

# MARSTON

## PLANNING CONSULTANCY

Senior Administrative Officer,  
Planning Department,  
South Dublin County Council,  
County Hall,  
Town Centre,  
Tallaght,  
Dublin 24



Our Ref: 16008

17<sup>th</sup> May 2022

**Re : Planning and Development Act 2000-2021 and the statutory regulations (as amended). Application by EdgeConneX Ireland Limited for Retention and completion of amendments to the permitted internal road layout, internal fencing and other ancillary internal layout amendments that were permitted under SDCC Planning Ref. SD18A/0298 on this site to the east of the Newcastle Road, Lucan, Dublin**

**Reg. Ref. SD22A/0009**

**Date of additional information request: 9<sup>th</sup> March 2022**

### **ADDITIONAL INFORMATION**

Dear Sir / Madam,

We, Marston Planning Consultancy, 23 Grange Park, Foxrock, Dublin 18 are instructed by EdgeConneX Ireland Limited to submit this formal response to the request for additional information in relation to the planning application for the development as described above.

This response and accompanying reports and drawings, have comprehensively addressed all the elements of the Additional Information request in a reasonable manner fully justifying and explaining the development. Our response is submitted fully within the six month timescale for responding to an Additional Information request.

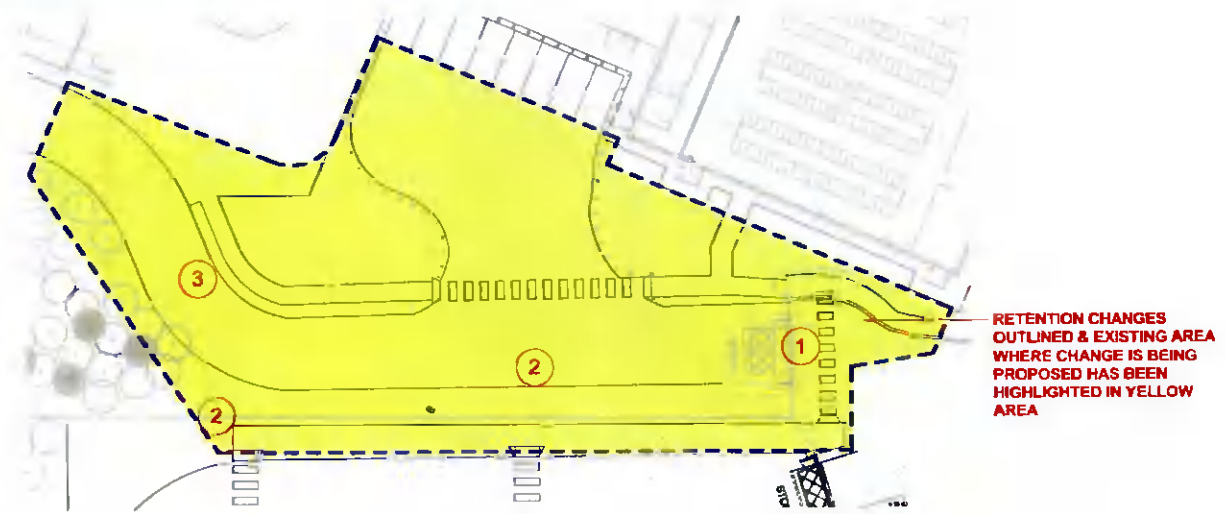
### **ADDITIONAL INFORMATION POINT 1**

We submit that the nature and extent of the application is straightforward in that it seeks retention and completion of works that have been required to facilitate the data centre campus to operate under one single future operator as opposed to two operators, as originally permitted. This can be described broadly as the removal of the internal fence that divided the two parts of the campus; as well as the removal of the controlled access into the northern part of the campus that was located to the south of the data centre permitted under Planning Reg. SD18A/0298. It was under this application that the road layout, landscaping, pedestrian routes and internal fence to be amended under this application were permitted. It is why the current application seeks an amendment to this permission that was granted by the Planning Authority on the 27<sup>th</sup> November 2018

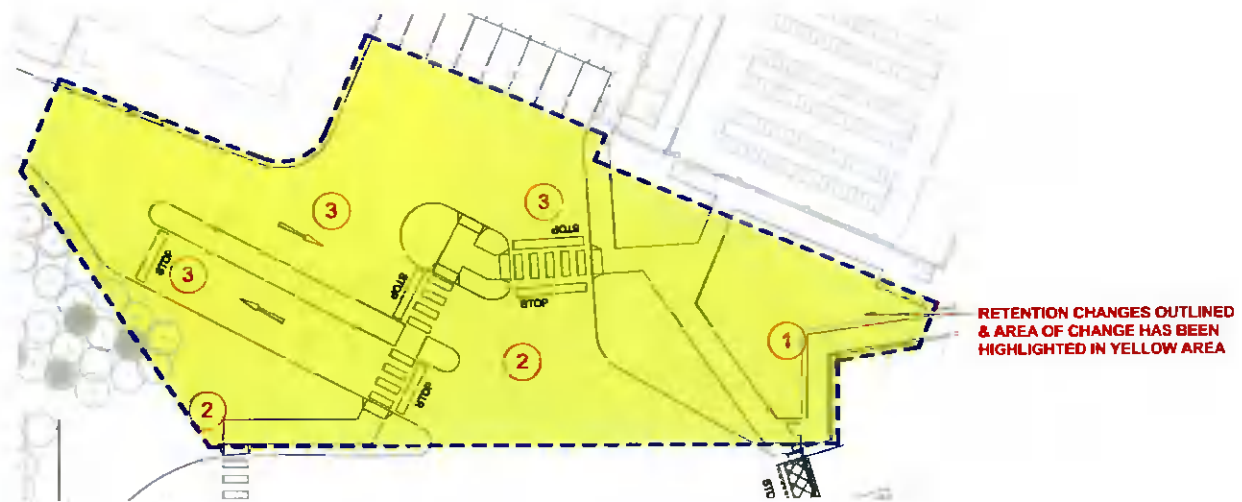
This cover letter will clearly explain each of these changes and is accompanied by a set of revised drawings that can be read in conjunction with this cover letter. The changes are coded on the set of drawings and in the commentary below, so that each relates to the other.

As a matter of clarity excerpts from the permitted layout and proposed layout plans are provided within this cover report side by side. Each are labelled clearly as relating to the permitted or proposed site layouts.

**Indication of location or elements of the permitted layout granted under Planning Ref. SD18A/0298 to be amended / altered**

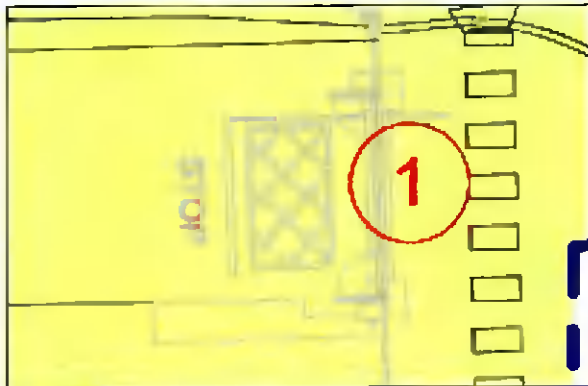


**Indication of main changes to the internal layout proposed under this application**

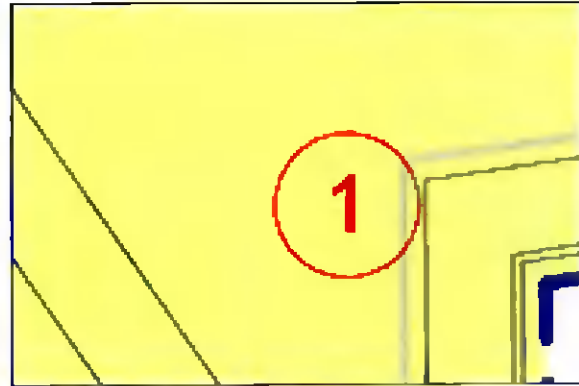


**Amendment 1**

This amendment relates to the removal of the entrance / exit gate that was granted under Planning Ref. SD18A/0298 to the south of the data centre granted under this permission. This is to facilitate the integration of the permitted development into a single working campus.



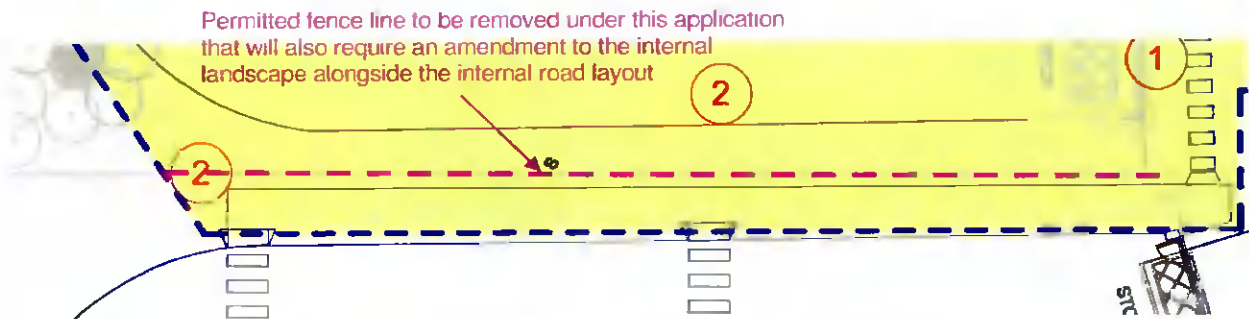
Permitted entrance / exit granted under SD18A/0298 to be omitted under this application



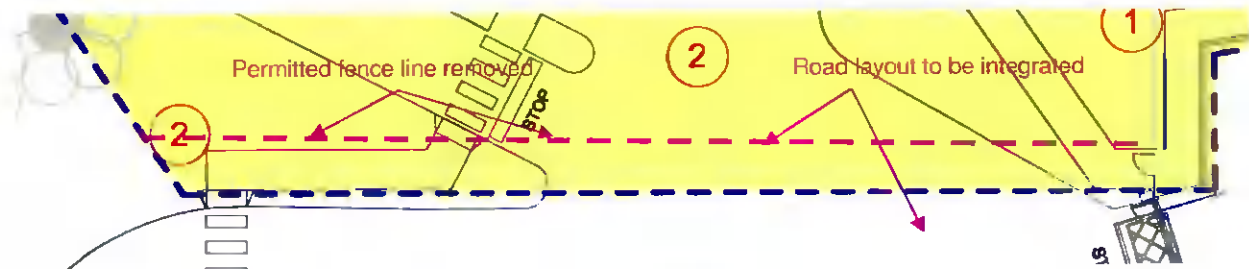
Proposed revised site layout indicating no vehicular access to be omitted under this application

**Amendment 2**

This second change relates to the retention of the omission of the internal fence (highlighted below) that was permitted to delineate between the northern and southern parts of the campus. The function of the fence was so that the data centres had the potential to operate under separate users. This change also allows for the removal of the landscaped buffer to the permitted road layout, either side of this fence, so that the roadway is fully connected. This change will allow for the integration of the road layout between the north and south parts of the data centre campus, so that there is a single entry and exit into the whole campus. This change as permitted and now proposed to be amended are shown below.



Permitted internal fence granted under SD18A/0298 to be omitted under this application



Proposed removal of internal fence and integration of road layout

**Amendment 3**

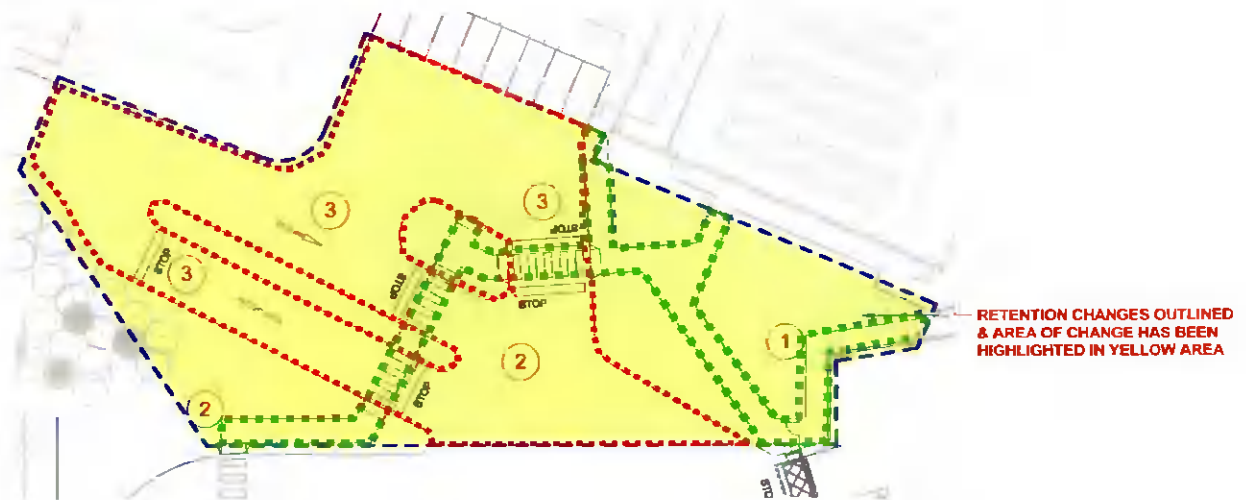
This amendment covers the alterations to the permitted vehicular and pedestrian routes that were granted under Planning Ref. SD18A/0298. The changes are a requirement to facilitate the amendments proposed under Amendments 1 and 2 of this AI response. They cover all other changes to the internal road and pedestrian layout route proposed as shown on the following page. The change to the road layout is

indicated by way of a broken red line and the pedestrian layout is indicated by way of a broken green line on both the permitted and proposed site layout plans.

**Permitted road and pedestrian layout granted under Planning Ref. SD18A/0298 to be amended / altered**



**Indication of main changes to the internal road and pedestrian layout proposed under this application**



**ADDITIONAL INFORMATION POINT 2**

A review of the additional attenuation required to deal with additional hard surfaces is included as part of this response by Pinnacle Consulting, who have been the consulting engineers advising the applicant on all applications on this site. Their report and accompanying mapping and documents clearly set out that under the most recent permission on the site under Planning Ref. SD18A/0298 a submission was made by Pinnacle that explained the breakdown of attenuation on a phase by phase basis and that prior to these works there remained an over-provision of 280m<sup>3</sup> of attenuation storage within the site. The additional storage required as part of this application will reduce this by 36m<sup>3</sup> leaving a remaining over-provision of 244m<sup>3</sup>, within the permitted attenuation system on site. Please refer to the accompanying Pinnacle report, and other documents for more details.

## **CONCLUSION**

It is our respectful submission that this response has comprehensively addressed the two issues raised by the Planning Authority in the Additional Information request.

In conclusion, for all of the foregoing arguments, reason and considerations, South Dublin County Council are invited to assess the subject scheme and our Additional Information response on its own individual merits and to grant planning permission for this development on the basis that by its nature and extent, the proposal would accord with the proper planning and sustainable development of this area including the preservation and improvement of amenities thereof.

We trust that everything is in order and look forward to a favourable decision in due course.

Yours faithfully,

A handwritten signature in cursive script that reads "Anthony Marston".

Anthony Marston (MIPI. MRTPI)  
**Marston Planning Consultancy**