

Comhairle Chontae Atha Cliath Theas

PR/0652/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22A/0093 **Application Date:** 01-Apr-2022
Submission Type: New Application **Registration Date:** 01-Apr-2022

Correspondence Name and Address: John Spain Associates 39, Fitzwilliam Place, Dublin 2

Proposed Development: Amendments to the development permitted under Reg. Ref. SD20A/0309 comprising: alterations to permitted ICT Facility buildings 2 and 3, to include internal reconfiguration of the ICT equipment halls, associated electrical and mechanical plant rooms, loading bays, maintenance and storage space, office administration areas, and reconfiguration of screened plant; alterations to the external facades of permitted ICT Facility buildings 2 and 3 to include modification and reconfiguration of fenestration, louvers, loading bays, and access doors, along with an increase in height of 1.2 metres to main parapet level and reduction in the height of rooftop plant to not exceed the parapet height of the buildings, along with the omission of previously permitted flues and exhaust ducts at roof level; omission of emergency generators and associated flues from permitted ICT Facility buildings 2 and 3; The proposed amendments to ICT Facility buildings 2 and 3 result in an increase in their gross floor area (GFA) of 2,511sq.m for each building, resulting in an overall increase in the GFA of the two buildings of 5,022sq.m; Alterations to the water storage tanks serving the permitted ICT Facility buildings, including total increase of 268 sq.m GFA to the permitted pumprooms and a reduction in the scale of the associated water storage tanks. All associated and ancillary works; The application site is subject to an EPA Industrial Emissions Licence relating to the Energy Centre permitted on site (under Reg. Ref.: SD18A/0068 as amended by Reg. Ref.: SD19A/0185).

Location: 3-4, Crag Avenue, Clondalkin Industrial Estate, Clondalkin, Dublin 22

Applicant Name: Echelon Clondalkin DC Services Limited

Application Type: Permission

Comhairle Chontae Atha Cliath Theas

PR/0652/22

Record of Executive Business and Chief Executive's Order

Description of Site and Surroundings:

Site Area

Stated as 13.38ha

Site Description:

The subject site is located at Nos. 3-4 Crag Avenue, within Clondalkin Industrial Estate, Clondalkin, Co. Dublin and formerly contained cable depot buildings and overhead power lines. The site, which has a generally flat topography, has been partially developed under extant Planning Permissions (which are further outlined in the Planning History Section of this Report). To date the site has been cleared of previous buildings and vegetation, with some traces of the hardstanding associated with the previous use remaining. There are a number of temporary stockpiles located on the site, which are associated with the site clearance works which have taken place.

The subject site is accessed from Crag Avenue and Canal Turn. The M50 motorway is located east of the subject site. The Grand Canal and its associated proposed Natural Heritage Area (pNHA) and the Gallanstown Stream are located along the southern site boundary. Residential development is located further south of the canal. A railway line is located north of subject site.

Proposal:

Permission is being sought for the following amendments to the development permitted under SD20A/0309:

- Alterations to ICT Buildings 2 and 3 consisting of the internal reconfiguration of the ICT equipment halls, electrical and mechanical plant rooms, loading bays, maintenance and storage space, office administration areas and reconfiguration of the screened plant area.
- Amendments to the façades of ICT Buildings 2 and 3 resulting in the reconfiguration of the permitted fenestration pattern, louvers, loading bays and access doors.
- An increase in the main parapet level of ICT Buildings 2 and 3 by 1.2m and the reduction in the height of the rooftop plant and removal of previously permitted flues and exhaust ducts to ensure the parapet height of the buildings is not exceeded.
- Omission of emergency generators and associated flues from permitted ICT Buildings 2 and 3.
- As a result of the proposed amendments to ICT Buildings 2 and 3 the gross floor area of each building will increase by 2,511 sq m, with a combined increase of 5,022 sq m.

Comhairle Chontae Atha Cliath Theas

PR/0652/22

Record of Executive Business and Chief Executive's Order

- Alterations to the permitted water storage tanks serving ICT Buildings 2 and 3 resulting in an increase of 268 sq m to the permitted Gross Floor Area of the pumphooms and a reduction in the scale of the associated water storage tanks.
- All ancillary site works above and below ground.

Zoning:

The subject site is subject to zoning objective 'EE' - *'To provide for Enterprise and Employment Related Uses'* under the South Dublin County Council Development Plan 2016-2022.

The Grand Canal and associated proposed Natural Heritage Area (pNHA) is located at the southern site boundary. The corridor of the Grand Canal is zoned Objective 'OS' – *'To preserve & provide for Open Space & Recreational Amenities'*. The NTA Greater Dublin Cycle Network plan is indicated along the Grand Canal on Development Plan Maps.

The subject site is within an Approach Zone for Baldonnell Aerodrome.

Consultations:

Drainage and Water Services – Additional Information required.

Irish Water – Additional Information required.

HSE Environmental Health Officer – Additional Information required.

Roads – No objection, subject to conditions.

Heritage Officer– No report received at time of writing this Report.

Parks and Public Realm– No objections, subject to conditions.

Irish Aviation Authority – No objections, subject to conditions.

Department of Defence – No report received at time of writing.

National Transport Agency - No report received at time of writing.

Transport Infrastructure Ireland – No report received at time of writing.

Submissions/Observations /Representations

Final date for submissions/observations – 5th May 2022.

None received.

Comhairle Chontae Atha Cliath Theas

PR/0652/22

Record of Executive Business and Chief Executive's Order

Recent Planning History

Subject Site

SD20A/0309 - Provision of 4 new information and communications technology (ICT) Facility buildings and associated development at the subject site, superseding elements of the extant planning permissions on site (Reg. Ref.: SD18A/0068 and Reg. Ref.: SD19A/0185). The application site is subject to an EPA Industrial Emissions Licence (Ref. No.: P1113-01) relating to the Energy Centre permitted on site, The single storey Energy Centre, gas pressure reduction station, and 110kV Gas Insulated Switchgear (GIS) substation permitted under Reg, Ref.: SD18AI0068 and Reg. Ref.: SD19AI0185 will be constructed as previously approved and are not affected by the current application. The proposed development will comprise the following: The construction of 4 ICT Facility buildings (ICT Facilities 1, 2, 3, and 4) with a combined total gross floor area {GFA} of c. 47,564.5 sq.m, Each ICT Facility building includes associated external plant areas, totalling c, 20,649.5 sq.m, ICT Facilities 1, 2, and 3 will be located in the eastern portion of the site, and each comprise a GFA of c. 15,196 sq.m (including ancillary office and administration space) over part two and part three levels with a maximum height of c, 25 metres and a parapet height of c, 19.5 metres, Each of the ICT Facilities will include an associated external plant area of c, 6,624 sq.m, ICT Facility 4 will be located in the southern portion of the site and comprises a GFA of c, 1,976.5 sq,m (including ancillary office and administration space) over two levels with a maximum height of c, 15 metres and a parapet height of c. 10.5 metres, This ICT Facility includes an associated external plant area of c. 777.5sq.m, Each ICT Facility building will accommodate ICT equipment halls, associated electrical and mechanical plant rooms, loading bays, maintenance and storage space, office administration areas, and screened plant. Construction of internal road network and circulation areas, footpaths, provision of 153 no. car parking spaces and 54 no, cycle parking spaces. Connections to vehicular access routes, roads, services and permitted infrastructure relating to the Energy Centre and 110kV GIS substation permitted under Reg, Ref.: SD18A/0068 and Reg, Ref.: SD19A/0185. Provision of emergency generators with associated flues, water storage tanks and associated pump rooms (comprising 150 sq,m in total) to serve each of the proposed ICT Facility Buildings. Hard and soft landscaping and planting, lighting, and all associated works, including underground foul and storm water drainage network, boundary treatments and security fencing, attenuation areas, and utility cables.

SDCC Decision: Grant Permission, subject to conditions.

ED20/0055 - Temporary compound to facilitate the diversion/undergrounding of existing ESB 38kV overhead lines and installation of new underground 110kV grid connections associated with development permitted under Reg Ref SD18A/0068 (as amended by Reg Ref. SD19A/0185).

SDCC Decision: Seek Clarification of Additional Information.

SD20A/0242 - The provision of alternate entrance and access arrangements from Crag Avenue to serve the permitted data storage centre, energy centre and substation development permitted under Reg. Ref. SD18A/0068, as amended by Reg. Ref. SD19A/0185 including the provision of ducted

Comhairle Chontae Atha Cliath Theas

PR/0652/22

Record of Executive Business and Chief Executive's Order

services connections between the permitted substation on site (permitted under Reg. Ref. SD18A/0068 as amended by Reg. Ref. SD19A/0185) and existing services to the south of the Grand Canal. The proposed ducted services connections will exit the permitted substation compound and run southward, crossing beneath the Grand Canal by way of a horizontal directional drill, before proceeding east and west to connect to existing services located to the south of the Grand Canal. This proposed development is also located on lands within the Grand Canal Corridor to the north of the R134 Regional Road, Clondalkin, Dublin 22. **SDCC Decision:** Grant Permission, subject to conditions.

SD19A/0185 - Alterations to approved plans (Grant of Permission ref PL06S.243151 and PA Reg Ref SD13A/0271 and SD18A/0068) to the previously granted planning permission for the construction of an ESB 110kV Gas Insulated Substation for the use by Crag Digital Limited in support of the development and to incorporate an ESB Network Substation to improve and upgrade power supply to Clondalkin and adjoining areas; the proposed ESB 110kV Gas Insulated Substation is a two storey building of gross floor area of 1,586sq.m and Client Control Room building of an area of 116sq.m; single storey 2MV ESB Substation of 38sq.m floor area is proposed to be constructed to facilitate the construction of the already granted development until completion and commissioning of the proposed ESB 110kV GIS Substation, including for 3 ESB external transformers and 3 Crag Digital Limited external transformers; alterations include for the relocation on site of previously granted client transformers, control building and energy centre ancillary building to facilitate the revised ESB 110kV Substation building layout; ESB Substation and client control building and transformer compound are to be secured with a 2.6m and 3m high palisade fence and access gates; all landscaping and ancillary site works as per previously granted planning permission SD18A/0068.

SDCC Decision: Grant Permission, subject to conditions.

SD18A/0068 - Alterations to approved plans (Grant of Permission ref PL06S.243151 and PA Reg Ref SD13A/0271) consisting of the following to be constructed in a minimum of two phases: The construction of a similar 2 storey data centre with a gross floor area of c.44,323sq.m associated single storey combined heat and power plant (Energy Centre) with a gross floor area of c.7,109sq.m with ancillary 2 storey operations building with part basement with a gross floor area of c. 2,998sq.m. The Data Centre shall comprise the following uses: offices, canteen, computer and associated support areas, electrical component rooms, plant and associated equipment. The combined heat and power plant shall comprise the following uses: generator and gas fired engine rooms, boiler rooms, chiller rooms, plant and associated equipment. On the site are previously granted gas pressure reduction station and previously granted 110kV substation solely for the use of Crag Digital Limited in support of this development. Also proposed as revisions are removal of 2 end masts for undergrounding of overhead 38kV Power Lines, revisions to Security Hut, omission of Cooling Towers and all revised associated storage tanks, flues, access roads, services, entrance gates and perimeter fencing at 3m high, landscaping and infrastructure inclusive of 94 car parking spaces, retention pond and revised diversion of existing 1200mm diameter arterial sewer as agreed

Comhairle Chontae Atha Cliath Theas

PR/0652/22

Record of Executive Business and Chief Executive's Order

with Irish Water, and all sundry associated minor works. The development will be consequent on previously granted demolition of the existing logistics centre and associated ancillary buildings, retention of existing mobile phone mast and ancillary plant. An Environmental Impact Assessment Reports (EIAR) has been submitted with this application. An-EPA Industrial Emissions Licence has been applied for on 28th November 2017 Reg: P1066-01.

SDCC Decision: Grant Permission, subject to conditions.

SD13A/0271 & PL06S.243151 – Nos. 3-4, Crag Avenue, Clondalkin Industrial Estate, Clondalkin, Dublin.

Proposal; Demolition of existing logistics centre and associated ancillary buildings; retention of existing mobile phone mast and ancillary plant; the construction of a two storey data centre with a gross floor area of 43,805sq.m.; two storey ancillary office building of 4,308sq.m gross floor area; associated single storey combined heat and power plant (Energy Centre) with a gross floor area of 5,306sq.m with ancillary two storey operations building with a gross floor area of 2,322sq.m and single storey generator building 228sq.m. The Data Centre shall comprise the following uses: offices, computer and associated support areas, electrical component rooms, plant and associated equipment; the combined heat and power plant shall comprise the following uses: generator and gas fired engine rooms, boiler rooms, chiller rooms, plant and associated equipment; also proposed on the site area a gas pressure reduction station and 110kV substation solely for the use of Eircom Ltd. in support of this development; also proposed are a Medium Voltage Substation, Generator Building, Security Hut, Cooling Towers, 2 no. end masts for undergrounding of overhead 38kV Power Lines and all masts for undergrounding of overhead 38kV Power Lines and all associated storage tanks, access roads, services, fencing, landscaping and infrastructure inclusive of 120 no. car parking spaces, retention pond and diversion of existing 1200mm diameter arterial sewer. An Environmental Impact Statement has been submitted with this application; an Integrated Pollution Control Licence may be required for the 2nd phase of this development. The development to be constructed in a minimum of 2 phases.

SDCC Decision: Permission & Retention Permission Granted, subject to conditions. Financial Contribution Condition subsequently amended by An Bord Pleanala.

SD10A/0203 - Clondalkin Cable Depot, Crag Avenue, Clondalkin Industrial Estate, Dublin 22

Proposal; Single storey maintenance building (total floor area 80sq.m.) adjacent to the western facade of the existing warehouse. It is also proposed to erect a glazed open canopy at the northern facade of the existing administration building.

SDCC Decision: Grant Permission, subject to conditions.

SD09A/0068 - Eircom Store Depot, Crag Road, Clondalkin, Dublin 22

Proposal; Existing 24m Monopole carrying telecommunications equipment together with associated telecommunications exchange container and palisade fencing. The development to form part of Vodaphone Ltd GSM & 3G Broadband telecommunications network.

SDCC Decision: Grant Permission subject to conditions.

Comhairle Chontae Atha Cliath Theas

PR/0652/22

Record of Executive Business and Chief Executive's Order

S00A/0100 - Clondalkin Cable Depot, Canal Turn, Clondalkin Industrial Estate, Dublin 22.
Proposal; Erect new illuminated signage on Western Parkway facade
SDCC Decision: Grant Permission, subject to conditions.

Vicinity of the Subject Site

SD15A/0210 - Gallanstown Road, Crag Avenue, Clondalkin, Dublin 22
Proposal; Retain existing 24m multi user monopole, associated antennas, link dishes, associated ancillary equipment & existing equipment cabin located within existing secure compound.
SDCC Decision: Retention Permission Granted, subject to conditions.

Part 8 Application

SD078/0012 - Grand Canal from 12th Lock to Inchicore, Lucan, Co. Dublin
Proposed Green Pedestrian and Cycle Route along the Grand Canal from 12th Lock to Inchicore incorporating 110kV ducting. The proposed works will comprise of the following:

1. The construction of 8450 m of pedestrian and cycleway along the southern towpath of the Grand Canal from the Naas Road at Inchicore to 12th Lock Road at Grange Castle;
1. The proposed new pedestrian footpath will be 2.0m wide and will run parallel and adjacent to a minimum 1.5m cycleway - the cycleway will widen to 2.0m where possible;
2. The provision of public lighting and security CCTV along the entire length of the route;
3. Provision of ducting for public lighting, CCTV, 110kv power cables and communication cables together with associated connection and pulling chambers;
4. The provision of public amenity seating and litterbins along the route;
5. Construction of designated fishing points along the route;
6. The provision of toucan (pedestrian and cycle) crossings at Ninth Lock Road and Killeen Road;
7. Construction of access ramps to allow impaired access to and from the route from Park West Avenue, Fonthill Road and the Grange Castle Road. Access will be maintained and improved at Killeen Road, Ninth Lock Road and 12th Lock Road;
8. Provision for future pedestrian bridges at key points along the route to link to future developments on lands to the north of the canal;

Comhairle Chontae Atha Cliath Theas

PR/0652/22

Record of Executive Business and Chief Executive's Order

9. The provision of upgraded landscaping with native planting;
10. Provision of the appropriate directional signage & markings.

SDCC Decision: Permission Granted.

Relevant Enforcement History

None recorded for subject site.

Pre-Planning Consultation

None recorded for the subject scheme.

SEA Monitoring

Overlap indicated with the PHNA2016 Strategic Environmental Layer.

Relevant Policy in South Dublin County Council Development Plan 2016 - 2022

Section 1.12.0 Employment Lands

Section 4.2.0 Strategic Policy For Employment

Policy ET1 Economic and Tourism Overarching Policies and Objectives

It is the policy of the Council to support sustainable enterprise and employment growth in South Dublin County and in the Greater Dublin Area, whilst maintaining environmental quality.

Policy ET2 Enterprise and/or Residential Led Development in Regeneration Zones

It is the policy of the Council to facilitate and support the regeneration of underutilised industrial areas that are proximate to urban centres and transport nodes and to promote and support more intensive compatible employment and/or residential led development in regeneration zones.

Policy ET3 Enterprise and Employment (EE)

It is the policy of the Council to support and facilitate enterprise and employment uses (hightech manufacturing, light industry, research and development, food science and associated uses) in business parks and industrial areas.

Section 6.4.4 Car Parking

Policy TM7 Car Parking

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

Comhairle Chontae Atha Cliath Theas

PR/0652/22

Record of Executive Business and Chief Executive's Order

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

Section 8.0 Green Infrastructure

Policy G5 Sustainable Urban Drainage Systems

Policy G6 New Development in Urban Areas

Section 9.3.1 Natura 2000 Sites

Policy HCL12 Natura 2000 Sites

Section 10.0 Energy

Policy E3 Energy Performance in Existing Buildings

Policy E4 Energy Performance in New Buildings

Policy E5 Waste Heat Recovery & Utilisation

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

Section 11.2.1 Design Statements

Section 11.2.4 Regeneration Zone

Section 11.2.5 Enterprise and Employment Areas

Section 11.2.7 Building Height

Section 11.4.1 Bicycle Parking Standards

Table 11.22: Minimum Bicycle Parking Rates

Section 11.4.2 Car Parking Standards

Table 11.23: Maximum Parking Rates (Non Residential)

Section 11.4.4 Car Parking Design and Layout

Section 11.4.6 Travel Plans

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

Comhairle Chontae Atha Cliath Theas

PR/0652/22

Record of Executive Business and Chief Executive's Order

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

Relevant Government Guidelines

Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities, Department of the Environment, Heritage and Local Government, (2009).

The Planning System and Flood Risk Management - Guidelines for Planning Authorities, Department of the Environment, Heritage and Local Government & OPW, (2009).

Flood Risk Management

- The Planning System and Flood Risk Management - Guidelines for Planning Authorities (Nov 2009)
- Refer to Circular PL 2/2014 Flooding Guidelines (2014)

Regional, Spatial & Economic Strategy 2020-2032 (RSES), Eastern & Midlands Regional Assembly (2019)

- Section 5 – Dublin Metropolitan Area Strategic Plan, in Regional, Spatial and Economic Strategy 2019 – 2031.

Project Ireland 2040 National Planning Framework, Government of Ireland, 2018.

Assessment

The main issues for assessment relate to

- Zoning and Council policy,
- Visual Amenity,
- Residential amenity,
- Heritage & biodiversity,
- Parks and Public Realm,
- Aviation Safety,
- Access and Parking,
- Drainage and Water Services,
- Environmental Health,
- Appropriate Assessment,
- Environmental Impact Assessment.

Comhairle Chontae Atha Cliath Theas

PR/0652/22

Record of Executive Business and Chief Executive's Order

Zoning and Council Policy

The site is located in an area which is zoned 'EE' - 'To provide for Enterprise and Employment Related Uses'. The proposed development would represent an intensification of previously permitted use at the subject site. The principle of the proposed development is considered to be established at the subject site and consistent with the zoning.

Visual Impact

The potential visual impact of each aspect of the proposed development shall be assessed below, having regard to the extant permission, the receiving context surrounding the subject site and the South Dublin County Development Plan 2016-2022.

Increased Height

The previously permitted buildings 2 and 3 (SD20A/0309) had a parapet height of 19.5m, with machinery, flues and ducts at roof level rising to a maximum height of 25m. The proposed development of this Planning Application will result in an increase in the parapet height of Buildings 2 and 3 to approximately 20.7m. However, as the roof level plant will be reduced in height to sit below the parapet and the flues and exhaust ducts omitted, the maximum overall height will reduce from 25m to 20.7m. The amendments to the roof level plant and omission of ducts and flues are welcomed, as they will present a cleaner elevation, reducing the visual clutter of plant and flues at roof level. Overall, it is considered that the proposed increased height will not significantly alter the visual impact of Buildings 2 and 3.

Internal Layout Reconfiguration

The proposed development includes the following internal reconfigurations to Buildings 2 and 3:

- Ground Floor – Removal of the backup generator compound, splitting of the electrical rooms to either side of the data halls, removal of the central spine rooms between ICT equipment rooms, and repositioning of the staff facilities entrance and loading bay locations to as a result of the internal layout reconfigurations.
- First Floor - Removal of the backup generator compound, splitting of the electrical rooms to either side of the data halls, removal of the central spine rooms between ICT equipment rooms and repositioning of the staff facilities.
- Second Floor – Removal of the backup generator compound, addition of external screened compounds to the south and north facades and repositioning of staff facilities.
- Mezzanine level – Addition of a new mezzanine level.

Comhairle Chontae Atha Cliath Theas

PR/0652/22

Record of Executive Business and Chief Executive's Order

- Roof level – Removal of central exhaust ducts and addition of roof compounds to easter and western sides of building.

It is noted that as a result of the proposed internal reconfigurations, the gross floor area of Buildings 2 and 3 will increase by approximately 2,511 sq m for each building, resulting in an overall increase of 5,022 sq m to the total Gross Floor Area at the subject site. However, it is noted that despite the increased floor area, the footprint of Buildings 2 and 3 will not change. As such, the proposed internal reconfigurations are considered acceptable.

Elevational Amendments

The proposed development also includes alterations to the facades of Buildings 2 and 3 consisting of modification and reconfiguration of fenestration, louvers, loading bays and access doors as a result of the internal reconfigurations of the floor plans. It is considered that the proposed elevational amendments will not significantly alter the visual impact of Buildings 2 and 3 and they are therefore considered acceptable.

Water Storage and Pump Rooms

The proposed development includes amendments to the permitted Water Storage and Pump Rooms resulting in the provision of:

- 2 No. water storage tanks with an approximate width of 5.32m, an overall length of 18.39m and a height of 3.64m.
- 2 No. pump rooms with an approximate width of 4.01m, a length of 5.02m and a maximum overall height of 4.34m.
- 2 No. water storage tanks with an approximate width of 12.1m, a length of 14.38m and a height of 3.56m.
- 4 No. pump rooms with an approximate width and length of 6.02m and a height of 5.5m.

As a result of the amendments, the total area of the pumprooms on the subject site will increase by approximately 268 sq m with a slight decrease in the extent and size of the ancillary water storage tanks. Overall, it is considered that the proposed amendments to the ancillary pump rooms and water storage tanks will have a negligible visual impact within the overall receiving context of the subject site. However, as detailed further throughout this Report, ADDITIONAL INFORMATION is required from a Drainage and Water Services perspective to facilitate a complete assessment of the proposed amendments.

Comhairle Chontae Atha Cliath Theas

PR/0652/22

Record of Executive Business and Chief Executive's Order

Summary

Overall, it is considered that the amendments proposed in this Planning Application will not result in a significant visual impact to the surrounding context of the subject site, conversely it is considered that a number of the proposed amendments will improve the visual impact of Buildings 2 and 3.

Residential Amenity

As previously noted, the siting and footprint of the main buildings permitted under SD20A/0309 is not altered by the proposed development. The proposal consists of internal re-configuration and an increase in height by approximately 1.2m of Buildings 2 and 3, along with alterations to the water storage tanks and pump rooms.

Although the proposed development will result in the intensification of an existing permitted use on employment zoned lands, it is considered that it will not result in a significant impact to the visual and residential amenity of the nearest residential properties. Furthermore, despite the proposed increase in the parapet height of the buildings, the reduction in height of the rooftop plant to below the parapet level and the omission of previously permitted flues and exhaust ducts will result in a cleaner building outline.

Heritage & Biodiversity

Although a Report was not received from the Heritage Officer at the time of writing this Report, the proposed development will have no significant material impact on the appearance of the scheme from the Grand Canal corridor. Furthermore, it is considered that the proposed amendments to the previously permitted ICT Buildings will not have a material impact on the compliance of the overall scheme with HCL13 Objective 1 of the Development Plan.

Parks and Public Realm

The Parks and Public Realm Department have provided a Report in relation to the proposed development, which concludes that:

'In relation to the above proposed development, this section has reviewed the application. The Public Realm Section has no objections in principle subject to the development complying with all relevant landscape and green infrastructure conditions of previous related permissions: SD20A/0309; SD19A/0185 and SD18A/0068.

REASON: In the interests of amenity, compliance with Development Plan policy, the provision, establishment and maintenance of a reasonable standard of landscape and the proper planning and sustainable development of the area and to ensure full and verifiable implementation of the approved landscape design proposals for the permitted development, to the approved standards and specification.

Comhairle Chontae Atha Cliath Theas

PR/0652/22

Record of Executive Business and Chief Executive's Order

It is noted that the proposed development of this Planning Application does not alter the landscaping scheme and green infrastructure previously permitted under the extant permission (SD20A/0309).

Aviation Safety

The Irish Aviation Authority have indicated no objection to the proposed development, subject to the following:

'The Applicant should be required to engage with the Property Management Branch of the Department of Defence to undertake a preliminary screening assessment to confirm that the proposed development and any associated cranes that would be utilised during its construction would have no impact on the safety of flight operations at Casement Aerodrome'.

It is considered that the above can be secured by way of CONDITION, should the Planning Authority be minded to Grant Permission for the proposed development.

Access and Parking

The Roads Department have assessed the proposed development and indicated no objection, subject to the following conditions:

1. All items and areas for taking in charge shall be undertaken to a taking in charge standard. Prior to development the applicant shall submit construction details of all items to be taken in charge. No development shall take place until these items have been agreed.
2. The applicant shall agree in writing a public lighting scheme with South Dublin County Council Lighting Department. Once agreed, the scheme shall be constructed/installed to taking in charge standards at the expense of the developer and to the satisfaction of South Dublin County Council Lighting Department.
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.
4. A Mobility Management Plan is to be completed within six months of opening of the proposed development. The Mobility Management Plan shall be submitted for the written agreement of the Planning Authority.
5. The proposed development shall make provision for the charging of electric vehicles. In the case of on-surface parking, 100% of spaces must be provided with electrical connections, to allow for the provision of future charging points.

Comhairle Chontae Atha Cliath Theas

PR/0652/22

Record of Executive Business and Chief Executive's Order

6. 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 showing number of loads, haulage routes, times of works, etc.

Drainage and Water Services

The Report of the Drainage and Water Services Department indicates that the following ADDITIONAL INFORMATION is required to facilitate a complete assessment of the proposed development:

- The applicant has not submitted surface water drainage plans for the proposed development. The applicant is required to submit a drawing showing existing and proposed surface water drainage layouts up to and including the point of connection to the public surface water sewer. The drawing shall include the location of all Aj's, manholes, pipe size, material type and direction of flow.
- The applicant shall include SuDS (Sustainable urban Drainage Systems) features for the proposed development such as but not limited to the following:
 - Permeable Paving
 - Grasscrete
 - Rain Gardens
 - Planter boxes with overflow connection to the public surface water sewer.
 - Swales
 - Channel Rills

Irish Water have provided a Report in relation to the proposed development, which indicates that the following ADDITIONAL INFORMATION is required to facilitate a complete assessment of the proposal:

- The applicant has not submitted water supply drawings for the proposed development. The applicant is required to submit a drawing in plan outlining the existing and proposed water supply layout for the development.
- The applicant has not submitted foul water drainage plans for the proposed development. The applicant is required to submit a drawing showing existing and proposed foul water drainage layouts up to and including the point of connection to the public foul water sewer.

Comhairle Chontae Atha Cliath Theas

PR/0652/22

Record of Executive Business and Chief Executive's Order

Environmental Health

The HSE Environmental Health Department have provided a Report in relation to the proposed development. The Report provides the following commentary on the proposed development:

'It is noted the initial planning application for this development included an EIAR. The Environmental Health Department assessed the attached acoustic report for the initial application and did not raise any strong concerns at the time.

However the subject application sets out plans to reconfigure the previous plans which includes modifications to the layout of the ICT equipment halls and mechanical plant rooms resulting in an overall increase in the gross floor area.

The application does not include a revised acoustic assessment to factor in these proposed changes. It is therefore not possible for Environmental Health to determine the potential impact of the newly proposed layout.

The applicant must therefore submit a revised acoustic assessment as outlined below'.

The Report concludes that the following ADDITIONAL INFORMATION is required to facilitate a complete assessment of the proposed development from an Environmental Health perspective:

An Acoustic Assessment must be undertaken by a suitably qualified Acoustic Consultant describing and assessing the impact of noise emissions from the proposed alterations to include the accumulative noise impact from existing on-site activities. The investigation must include, but not be necessarily limited to, the following:

- a) The identification of any neighbouring noise sensitive receivers who may be potentially impacted by the proposal.
- b) The identification of all operations conducted onsite as part of the development proposal that are likely to give rise to a public nuisance for the neighbouring noise sensitive receivers.
- c) Distances between the development and the nearest noise sensitive receiver and the predicted level of noise (L_{Aeq}, 15min) from any development activities when assessed at the boundary of that receiver.
- d) An assessment of the existing background (L_{A90}, 15 min) and ambient (L_{Aeq}, 15 Min) acoustic environment at the receiver locations representative of the time periods that any noise impacts may occur.

Comhairle Chontae Atha Cliath Theas

PR/0652/22

Record of Executive Business and Chief Executive's Order

NOTE: For the purposes of the assessment background noise includes; noise of the surrounding environment excluding all noise sources currently located on-site.

- e) A statement outlining any recommended acoustic control measures that should be incorporated into the development to ensure the use will not create adverse noise impacts on the occupiers of any neighbouring noise sensitive properties

Screening for Appropriate Assessment

Having regard to the nature and scale of the proposed development and the previously accepted findings of the Appropriate Assessment prepared by Moor Group Environmental Services for the extant permission (SD20A/0309), the Planning Authority has concluded that, having regard to the nature of the development, connection to public services and the distance from the Natura 2000 sites, the proposed development would not require a Stage 2 Appropriate Assessment.

Environmental Impact Assessment Report (EIAR)

Having regard to the nature and scale of the proposed development, amendments to an ICT development permitted under SD20A/0309, and the content of the Environmental Impact Assessment Report submitted with the extant permission (SD20A/0309), it is considered that the need for an Environmental Impact Assessment can be excluded at preliminary examination and a screening determination is not required.

Conclusion

Having regard to the content of the documents provided by the Applicant, the 'EE' zoning objective to the subject site, the policies and objectives of the South Dublin County Council Development Plan, the extant permission previously granted under SD20A/0309, the surrounding land uses and the various consultation reports received from various South Dublin County Council departments and prescribed bodies, it is considered that the proposed development is acceptable in principle however, there are a number of matters for which ADDITIONAL INFORMATION should be sought to facilitate a complete assessment of the proposed development and in order to ensure the proposed development is in keeping with the proper planning and sustainable development of this area.

Comhairle Chontae Atha Cliath Theas

PR/0652/22

Record of Executive Business and Chief Executive's Order

Recommendation

I recommend that **ADDITIONAL INFORMATION** be requested from the applicant with regard to the following:

1. The Applicant is requested to submit the following information to facilitate a complete assessment of the drainage and water services design of the proposed development:
 - (i) The applicant has not submitted surface water drainage plans for the proposed development. The applicant is required to submit a drawing showing existing and proposed surface water drainage layouts up to and including the point of connection to the public surface water sewer. The drawing shall include the location of all AJs, manholes, pipe size, material type and direction of flow.
 - (ii) The applicant shall include SuDS (Sustainable urban Drainage Systems) features for the proposed development such as but not limited to the following:
 - Permeable Paving
 - Grasscrete
 - Rain Gardens
 - Planter boxes with overflow connection to the public surface water sewer.
 - Swales
 - Channel Rills
 - (iii) The applicant has not submitted water supply drawings for the proposed development. The applicant is required to submit a drawing in plan outlining the existing and proposed water supply layout for the development.
 - (iv) The applicant has not submitted foul water drainage plans for the proposed development. The applicant is required to submit a drawing showing existing and proposed foul water drainage layouts up to and including the point of connection to the public foul water sewer.
2. The Applicant is requested to provide an Acoustic Assessment undertaken by a suitably qualified Acoustic Consultant describing and assessing the impact of noise emissions from the proposed alterations to include the accumulative noise impact from existing on-site activities. The investigation must include, but not be necessarily limited to, the following:
 - a) The identification of any neighbouring noise sensitive receivers who may be potentially impacted by the proposal.

Comhairle Chontae Atha Cliath Theas

PR/0652/22

Record of Executive Business and Chief Executive's Order

- b) The identification of all operations conducted onsite as part of the development proposal that are likely to give rise to a public nuisance for the neighbouring noise sensitive receivers.
- c) Distances between the development and the nearest noise sensitive receiver and the predicted level of noise (L_{aeq}, 15min) from any development activities when assessed at the boundary of that receiver.
- d) An assessment of the existing background (LA₉₀,15 min) and ambient (L_{Aeq},15 Min) acoustic environment at the receiver locations representative of the time periods that any noise impacts may occur. NOTE: For the purposes of the assessment background noise includes; noise of the surrounding environment excluding all noise sources currently located on-site.
- e) A statement outlining any recommended acoustic control measures that should be incorporated into the development to ensure the use will not create adverse noise impacts on the occupiers of any neighbouring noise sensitive properties

Comhairle Chontae Atha Cliath Theas

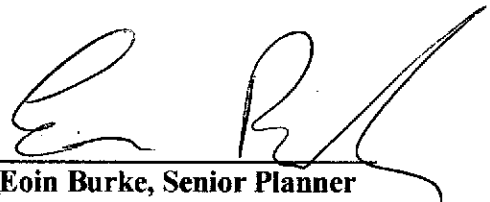
PR/0652/22

Record of Executive Business and Chief Executive's Order

REG. REF. SD22A/0093

LOCATION: 3-4, Crag Avenue, Clondalkin Industrial Estate, Clondalkin, Dublin 22


Colm Harte
Senior Executive Planner


Eoin Burke, Senior Planner

ORDER: I direct that **ADDITIONAL INFORMATION** be requested from the applicant as set out in the above report and that notice thereof be served on the applicant.

Date:

26/9/22


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