

Comhairle Chontae Atha Cliath Theas

PR/0731/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22A/0105 **Application Date:** 14-Apr-2022
Submission Type: New Application **Registration Date:** 14-Apr-2022

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

Proposed Development: Amendments to the electrical substation compound and structures permitted under Reg. Ref. SD19A/0042 and ABP Ref. 305948-19 comprising of amendment to the layout and extent of the permitted substation compound, to include an extension of the compound area to c. 0.77 hectares; reorientation of the Gas Insulated Switchgear (GIS) substation building to a north-south orientation, and associated amendments to the building footprint, layout, and elevations, providing for a two storey building with a gross floor area (GFA) of c. 1,456 sq.m; alterations to the permitted single storey Client Control Building to provide for the substitution of this structure with 5 single storey modular client control units, with a combined total GFA of c. 231 sq.m (GFA of c. 46.2 sq.m per module); associated amendments to the permitted substation access arrangements (3 gated access points provided), transformers, security fencing (to be 2.6 metres high in place of the 2.4 metre high fencing permitted), lighting, services, MV substation, parking, utility cabling, amendments to permitted landscaping and berms adjoining the substation compound and associated and ancillary works.

Location: Site within the townland of Ballymakailly, West of Newcastle Road (R120), Lucan, Co. Dublin

Applicant Name: EdgeConnex Ireland Limited

Application Type: Permission

Description of Site and Surroundings:
Site Area
Stated as 1.2Ha.

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Site Description:

The subject site is located within the centre of an overall landholding measuring approximately 22.1ha site on the western side of the recently re-aligned R120 within the townland of Ballymakailly, Lucan.

The overall landholding has a relatively flat topography, with an increase in levels in the north-east corner. The subject site is greenfield in nature, with extant permission for a substation, compound and client control building which for part of the overall development of 4 No. data halls, associated office and service areas, service road infrastructure and car parking, substation and transformer yard permitted under SD19A/0042.

Proposal:

The proposed development consists of the following amendments to the development permitted under SD19A/0042:

- Amendment to the layout and extent of the permitted substation compound, to include an extension of the compound area to 0.77 hectares.
- Re-orientation of the Gas Insulated Switchgear (GIS) substation building to a north-south orientation. Associated amendments to the building layout and elevations resulting in a 2 No. storey building with a Gross Floor Area of approximately 1,456 sq m.
- Omission of the single storey Client Control Building and replacement with 5 No. single storey modular client control units, each with an approximate Gross Floor Area of 46.2 sq m (totalling c. 231 sq m).
- Associated amendments to the permitted substation compound and access arrangements including, but not limited to, 3 No. gated access points, 2.6m high security fencing (replacing the previously permitted 2.4m high fencing), transformers, lighting, services, MV substation, parking, utility cabling and amendments to the permitted landscape design and berms adjoining the compound.
- All ancillary site works above and below ground.

Zoning

The subject site is zoned objective 'EE' - *'To provide for enterprise and employment related uses'* in the South Dublin County Development Plan 2016-2022.

The lands to the north of the site are zoned objective 'RU' *'To protect and improve rural amenity and to provide for the development of agriculture'*.

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The route of the NTA Greater Dublin Cycle Network Plan is indicated on the Development Plan zoning map and runs along the Grand Canal to the north of the site. Long term road proposals along the R120 to upgrade the existing road from Adamstown to Ballybane and Brownstown are indicated on the Development Plan Maps to the west of the site.

Consultations

Drainage and Water Services Section:	No objection, subject to conditions.
Irish Water:	No objection, subject to conditions.
Roads Section:	No objection.
Parks and Public Realm Section:	No objection.
Heritage Officer:	No report received at time of writing.
Environmental Health Officer:	Additional Information required.
Waterways Ireland:	No report received at time of writing.
Inland Fisheries Ireland:	Observations provided.
Transport Infrastructure Ireland:	No objection.
Irish Aviation Authority:	No objection, subject to conditions.
Department of Defence:	No report received at time of writing.

SEA Sensitivity Screening

Overlap with the following SEA Sensitivity Screening layers

- *Rural 2016* – located in the northern portion of the overall landholding and also to the immediate west.
- *pNHA – Grand Canal* – to the north of the overall landholding.

Submissions/Observations /Representations

Deadline for submissions/observations – 18th May 2022.

None received.

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Relevant Planning History

Parent Permission

SD19A/0042 / ABP 305948-19

Phased development that will include 4 single storey data halls all with associated plant at roof level; 32 standby generators with associated flues (each 15m high); associated office and service areas; service road infrastructure and car parking; ESB sub-station/transformer yard with an overall gross floor area of 17,685sq.m; temporary gas powered generation plant within a walled yard containing 19 generator units with associated flues (each 17m high) to be located to the west of the proposed data halls on a site within the townland of Ballymakailly; Phase 1, 2 single storey data halls (6,950sq.m.) with roof plant and 16 stand-by generators with associated flues (each 15m high) as well as associated water tower and pump room and other services; single storey goods receiving area/store and single storey office area (1,522sq.m.) located attached and to the north-east of the data halls; temporary gas powered generation plant with 15 generators with associated flues (each 17m high) to be located within a compound to the west of the proposed data halls; attenuation pond; two storey ESB sub-station (494sq.m) with associated transformer yard and single storey transformer building (247sq.m) within compound; Phase 2, 2 single storey data halls (6,950sq.m.) with roof plant and 16 stand-by generators with associated flues (each 15m high) as well as associated water tower and pump room and other services; single storey goods receiving area/store and single storey office area (1,522sq.m) located attached and to the east of the data halls under this Phase and attached and to the north of the offices proposed under Phase 1; 4 additional generators with associated flues (each 17m high) to be constructed within the temporary gas powered generation plant; also ancillary site works; connections to existing infrastructural services as well as fencing; signage; vehicular access off the realigned R120 to provide a new vehicular access into the site as well as internal service roads and entrance gates; car park for 39 car parking spaces (including 4 disabled car parking spaces); sheltered bicycle parking to serve the development. The development will be enclosed with landscaping to all boundaries of the overall site of 22.1ha. Application for enabling works to facilitate this development has been made under Reg. Ref. SD19A/0004. An Environmental Impact Assessment Report (EIAR) has been submitted with this application. An EPA-Industrial Emissions (IE) licence will be applied for to facilitate the operation of Phase 2 of the permission. **SDCC Decision:** Grant Permission, subject to conditions. The decision was subject to a Third Party Appeal. **ABP Decision:** Grant Permission, subject to conditions.

Overall Landholding

ABP-311907-21

Strategic Infrastructure declaration sought in relation to proposed underground 110kV transmission line connections between the Kishoge 110kV GIS substation in Ballymakailly, West of Newcastle Road, Lucan, Co. Dublin and the permitted Aungierstown-Castlebaggot underground 110kV transmission line at Grange Castle South Business Park, Baldonnel, Dublin 22. **ABP Decision:** Proposal does fall within the scope of Section 182(a) of the Planning and

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Development Act (2000) as amended, and that an application should be made directly to the Board.

SD21A/0042

Construction of two single storey data centres with associated office and service areas; and three gas powered generation plant buildings with an overall gross floor area of 24,624sq.m that will comprise of the following: Demolition of abandoned single storey dwelling, remaining agricultural shed and derelict former farm building; Construction of 2 single storey data centres (12,797sq.m), both with associated plant at roof level, with 24 standby diesel generators with associated flues (each 25m high) that will be attached to a single storey goods receiving area/store and a single storey office area (2,404sq.m) located to the west of the data centres as well as associated water tower and sprinkler tank and other services; Amendments to the internal access road and omission of access to loading bay permitted under SDCC planning Ref. SD19A/0042/ABP Ref. PL06S.305948 that include the relocation of permitted, and new, internal security gates; and new internal access roads to serve the proposed development that will provide access to 39 new car parking spaces (including 4 electric and 2 disabled spaces) and sheltered bicycle parking to serve the new data centres; The development will also include the phased development of 3 two storey gas powered generation plants (9,286sq.m) within three individual buildings and ancillary development to provide power to facilitate the development of the overall site to be located within the south-west part of the overall site. Gas plant 1 (3,045sq.m) will contain 20 generator units (18+2) with associated flues (each 25m high) will facilitate, once operational the decommissioning of the temporary Gas Powered Generation Plant within its open compound as granted under SDCC Planning Ref. SD19A/0042/ABP Ref. PL06S.305948. Gas plant 2 (3,045sq.m) will contain 20 generator units (18+2) with associated flues (each 25m high). and, Gas plant 3 (3,196sq.m) will contain 21 generator units (19+2) with associated flues (each 25m high). These plants will be built to provide power to each data centre, if and, when required. The gas plants will be required as back up power generation once the permitted power connection via the permitted substation is achieved; New attenuation pond to the north of the site; Green walls are proposed on the southern elevation of each power plant, as well as to the northern elevation of the generator compound of the data centres, and enclosing the water tower/pump room compound, and a new hedgerow is proposed linking east and west of the site; Proposed above ground gas installation compound to contain single storey kiosk (93sq.m) and boiler room (44sq.m). The development will also include ancillary site works, connections to existing infrastructural services as well as fencing and signage. The development will include minor modifications to the permitted landscaping to the west of the site as granted under SDCC planning Ref. SD19A/0042/ABP Ref. PL06S.305948. The site will remain enclosed by landscaping to all boundaries. The development will be accessed off the R120 via the permitted access granted under SDCC planning Ref. SD19A/0042/ABP Ref. PL06S.305948. An EPA-Industrial Emissions (IE) licence will be applied for to facilitate the operation of the gas powered generation plant. An Environment Impact Assessment Report (EIAR) has been submitted with

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this application. All on a site of 22.1hectares. **SDCC Decision:** Grant Permission, subject to conditions.

SD19A/0004 – permission is sought for enabling works to facilitate the future development of the site; topsoil strip and a cut and fill operation across the site; temporary construction access will be created off the R120 to facilitate the works within the townland of Ballymakaily to the west of the Newcastle Road (R120). **This is a concurrent application.**

Adjacent Sites

SD18A/0298 – Permission **granted** for Amendment and completion of the permissions granted under Reg. Ref. SD16A/0214, SD16A/0345, SD17A/0141 and SD17A/0392 as well as the construction of two new single storey data halls and associated office areas and plant, with a gross floor area of 5,823sq.m. 1 new single storey data hall (1,857sq.m) plus single storey offices (719sq.m) will be located to the immediate east of the data hall that was permitted and subsequently extended under Reg. Ref. SD17A/0141 and SD17A/0392. The new data hall will include plant at roof level; associated support services, 4 standby generators with associated flues (each 15m high) and service road. 1 new single storey data hall (3,005sq.m) plus delivery bay (242sq.m) will be located to the north of the extended data centre granted under Reg. Ref. SD17A/0141 and SD17A/0392 and to the south of the permitted attenuation pond. The new data hall will include plant at roof level; associated support services, 8 standby generators with associated flues (each 15m high) and service road. Relocation and redesign of the two storey ESB substation (556sq.m) with associated transformer yard and single storey transformer building (180sq.m) permitted under SD16A/0345 to the immediate north of the entrance into the site from Grange Castle Business Park.

The development will also include a revised location for the sprinkler tank and pump room permitted under SD17A/0392, as well as a revision and extension to the permitted service road to provide vehicular access to all data halls and relocation of the 3 car parking spaces permitted under SD17A/0392 as well as the creation of 14 new spaces (17 spaces overall) and sheltered bicycle parking to serve this element of the development. The development will also include modifications to the attenuation pond, and to the landscaping previously permitted. The development will continue to include ancillary site works, connections to the existing Grange Castle infrastructural services as well as fencing and signage. An Environmental Impact Assessment Report (EIAR) has been submitted with this application.

SD17A/0392 – Permission **granted** for Amendment and completion of the permission granted under SD17A/0141 to facilitate a 125sq.m extension to the north and south of the permitted stand-alone single storey data hall of 1,515sq.m to create an extended stand-alone single storey data hall of 1,640sq.m. The permitted data hall will remain located as per SD17A/0141 - that is to the north of the data hall and its extension and to the west of the temporary gas powered generation plant permitted under Reg. Ref. SD16A/0214, SD16A/0345 and SD17A/0027 and to the immediate east of the R120. This amendment application will increase the height of the

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compound and data hall building by 1.2m - 1.96m and it will remain single storey. Internal alterations to the data hall layout are also proposed. No changes are proposed to the plant at roof level; associated support services, with a slight repositioning to the north of the 4 no. standby generators with associated flues (each 15m high). The development will include a revised location for the sprinkler tank and pump room, as well as revisions and extensions to the permitted service road and new access gate to provide vehicular access to the data hall and 3 car parking spaces permitted under SD17A/0141. The development will also include modifications to the landscaping to all frontages permitted under SD16A/0214, SD16A/0345 and SD17A/0141. This application also includes for revisions to the former access off the R120 that will allow emergency access only from this point into the site. It will continue to maintain local access to the rear of the property to the south of this former access as permitted and will reduce the number of car parking spaces permitted under SD16A/0214 from 26 to 25 car parking spaces. The development will continue to include ancillary site works, connections to existing Grange Castle infrastructural services as well as fencing and signage. No changes to the permitted attenuation pond is proposed. An Environmental Impact Assessment Report (EIAR) has been submitted with this application.

SD17A/0141 – Permission **granted** for Construction of a new stand-alone data hall of 1,515sq.m that will be located to the north of the data hall and its extension, and to the west of the temporary gas powered generation plant permitted under Reg. Ref. SD16A/0214 and SD16A/0345 and to the immediate east of the R120. The new data hall will include plant at roof level; associated support services, 4 standby generators with associated flues (each 15m high). The development will also include ancillary site works, a new water tower, pump room and connections to existing Grange Castle infrastructural services as well as fencing, signage, and will include an extension to the permitted service road as granted under Reg. Ref. SD16A/0214 to provide vehicular access as well as 3 car parking spaces to serve this development. It will include modifications to the permissions granted under SD16A/0214 and SD16A/0345 that will include new and revised landscaping to all frontages as well as modifications to the attenuation pond and will maintain local access to the rear of the property to the south of the former access off the R120. An Environmental Impact Statement (EIS) has been submitted with this application.

SD16A/0345 – Permission **granted** for Construction of a new single storey data hall of 4,176sq.m as an extension to the immediate south of the data hall and single storey office (5,776sq.m) permitted under Reg. Ref. SD16A/0214 to create an overall development of 9,952sq.m. The new data hall will include plant at roof level, associated support services, 5 standby generators with associated flues (each 15m high) and services road. The development will also include a temporary gas powered generation plant within a walled yard containing 12 generator units with associated flues (each 15m high) to be located within and to the rear of the Takeda Ireland complex to the east side of the site. The development will also include a new two storey ESB substation (507sq.m) with associated transformer yard and single storey transformer

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building (157.5sq.m) to replace aforementioned temporary gas generation plant and will be located to north of entrance into the site from Grange Castle. The development will also include ancillary site works, including attenuation pond, connections to existing Grange Castle infrastructural services as well as fencing, signage, and will include new vehicular access to the generator farm and sub-station off the permitted service road as granted under Reg. Ref. SD16A/0214. The development will be enclosed with landscaping to all frontages. An Environmental Impact Statement (EIS) has been submitted with this application.

SD16A/0214 – Permission **granted** for Construction of a single storey data centre (4,435sq.m) with plant at roof level: associated support services and 6 standby generators with associated flues (each 15m high): and single storey office and loading bay (1,341sq.m) as well as an electricity sub-station (63sq.m) with a total floor area of 5,839sq.m. The development will also include ancillary site works, including attenuation tank, to connect to existing Grange Castle infrastructural services as well as fencing, signage, services road, entrance gate, 26 car parking spaces including 2 disabled car parking spaces, as well as sheltered bicycle parking. The development will be enclosed with landscaping to all frontages. An Environmental Impact Statement (EIS) has been submitted with this application. An application for enabling works to facilitate this development has been made under Reg. Ref. SD16A/0176.

Relevant Enforcement History

None recorded for subject site.

Pre-Planning Consultation

None recorded for the subject application.

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

Section 4.3.3 Enterprise and Employment (EE) Zoned Lands

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 ET3 Enterprise and Employment (EE)

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

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ET3 Objective 2

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.

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.

ET3 Objective 6

To ensure that business parks and industrial areas are designed to promote walking, cycling and public transport.

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

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

Section 8.1.0 Green Infrastructure Network

Policy G2 Green Infrastructure Network

Policy G5 Sustainable Urban Drainage Systems

Policy G6 New Development in Urban Areas

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Section 8.2.0 Watercourses Network

Policy G3 Watercourses Network

Section 9.0: Heritage, Conservation and Landscapes

Policy HCL1 Overarching

It is the policy of the Council to protect, conserve and enhance natural, built and cultural heritage features, and to support the objectives and actions of the County Heritage Plan.

HCL1 Objective 1 - To protect, conserve and enhance natural, built and cultural heritage features and restrict development that would have a significant negative impact on these assets.

Section 9.2.0 Landscapes

Policy HCL7 Landscapes - It is the policy of the Council to preserve and enhance the character of the County's landscapes particularly areas that have been deemed to have a medium to high Landscape Value or medium to high Landscape Sensitivity and to ensure that landscape considerations are an important factor in the management of development.

HCL7 Objective 1: To protect and enhance the landscape character of the County by ensuring that development retains, protects and, where necessary, enhances the appearance and character of the landscape, taking full cognisance of the Landscape Character Assessment of South Dublin County (2015).

HCL7 Objective 2: To ensure that development is assessed against Landscape Character, Landscape Values and Landscape Sensitivity as identified in the Landscape Character Assessment for South Dublin County (2015) in accordance with Government guidance on Landscape Character Assessment and the National Landscape Strategy.

Section 9.2.4 – Grand Canal

Policy HCL 11: It is the policy of the Council to promote the Grand Canal as a key component of the County's Green Infrastructure network and to protect and enhance the visual, recreational, environmental, ecological, industrial heritage and amenity value of the Grand Canal (pNHA) and its towpaths, adjacent wetlands and associated habitats.

Section 9.3.4 – Non-Designated Areas

Policy HCL 15: 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.

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HCL 11 Objective 5

To ensure that development along and adjacent to the Grand Canal protects and incorporates high value natural heritage features including watercourses, wetlands, grasslands, woodlands, mature trees, hedgerows and ditches and includes for an appropriate set-back distance or buffer area from the pNHA boundary to facilitate protected species, biodiversity, and a fully functioning Green Infrastructure network.

HCL 11 Objective 6

To enhance the industrial heritage and the recreational and amenity potential of the 12th Lock and pursue the protection and conservation of the rich natural, built and cultural heritage of the area including natural habitats and ecological resources along the Grand Canal and Griffeen River.

HCL11 Objective 7

To seek the extension of the Grand Canal Way Green Route from the 12th Lock to Hazelhatch in partnership with Waterways Ireland and Kildare County Council.

Section 9.3.1 Natura 2000 Sites

Policy HCL12 Natura 2000 Sites

HCL Policy 13 Natural Heritage Areas

It is the policy of the Council to protect the ecological, visual, recreational, environmental and amenity value of the County's proposed Natural Heritage Areas and associated habitats.

HCL13 Objective 1

To ensure that any proposal for development within or adjacent to a proposed Natural Heritage Area (pNHA) is designed and sited to minimise its impact on the biodiversity, ecological, geological and landscape value of the pNHA particularly plant and animal species listed under the Wildlife Acts and the Habitats and Birds Directive including their habitats.

HCL13 Objective 2

To restrict development within a proposed Natural Heritage Area to development that is directly related to the area's amenity potential subject to the protection and enhancement of natural heritage and visual amenities including biodiversity and landscapes.

Section 10.0 Energy

Policy E3 Energy Performance in Existing Buildings

Policy E4 Energy Performance in New Buildings

Policy E5 Waste Heat Recovery & Utilisation

It is the policy of the Council to promote the development of waste heat technologies and the

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utilisation and sharing of waste heat in new or extended industrial and commercial developments, where the processes associated with the primary operation on site generates waste heat.

E5 Objective 1

To promote the development of waste heat technologies and the utilisation and sharing of waste heat, in new or extended industrial and commercial developments, where the processes associated with the primary operation on site generates waste heat.

Section 11.7.6 Waste Heat Recovery & Utilisation

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

Section 11.2.1 Design Statements

Section 11.2.5 Enterprise and Employment Areas

Section 11.2.7 Building Height

Section 11.2.8 Signage – Advertising, Corporate and Public Information

Table 11.19: Signage – Types of Signs, Restrictions on Use and Design Criteria

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

Section 11.6.5 Waste Management

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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 are:

- Zoning and Council policy
- Visual impact and residential amenity
- Traffic and access
- Landscaping and green infrastructure
- Drainage and Water Services
- Aviation
- Heritage and Biodiversity
- Environmental Health
- Environmental Impact Assessment
- Appropriate Assessment

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Zoning and Council Policy

The subject site is subject the 'EE' zoning objective: '*to provide for enterprise and employment related uses*'. 'Industry – general', 'industry – light' and 'public services' are permitted in principle within the zoning objective.

The proposed development would represent amendments to an element of previously permitted development at the subject site. The principle of the proposed development is considered to be established at the subject site and consistent with the zoning.

Economic and Tourism Policy ET Enterprise and Employment (EE) states,

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

ET3 Objective 2 seeks '*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.*'

ET3 Objective 5 endeavours,

'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'.

The proposed development comprises amendments to previously permitted development in the form of amendments to the layout and extent of the permitted substation compound, re-orientation of the Gas Insulated Switchgear (GIS) substation, associated amendments to the building layout and elevations resulting in a 2 No. storey building, omission of the single storey Client Control Building and replacement with 5 No. single storey modular client control units and associated amendments to the permitted substation compound and access arrangements.

Having regard to the extant permission (SD19A/0042) and the nature of the proposed amendments of this Planning Application, the proposal is considered to be acceptable in principle, subject to compliance with the relevant policies, standards and requirements of the current South Dublin County Council Development Plan.

Visual Impact and Residential Amenity

Having regard to the nature of the proposed development and the location of the subject site towards the centre of an overall landholding which forms part of data centre and energy centre campus previously permitted under SD19A/0042, the Planning Authority is satisfied that the

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proposal will not result in a significant intensification the permitted development at the subject site and will not completely alter the potential visual impact of the development.

It is noted that the proposed development includes the removal of a previously permitted 7-8m high landscaped visual screening berm. However, the Planning Authority notes the content of the letter dated 7th April 2022 prepared by Kevin Fitzpatrick Landscape Architect and accepts the removal of the berm will not increase the visual impact of the substation and ancillary structures.

Considering the location of the closest residential properties along the Newcastle Road, the proposed development would not exacerbate any impacts on residential amenity by way of overbearing impact, due to sufficient separation distances achieved between the subject site and the adjacent residential properties. It is also considered that any residential properties to the north of the site will not be negatively impacted upon due to the separation distance from the permitted data centre buildings and the central location within the overall landholding of the substation and ancillary structures which are the subject to this Planning Application.

Traffic and Access

The Roads Department have assessed the proposed development, with their Report concluding as follows:

'There have been no changes to the road layout that are of concern to the Roads Department. Multiple AutoTRAK drawings have been submitted which demonstrate how selected large vehicles can manoeuvre around the site.'

The Roads Department have no objection to the proposed development.

Landscape and Public Realm

A report received from the Parks and Landscape Services/Public Realm Department has noted no objection in relation to the proposed development.

Water & Drainage

The file was referred to both the Drainage and Water Services Section of South Dublin County Council and to Irish Water. The Water Services Section has no objection subject to conditions.

A report was received from Irish Water noting no objection subject to standard service conditions in the event of a grant.

Aviation

A report was received from the Irish Aviation Authority which raised no objection to the proposal, subject to the applicant engaging 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

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would have no impact on the safety of flight operations at Casement Aerodrome. The Planning Authority is satisfied that this can be addressed by way of CONDITION.

Although no report was received from the Department of Defence, it is noted that a report provided in relation to the extant permission (SD19A/0042) indicated no objection to the overall development.

Heritage & Biodiversity

The site of the proposed development is located a short distance from the Grand Canal (pNHA), to the north of the overall landholding associated with the extant permission (SD19A/0042). Although a report was not received from the Heritage Officer has indicated that recommendations were provided in relation to the extant permission (SD19A/0042) which subsequently informed conditions attached to the permission. Should the Planning Authority be minded to Grant Permission for this Planning Application, the conditions attached to the extant permission will continue to apply, including the conditions relating to the implementation of the mitigation measures outlined in the Environmental Impact Assessment Report.

Environmental Health

A report received from the HSE Environmental Health Officer (EHO) has indicated that the following ADDITIONAL INFORMATION is required to facilitate a complete assessment of the proposal:

'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*
- a) 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.*
- b) 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.*
- c) An assessment of the existing background (LA₉₀, 15 min) and ambient (LA_{eq}, 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*

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

- d) *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.'*

The Planning Authority are satisfied that the Acoustic Assessment can be requested by way of a CONDITION requiring a compliance submission prior to the commencement of development.

Environmental Impact Assessment Report

Having regard to the nature and scale of the proposed development, amendments development previously permitted under SD19A/0042, and the content of the Environmental Impact Assessment Report submitted with the extant permission, it is considered that the need for an Environmental Impact Assessment can be excluded at preliminary examination and a screening determination is not required.

Appropriate Assessment

Having regard to the nature and scale of the proposed development and the findings of the Appropriate Assessment prepared by Moore 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.

Other Considerations

Development Contribution	
Building Use Type Proposed	Floor Area (sq.m)
Industrial – Electrical and Gas Insulated substation, compound and ancillary structures.	946 sq.m.
Assessable Area	0 sq m

SEA Monitoring Information	
Building Use Type Proposed	Floor Area (sq.m)
Industrial – substation	28sq.m.
Land Type	Site Area (Ha.)
Brownfield/Urban Consolidation	1.2

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Conclusion

Having regard to the established principle of development at the subject site and the nature of the proposed amendments to the extant permission (SD19A/0042), the Planning Authority is satisfied that, subject to conditions, the proposed development of this Planning Application adheres to the policies and objectives of the South Dublin County Development Plan and the key principles of proper planning and sustainable development of the area.

Recommendation

I recommend that a decision be made pursuant to the Planning & Development Act 2000, as amended, for the reasons set out in the First Schedule hereto, to Grant Permission for the said development in accordance with the said plans and particulars, subject to the condition(s) specified in the Second Schedule hereto, the reasons for the imposition of the said condition(s) being as set out in the said Second Schedule.

FIRST SCHEDULE

It is considered that the proposed development accords with the policies and objectives of South Dublin County Council, as set out in the South Dublin County Council Development Plan 2016 - 2022 and subject to the conditions set out hereunder in the Second Schedule is hereby in accordance with the proper planning and sustainable development of the area.

SECOND SCHEDULE

Conditions and Reasons

1. Development to be in accordance with submitted plans and details.
The development shall be carried out and completed in its entirety in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.
REASON: To ensure that the development shall be in accordance with the permission, and that effective control be maintained.
2. Previous Permission
All conditions attached to the permission granted under Reg. Ref. SD19A/0042/ABP Ref. PL06S.305948 to which this application will have the effect of creating modifications to, shall apply, save as may be required by the other conditions attached hereto.
REASON: To ensure that the development shall be in accordance with the previous permission.
3. Minimise Air Blown Dust.
During the construction and or 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

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of pavements or other public areas, and any other precautions necessary to prevent dust nuisances. The applicant/developer shall comply with British Standard B.S. 5228 Noise Control on Construction and Open sites and British Standard B.S. 6187 Code of Practice for demolition.

REASON: In the interest of public health and to uphold the Council's policies set out in the South Dublin County Council Development Plan.

4. Construction Noise and Hours.

To control, limit and prevent the generation of unacceptable levels of Environmental Noise Pollution from occurring during construction activity, no Equipment or Machinery (to include pneumatic drills, on-site construction vehicles, generators, etc.) that could give rise to unacceptable levels of noise pollution as set out generally for evening and night-time in S.I. No. 140/2006 - Environmental Noise Regulations 2006 shall be operated on the site before 7.00 hours on weekdays and 9.00 hours 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 construction work outside these hours that could give rise to unacceptable levels of noise pollution shall only be permitted following a written request to the Planning Authority and the 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 unacceptable noise outside the hours stated above. In this respect, the applicant or developer shall also comply with BS 5228:2009 Noise and Vibration Control on Construction and Open Sites, and have regard to the World Health Organisation (WHO) – Guidelines for Community Noise (1999).

The applicant or developer shall also endeavour to engage in local consultation in respect of any noise sensitive location within 30 metres of the development as approved prior to construction activity commencing on site. Such noise sensitive locations should be provided with the following:

- Schedule of works to include approximate timeframes
- Name and contact details of contractor responsible for managing noise complaints
- Hours of operation- including any scheduled times for the use of equipment likely to be the source of significant noise.

REASON: In the interest of public health by the prevention of unacceptable levels of noise pollution which could interfere with normal sleep and rest patterns and/or when people could reasonably expect a level of quietness, the proper planning and sustainable development of the area and to uphold the Council's amenity policies set out in the South Dublin County Council Development Plan.

5. Acoustic Assessment

Prior to the commencement of development the Applicant is requested to provide an Acoustic Assessment to be agreed in writing with the Planning Authority. The Assessment must be undertaken by a suitably qualified acoustic consultant describing and

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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 (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.
- f) The report shall confirm whether the development complies with levels specified within the EIAR Acoustic Report dated 19th July 2019.

The Acoustic Assessment shall be submitted to the Planning Authority for written agreement, prior to the commencement of development on site.

REASON: In the interest of public health by the prevention of unacceptable levels of noise pollution which could interfere with normal sleep and rest patterns and/or when people could reasonably expect a level of quietness, the proper planning and sustainable development of the area and to uphold the Council's amenity policies set out in the South Dublin County Council Development Plan.

6. Cranes

Where the erection of cranes over 45m above ground level is required, notification shall be provided to the Air Corps Air Traffic Services and Irish Aviation Authority a minimum of 30 days prior to the erection of any cranes.

REASON: In the interests of air traffic safety.

7. Irish Water Connection Agreement.

All development shall be carried out in compliance with Irish Water Standards codes and practices in relation to water and wastewater infrastructure.

REASON: In the interest of public health and to ensure adequate water/wastewater facilities.

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8. Drainage - Irish Water.
- (a) The water supply and drainage infrastructure, shall comply with the requirements of Irish Water.
 - (b) There shall be complete separation of the foul and surface water drainage systems, both in respect of installation and use.
 - (c) All works for this development shall comply with the requirements of the Greater Dublin Regional Code of Practice for Drainage Works.
- REASON: In the interests of public health, the proper planning and sustainable development of the area and in order to ensure adequate water supply and drainage provision.

NOTE: The applicant is advised that under the provisions of Section 34 (13) of the Planning and Development Act 2000 (as amended) a person shall not be entitled solely by reason of a permission to carry out any development.

NOTE: The applicant is advised that in the event of encroachment or oversailing of adjoining property, the consent of the adjoining property owner is required.

NOTE: The applicant or developer should ensure that all necessary measures shall be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works and to ensure that any such instances arising are remedied immediately.

NOTE: The applicant is advised that where industrial effluent is produced or stored a licence may be required under the provisions of the Waste Management Act.

NOTE: A Roads Opening Licence must be obtained from South Dublin County Council prior to the commencement of any works in the public domain in order to comply with the Roads Act 1993, Section 13, paragraph 10. Under this Act, non-compliance constitutes an offence.

NOTE: The applicant shall notify the Irish Aviation Authority and the Department of Defence regarding any cranes likely to penetrate ICAO surfaces.

NOTE: Notwithstanding any grant of planning permission; if an applicant requires permission to access local authority land (e.g. public footpaths, public open space or roadways) in order to access utilities, or for any other reason; please apply via <https://maproadroadworkslicensing.ie/MRL/> for a licence from the Local Authority to carry out those works.

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REG. REF. SD22A/0105

**LOCATION: Site within the townland of Ballymakailly, West of Newcastle Road (R120),
Lucan, Co. Dublin**

Colm Harte

Colm Harte,
Senior Executive Planner

ORDER: A decision pursuant to Section 34(1) of the Planning & Development Act 2000, as amended, to Grant Permission for the reasons set out in the First Schedule above, in accordance with the said plans and particulars, subject to the condition(s) specified in the Second Schedule above, the reasons for the imposition of the said condition(s) being as set out in the said Second Schedule is hereby made.

Date: 8/6/22

Eoin Burke

Eoin Burke, Senior Planner