cease immediately. Examples of such materials include; buried barrels or containers, soil or water with an unusual colour or odour, builder's rubble containing asbestos, or soil with a distinctive diesel or oil based component. A risk assessment should be completed by a suitably qualified consultant to assess the risks to human health and the environment. Should unacceptable risks be identified then appropriate remedial works must be conducted and agreement sought from the relevant regulatory bodies.
- Refuse
 - The bin storage area for the development must be suitably located and maintained. A suitable location for the storage of refuse shall be provided so as to prevent a public health nuisance.
- Pest Control
 - The applicant shall take suitable pest control precautions on site so as to control rodent activity. This may include precautionary laying of bait, covering of all skips, control of all waste on site and regular inspection of any stockpiles of earth on site for rodent activity. Where any activity is noted the applicant must obtain the services of a pest control company. The contract with this company must allow for bait points to be checked on a regular and frequent basis.

Aviation

- Given the proximity to Casement Aerodrome, operation of cranes should be coordinated with Air Corps Air Traffic Services, no later than 28 days before use, contactable at airspaceandobstacles@defenceforces.ie or 01-4037681

- An aviation bird and wildlife risk assessment should be carried out during the construction phase to mitigate any impact from birds on flight operations at Casement Aerodrome.
- Due to the proximity to Casement Aerodrome, mitigations may be required in relation to the management of wildlife attracted to attenuation ponds or other water features. Should negative effects of bird activity on Irish Air Corps operations arise, the owner must put measures in place to mitigate these effects to an acceptable level.
- Due to the proximity to Casement Aerodrome and site location within EIR23 airspace, Military Air Traffic Services requests an Aviation Impact Assessment on all potential emissions. The assessment should cover the effects of potential exhaust plumes and any other associated impact on flight operations at Casement Aerodrome.

Water Services

- Surface Water:
 - Prior to commencement of development submit a revised drawing in plan and cross sectional view to include a swale in area of proposed landscape north and west of site. Such a swale should attenuate surface water from adjacent asphalt and tarmac areas. All SuDS (Sustainable Drainage Systems) shall be part of a treatment train before connection to a surface water pipe network system.
 - Further details of SuDS with examples can be found in South Dublin County Council's SuDS Guidance Document at <https://sdcc.ie/en/services/environment/environmental-health/water-services/sustainable-drainage-systems/sustainable-drainage-systems-suds.html>
- Flood Risk:
 - Ensure that no property upstream or downstream of proposed site is adversely affected by flooding from proposed development.
 - The Developer shall ensure that there is complete separation of the foul and surface water drainage for the proposed development
 - All works for this development shall comply with the requirements of the Greater Dublin Regional Code of Practice for Drainage Works.

Irish Water

- Water
 - Prior to the commencement of development the applicant or developer shall enter into water connection agreement(s) with Irish Water.
 - All development shall be carried out in compliance with Irish Water Standards codes and practices.
- Foul
 - Prior to the commencement of development the applicant or developer shall enter into water connection agreement(s) with Irish Water.
 - All development shall be carried out in compliance with Irish Water Standards codes and practices.

Parks and Public Realm

- The applicant shall investigate opportunities to incorporate natural SuDS features on the site using the landscape to attenuate, convey and treat surface water and maximize amenity and biodiversity. The SUDS should be an integrated multi-disciplinary approach which locally addresses water quality,

water quantity, and provides for amenity and biodiversity enhancement which meets the objectives of South Dublin County Council Development Plan 2016-2022. The use of underground tanks should be avoided.

The applicant shall:

- Revisit the design and layout of the proposed development and propose a comprehensive SuDS strategy that fully delivers a ‘treatment train’ maximizing the use of natural SuDS. The proposals shall incorporate as appropriate:
 - i. green roofs, channel rills, swales, SuDs tree pits adjacent to hardstanding, rain gardens and other such SuDS and show what attenuation capacity is provided by such SuDS.
 - ii. All SuDS proposals to be shown on the landscape proposals and details provided on how they work.

Roads

- Prior to the commencement of development, the applicant shall submit:
 - A report on the proposed staff numbers working at the development.
 - A revised layout of not less than 1:200 showing the car parking, bicycle parking at the development.
- Prior to commencement of any works in the public domain, and in order to comply with The Roads Act 1993 Section 13 Paragraph 10, a Road Opening Licence must be secured from South Dublin County Council, Roads Maintenance Department.
- Prior to commencement of development, the applicant shall submit a developed Construction Traffic Management Plan for the written agreement of the Planning Authority.
- Prior to commencement of development, the applicant shall submit a developed Construction & Demolition Waste Management Plan (C&DWMP) for the written agreement of the Planning Authority

Public Lighting

- Should the proposal impact on the public lighting along the existing road, the applicant shall liaise with the SDCC Public Lighting section to arrange re-location of affected columns and associated circuiting at the applicants cost.

South Dublin County Council’s overriding view is that this proposed development will be of positive benefit for the sustainable development and growth of the County having regard to the location of the proposal in an area with numerous data centres, potential future data centres and a permitted power generation facility.

12. Planning authority view on community gain conditions which may be appropriate.

Given the nature and location of the proposal, it is considered that ‘community gain’ conditions are not necessary or warranted in this case.

13. Details of relevant section 48/49 development contribution scheme conditions which should be attached in the event of a grant.

There are no Section 49 supplementary contributions either adopted or proposed that would affect this proposed development site. South Dublin County Council has an adopted Section 48 contribution scheme. There are no contributions levied on underground works.

14. Details of any special contribution conditions which should be attached in the event of a grant along with detailed calculations and justification for the conditions.

There are no special contribution schemes in this instance.



**Eoin Burke,
Senior Planner**

Date: 14th April 2022



**Mick Mulhern,
Director of Land Use, Planning and
Transportation**

Appendix 1

Register Reference No.: ABP-312793-22

Development: Provision of two no. 110kV underground transmission lines and a 110kV Gas Insulated Switchgear (GIS) substation compound along with associated and ancillary works and is described as follows: The proposed 110kV GIS Substation Compound is to be located on lands to the south of those that are subject of an application for 2 no. data centres under South Dublin County Council Reg. Ref. SD21A/0241 and to the south of Falcon Avenue within Profile Park, and within an overall landholding bound to the north by Falcon Avenue, Profile Park; to the west by Casement Road, Profile Park; and to the east and south by undeveloped lands; and partly by the Digital Reality complex to the southeast within Profile Park, Clondalkin, Dublin 22. The site of the proposed development has an area of c. 3.19 hectares. The proposed 110kV Gas Insulated Switchgear (GIS) Substation Compound includes the provision of a two storey GIS Substation building (with a gross floor area of 1,477sqm) (known as the Kilcarbery Substation), three transformers with associated ancillary equipment and enclosures, a single storey Client Control Building (with a gross floor area of 51.5sqm), lightning masts, car parking, associated underground services and roads within a 2.6m high fenced compound and all associated construction and ancillary works. One proposed underground single circuit 110kV transmission line will connect the proposed Kilcarbery 110kV GIS Substation to the existing 110kV Barnakyle Substation to the west. The proposed transmission line covers a distance of approximately 274m within the townlands of Aungierstown and Ballybane, and Kilbride and will pass under the internal road network within Profile Park to where it will connect into the Barnakyle substation. One proposed underground single circuit 110kV transmission line will connect the proposed Kilcarbery 110kV GIS Substation to the existing 110kV underground Castlebaggot - Barnakyle circuit to the west within the Grange Castle South Business Park. The proposed transmission line covers a distance of approximately 492m within the townlands of Aungierstown and Ballybane, and Kilbride and will pass both under, and to the north of the internal road network within Profile Park and Grange Castle Business Park South where it will connect into the Castlebaggot - Barnakyle circuit at a proposed new joint bay. The development includes the connections to the two substations (existing and proposed) as well as to the

Castlebaggot - Barnakyle circuit, associated underground services, and all associated construction and ancillary works.

An Environmental Impact Assessment Report has been prepared in respect of this application.

Profile Park Business Park, Clondalkin, Dublin 22

Location:

Report Date : 16th Mar 2022

Surface Water Report:

No Objection Subject To:

1.1 Prior to commencement of development submit a revised drawing in plan and cross sectional view to include a swale in area of proposed landscape north and west of site. Such a swale should attenuate surface water from adjacent asphalt and tarmac areas. All SuDS (Sustainable Drainage Systems) shall be part of a treatment train before connection to a surface water pipe network system.

Further details of SuDS with examples can be found in South Dublin County Council's SuDS Guidance Document at

<https://sdcc.ie/en/services/environment/environmental-health/water-services/sustainable-drainage-systems/sustainable-drainage-systems-suds.html>

Flood Risk

No Objection:

2.1 Ensure that no property upstream or downstream of proposed site is adversely affected by flooding from proposed development.

- The Developer shall ensure that there is complete separation of the foul and surface water drainage for the proposed development
 - All works for this development shall comply with the requirements of the Greater Dublin Regional Code of Practice for Drainage Works.
-

Water Report:

Referred to IW

Foul Drainage Report:

Referred to IW

Signed: _____
Ronan Toft AE.

Date: _____

Endorsed: _____
Brian Harkin SEE.

Date: _____

Appendix 2



IW Recommendation: **No Objection**

IW Observations:

1 Water

1.1 Prior to the commencement of development the applicant or developer shall enter into water connection agreement(s) with Irish Water.

- All development shall be carried out in compliance with Irish Water Standards codes and practices.

Reason: In the interest of public health and to ensure adequate water facilities.

2 Foul

2.1 Prior to the commencement of development the applicant or developer shall enter into water connection agreement(s) with Irish Water.

- All development shall be carried out in compliance with Irish Water Standards codes and practices.

Reason: In the interest of public health and to ensure adequate waste water facilities.

SOUTH DUBLIN COUNTY COUNCIL



INTERNAL MEMORANDUM

Department: Parks & Landscape Services / Public Realm Date: 12/04/2022

Sarah Watson

Planning Department

Development: Provision of two no. 110kV underground transmission lines and a 110kV Gas Insulated Switchgear (GIS) substation compound along with associated and ancillary works; The proposed 110kV GIS Substation Compound is to be located on lands to the south of those that are subject of an application for 2 no. data centres under South Dublin County Council Reg. Ref. SD21A/0241 and to the south of Falcon Avenue within Profile Park, and within an overall landholding bound to the north by Falcon Avenue, Profile Park; to the west by Casement Road, Profile Park; and to the east and south by undeveloped lands; and partly by the Digital Reality complex to the south-east within Profile Park, Clondalkin, Dublin 22; The site of the proposed development has an area of c. 3.19 hectares; The proposed 110kV Gas Insulated Switchgear (GIS) Substation Compound includes the provision of a two storey GIS Substation building (with a gross floor area of 1,477sq.m) (known as the

Kilcarbery Substation), three transformers with associated ancillary equipment and enclosures, a single storey Client Control Building (with a gross floor area of 51.5sq.m), lightning masts, car parking, associated underground services and roads within a 2.6m high fenced compound and all associated construction and ancillary works; One proposed underground single circuit 110kV transmission line will connect the proposed Kilcarbery 110kV GIS Substation to the existing 110kV Barnakyle Substation to the west; The proposed transmission line covers a distance of approximately 274m within the townlands of Aungierstown and Ballybane, and Kilbride and will pass under the internal road network within Profile Park to where it will connect into the Barnakyle substation; One proposed underground single circuit 110kV transmission line will connect the proposed Kilcarbery 110kV GIS Substation to the existing 110kV underground Castlebaggot- Barnakyle circuit to the west within the Grange Castle South Business Park. The proposed transmission line covers a distance of approximately 492m within the townlands of Aungierstown and Ballybane, and Kilbride and will pass both under, and to the north of the internal road network within Profile Park and Grange Castle Business Park South where it will connect into the Castlebaggot - Barnakyle circuit at a proposed new joint bay; The development includes the connections to the two substations (existing and proposed) as well as to the Castlebaggot - Barnakyle circuit, associated underground services, and all associated construction and ancillary works; An Environmental Impact Assessment Report has been prepared in respect of this application.

Location: Profile Park Business Park, Clondalkin, Dublin 22

Applicant: Vantage Data Centers Dub 11 Ltd.

Reg. Ref: ABP-312793-22

Recommendation:

Main concerns:

1. A SuDS (Sustainable Drainage System) is not shown for the proposed development. SDCC do not approve of using underground tanks as part of SuDS schemes where the full potential of the natural drainage features has not been explored.

Site Area

3.2 ha

Zoning

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

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 4: To incorporate Sustainable Urban Drainage Systems (SUDS) as part of Local Area Plans, Planning Schemes, Framework Plans and Design Statements to address the potential for Sustainable Urban Drainage at a site and/or district scale, including the potential for wetland facilities.

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.

IE2 Objective 9: To protect water bodies and watercourses, including rivers, streams, associated undeveloped riparian strips, wetlands and natural floodplains, within the County

from inappropriate development. This will include protection buffers in riverine and wetland areas as appropriate (see also Policy G3 Objective 2 – Biodiversity Protection Zone).

Chapter 8. Green Infrastructure

Section 8.1.0 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 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 3 Watercourses Network

G3 Objective 1: To promote the natural, historical and amenity value of the County's watercourses and address the long-term management and protection of these corridors in the South Dublin Green Infrastructure Strategy.

G3 Objective 2: To maintain a biodiversity protection zone of not less than 10 metres from the top of the bank of all watercourses in the County, with the full extent of the protection

zone to be determined on a case-by-case basis by the Planning Authority, based on site specific characteristics and sensitivities.

G3 Objective 3: To ensure the protection, improvement or restoration of riverine floodplains and to promote strategic measures to accommodate flooding at appropriate locations, to protect ground and surface water quality and build resilience to climate change.

G3 Objective 5: To restrict the encroachment of development on watercourses, and provide for protection measures to watercourses and their banks, including but not limited to: the prevention of pollution of the watercourse, the protection of the river bank from erosion, the retention and/or provision of wildlife corridors and the protection from light spill in sensitive locations, including during construction of permitted development.

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.

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.

CHAPTER 9 . HERITAGE, CONSERVATION AND LANDSCAPES (HCL)

Policy 15 Non-Designated Areas: It is the policy of the Council to protect and promote the conservation of biodiversity outside of designated areas and to ensure that species and

habitats that are protected under the Wildlife Acts 1976 and 2000, the Birds Directive 1979 and the Habitats Directive 1992 are adequately protected.

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 proposed development in accordance with the County Development Plan and best practice guidelines. We recommend the following conditions be applied in any grant of application:

1. Sustainable Drainage Proposals

The Public Realm Section consider that the proposed development is contrary to Policy G5 - Sustainable Urban Drainage Systems and Objective G5 1 and G5 2 in the County Development Plan. The applicant should be requested to:

Investigate opportunities to incorporate natural SuDs features on the site using the landscape to attenuate, convey and treat surface water and maximize amenity and biodiversity

The SUDS should be an integrated multi-disciplinary approach which locally addresses water quality, water quantity, and provides for amenity and biodiversity enhancement which meets the objectives of South Dublin County Council Development Plan 2016-2022. The use of underground tanks should be avoided.

The applicant is requested to:

1. Revisit the design and layout of the proposed development and propose a comprehensive SuDS strategy that fully delivers a 'treatment train' maximizing the use of natural SuDS. The proposals shall incorporate as appropriate:
 - iii. green roofs, channel rills, swales, SuDs tree pits adjacent to hardstanding, rain gardens and other such SuDS and show what attenuation capacity is provided by such SuDS.
 - iv. All SuDS proposals to be shown on the landscape proposals and details provided on how they work.

Fionnuala Collins

Assistant Parks Superintendent

Endorsed By: Laurence Colleran
Senior Executive Parks Superintendent

Appendix 4

Register Reference: ABP-312793-22 **Date:** 11-Mar-2022

Development: Provision of two no. 110kV underground transmission lines and a 110kV Gas Insulated Switchgear (GIS) substation compound along with associated and ancillary works; The proposed 110kV GIS Substation Compound is to be located on lands to the south of those that are subject of an application for 2 no. data centres under South Dublin County Council Reg. Ref. SD21A/0241 and to the south of Falcon Avenue within Profile Park, and within an overall landholding bound to the north by Falcon Avenue, Profile Park; to the west by Casement Road, Profile Park; and to the east and south by undeveloped lands; and partly by the Digital Reality complex to the south-east within Profile Park, Clondalkin, Dublin 22; The site of the proposed development has an area of c. 3.19 hectares; The proposed 110kV Gas Insulated Switchgear (GIS) Substation Compound includes the provision of a two storey GIS Substation building (with a gross floor area of 1,477sq.m) (known as the Kilcarbery Substation), three transformers with associated ancillary equipment and enclosures, a single storey Client Control Building (with a gross floor area of 51.5sq.m), lightning masts, car parking, associated underground services and roads within a 2.6m high fenced compound and all associated construction and ancillary works; One proposed underground single circuit 110kV transmission line will connect the proposed Kilcarbery 110kV GIS Substation to the existing 110kV Barnakyle Substation to the west; The proposed transmission line covers a distance of approximately 274m within the townlands of Aungierstown and Ballybane, and Kilbride and will pass under the internal road network within Profile Park to where it will connect into the Barnakyle substation; One proposed underground single circuit 110kV transmission line will connect the proposed Kilcarbery 110kV GIS Substation to the existing 110kV underground Castlebaggot - Barnakyle circuit to the west within the Grange Castle South Business Park. The proposed transmission line covers a distance of approximately 492m within the townlands of Aungierstown and Ballybane, and Kilbride and will pass both under, and to the north of the internal road network within Profile Park and Grange Castle Business Park South where it will connect into the Castlebaggot - Barnakyle circuit at a proposed new joint bay; The development includes the connections to the two substations (existing and proposed) as well as to the Castlebaggot - Barnakyle circuit, associated underground services, and all associated construction and ancillary works; An Environmental Impact

Assessment Report has been prepared in respect of this application.

Location: Profile Park Business Park, Clondalkin, Dublin 22

Applicant: Vantage Data Centers DUB11 Ltd
App. Type: Strategic Infrastructure Application
Planning Officer: SARAH WATSON
Date Recd: 17-Feb-2022
Decision Due Date: 14-Apr-2022

Prior to commencement of any works in the public domain, and in order to comply with The Roads Act 1993 Section 13 Paragraph 10, a Road Opening Licence must be secured from South Dublin County Council, Roads Maintenance Department.

Description

The construction of a substation and control building in profile park. Connected to existing ESB substation by 110Kv cables.

Access & Roads Layout:

The development is proposing two new access points from an existing road within profile park. A Autotrack drawing detailing the movements of an HGV around the development have been submitted and are satisfactory.

Footpath and road sections have been provided. Trench reinstatement details have been submitted, the reinstatement must comply with the conditions set out in the road opening licence or the Guidelines for Managing Openings in Public Roads 2017.

Car Parking:

No details of car parking have been provided. The number of staff working at the development when completed should be clarified, to ascertain the amount of parking required.

Taking in Charge:

The development is contained entirely in the Profile Business Park.

Roads recommend that additional information be requested from the applicant:

3. A report on the proposed staff numbers working at the development.
4. A revised layout of not less than 1:200 showing the car parking, bicycle parking at the development.

No Roads objections subject to the following conditions:

1. Prior to commencement of any works in the public domain, and in order to comply with The Roads Act 1993 Section 13 Paragraph 10, a Road Opening Licence must be secured from South Dublin County Council, Roads Maintenance Department.
2. Prior to commencement of development, the applicant shall submit a developed Construction Traffic Management Plan for the written agreement of the Planning Authority.
3. Prior to commencement of development, the applicant shall submit a developed Construction & Demolition Waste Management Plan (C&DWMP) for the written agreement of the Planning Authority

Appendix 5

From: Grainne Mowlds <gmowlds@SDUBLINCOCO.ie>
Sent: Tuesday 15 March 2022 12:52
To: Michelle Dodrill <mdodrill@SDUBLINCOCO.ie>
Subject: RE: Message from SDCC for Planning Application ABP-312793-22 at Profile Park Business Park, Clondalkin, Dublin 22

Michelle,
Please find below my comments on the above application.

It is likely that the proposal will impact on the public lighting along the existing road. Where this occurs the applicant shall liaise with the SDCC Public Lighting section to arrange re-location of affected columns and associated circuiting at the applicants cost.

Regards,
Gráinne

Appendix 6

Dear Sir/Madam,

With reference to your email received 11th March 2022, regarding the underground transmission lines at Profile Park Business Park, Clondalkin, Dublin 22, please note that Geological Survey Ireland has no specific comment or observations to make on this matter at this time.

If you have any further queries or if we can be of further assistance, please do not hesitate to contact me, Erin Leahy, or my colleagues, Trish Smullen or Clare Glanville, at GSIPlanning@gsi.ie.

Yours sincerely,

Erin Leahy
Geological Survey Ireland