

# Comhairle Chontae Atha Cliath Theas

PR/0751/22

## Record of Executive Business and Chief Executive's Order

**Reg. Reference:** SD22A/0009      **Application Date:** 13-Jan-2022  
**Submission Type:** Additional      **Registration Date:** 18-May-2022  
Information

**Correspondence Name and Address:** Henry J. Lyons Architects 51-54, Pearse Street,  
Dublin 2

**Proposed Development:** Retention and completion of amendments to the  
permitted internal road layout, internal fencing and  
other ancillary internal layout amendments that were  
permitted under SDCC Planning Ref. SD18A/0298.

**Location:** Ballymakailly to the east of the Newcastle Road,  
Lucan, Dublin.

**Applicant Name:** EdgeConneX Ireland Limited

**Application Type:** Retention

(EW)

### Description of Site and Surroundings:

Site visit: 08/02/2022

Site Area: 0.097 Hectares.

#### Site Description:

The site is irregularly shaped but generally north-south in orientated. It is bounded to the north by the Canal and the top north-western corner is located at the 12<sup>th</sup> Lock. The west of the site is bounded by a number houses/businesses and the R120. The eastern and southern site boundary is formed by Grange Castle Business Park, with the Takeda pharmaceutical complex, a covered reservoir, an ESB compound to the east and a large Microsoft data centre to the south. Lands to the north of the canal form part of the Clonburris Strategic Development Zone.

The site of the subject retention applies to lands permitted under SD18A/0298 (and subsequent amendment applications).

#### Proposal:

Retention of and completion of amendments to the permitted internal road layout, internal fencing and other ancillary internal layout amendments that were permitted under SDCC Planning Ref. SD18A/0298.

#### 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.

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### Consultations:

- *Surface Water* – Request for Further Information.
- *Irish Water* - No objections, subject to standard conditions.
- *Roads Section* – Request for Further Information
- *Public Lighting* – No comments or recommendations.
- *Parks*- No comments or recommendations.
- *Heritage*- No report received.

SEA Sensitivity Screening – No overlap indicated.

### Environmental Impact Statement

An Environmental Impact Assessment Report (EIAR) had been submitted with the parent application for the development of a proposed data centre in Grange Castle under Planning Ref SD16A/0345. The applicant has submitted a letter by *AWN Consulting Limited* dated the 11<sup>th</sup> May 2021 with regards to the adequacy of the EIAR for the parent permission to include the subject retention that was assessed on Air quality/climate and noise & vibration. The parent submission included the adequacy of the wider site and was assessed with the impact of the as-built emergency generator layout of 6 standby diesel generator that included one stand-by diesel generator. The Environmental Impact Assessment' within this 'Retention assessment' will be dealt with further in this report.

### Submissions/Observations /Representations

None received.

### Relevant Planning History

**SD21A/0127 - Granted Retention Permission** of 1 standby diesel generator with an associated flue (15m high) within the permitted generator compound located to the east of the data centre granted under SDCC Reg. SD16A/0345 increasing the number of standby diesel generators from 5 to 6 within the permitted compound.

### Compliance with Conditions.

The development shall comply with all relevant conditions attached to the previously granted permissions, SD17A/0392, SD17A/0141, SD17A/0027, SD16A/0345, SD16A/0214 and SD16A/0176, unless otherwise amended by a condition of this permission.

REASON: In the interests of the proper planning and sustainable development of the area.

**SD18A/0298** – Granted Permission 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)

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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 stand-by 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.

#### Compliance with Conditions.

##### 1. Construction Traffic Management Plan

Construction traffic arising from the site shall be managed in accordance with a method statement for the management of the construction phase in accordance with an agreed site specific Construction Traffic Management Plan that fully accords with requirements of the Council's Traffic Section.

In this regard within a maximum of two weeks from the date of any Commencement Notice within the meaning of Part II of the Building Control Regulations 1997 and prior to the commencement of works on site the applicant, owner or developer shall lodge with the Planning Authority;

- (i) A site specific Construction Traffic Management Plan that accords with the Council's Traffic Section requirements, and;
- (ii) The written confirmation of the Council's Traffic Section of their agreement to the Construction Traffic Management Plan, and;
- (iii) A written commitment from the developer to carry out the development in accordance with this Construction Traffic Management Plan, and;
- (iv) These requirements have been acknowledged in writing as acceptable by the Planning Authority.

The required Construction Traffic Management Plan shall include:-

- (i) Details of the agreed number, location and use of suitable facilities for vehicle cleansing and wheel washing provided on site prior to commencing of construction and a written commitment that such facilities will be maintained in a satisfactorily operational condition during all periods of construction, and;
- (ii) Location of all on-site car parking facilities provided for site workers during the course of all construction activity, and;

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- (iii) Provision for dust suppression measures in periods of extended dry weather, and;
- (iv) Provision for the flexible use of a road sweeper if an acute situation on the adjoining public road requires it, and;
- (v) Location of materials compound and site huts, and;
- (vi) Details of security fencing, and;
- (vii) Name and contact details for site manager, and;
- (viii) Methodology for the use and control of spoil on site during construction, and;
- (ix) Details of access arrangements/routes to be used by construction traffic, to include details of arrangements to manage potential conflicts with site specific issues i.e. schools, playing pitches etc..
- (x) Measures to obviate queuing of construction traffic on the adjoining road network. In this regard the applicant owner or developer shall consult with the Council's Traffic Section before any works are carried out, and;
- (xi) Details of measures to protect watercourses on or adjoining the site from the spillage of deposit of clay, rubble or other debris,
- (xii) Alternative arrangements to be put in place for pedestrians and vehicles in the case of the closure of any public road or public footpath during the course of site development works; The plan should also be informed by any Project Construction Waste and Demolition Management Plan required to be prepared and agreed that addresses intended construction waste management and any traffic issues that may arise from such a plan.

A record of daily checks that the works are being undertaken in accordance with the site specific Construction Traffic Management Plan shall be kept for inspection by the Planning Authority. Storage of construction materials is not permitted on any public road or footpath, unless agreed in writing with the Planning Authority, having regard to the prior reasonable justification and circumstances of any such storage.

REASON: In the interests of residential amenity, public safety, compliance with Development Plan policy and the proper planning and sustainable development of the area.

2. Mobility Management Plan.

A Mobility Management Plan shall be completed within six months of opening of the proposed development. The Mobility Management Plan shall be agreed with the Roads Section and the agreed plan, along with the written agreement of the Roads Section shall be lodged to the planning file. The written commitment of the developer to implement the agreed plan shall also be lodged to the file.

REASON: In the interest of residential amenity, public safety, compliance with Development Plan policy and the proper planning and sustainable development of the area.

**SD17A/0392 and ABP-300752-18**, SDCC Grant permission, subject to conditions. ABP Grant permission, subject to conditions. 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

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of the R120. This amendment application will increase the height of the 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 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 are proposed. An Environmental Impact Assessment Report (EIAR) has been submitted with this application.

**SD17A/0141** SDCC Grant permission, subject to conditions.

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 Assessment Report (EIS) has been submitted with this application.

**SD17A/0027** - SDCC Grant permission, subject to conditions.

Permission granted for amendment of permission granted under SD16A/0345 that will relocate the temporary gas powered generation plant from lands to the rear of the Takeda Ireland complex to the east of the site, to lands to the immediate north of Phase 1 data hall and single storey office granted under SD16A/0214 and to the south of the ESB substation and transformer yard that was permitted under SD16A/0345. The relocated temporary gas powered generation plant will be enclosed within a walled yard containing 12 generator units with associated flues (each 15m high). The development will also include new vehicular access to the temporary generator plant off the permitted service road as granted under SD16A/0214. The development will be enclosed with revised landscaping from that granted under SD16A/0214.

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**SD16A/0345** - SDCC Granted Permission for the 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 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**. SDCC Granted Permission with conditions for the 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) was submitted with this application. An application for enabling works to facilitate this development was made under Reg. Ref. SD16A/0176.

**SD16A/0176**: Permission granted for enabling works to facilitate the future development of the site. Enabling works will include the demolition of the existing storage and outbuildings (3,118sqm) and other temporary buildings on the site; and its clearing as well as the diversion of existing services, including existing culvert, that traverse the site; and to level the site for future development.

**SD07A/1022**: Planning permission granted for a 2 storey building block 'A' floor area 1850sq.m. incorporating 8 no. units having optional occupancy use including (a) light industry, (b) offices, (c) office based industry, vehicular, cycle & pedestrian access from Grange Castle Business Park existing distributor Road, site development works, roads, carparking, on site existing service connections, landscaping, screened refuse recycling, storage areas.

**SD07A/1022/EP** – extension of duration of permission granted until 30<sup>th</sup> July 2018.

**SD06A/1025** – Permission refused at The Grange, Newcastle Road, Lucan, Co. Dublin for the construction of 14 no. two-storey light industrial/warehousing & ancillary office units within Blocks

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E, F & G located to southeast of site; 112 no. 4 storey office based industry/office units within Blocks A, B, C & D located to the north, south, southwest and west of site together with 2 no. basements, one under Block A consisting of 79 car spaces, 59 bicycle stands, storage and refuse store, one under Block E consisting of 95 car spaces, 32 bicycle stands, storage, refuse store and maintenance room; 2 single storey ESB substations located to the south and east; a single storey security building located at the entrance to the site to the east, site access from the Outer Ring Road via Grange Castle Business Park extended road: all with 500 surface carparking, 5 bicycle sheds, heavy landscaping, boundary treatment and site development works.

**SD05A/0010** – Permission granted at The Grange, Newcastle Road, Ballymakailly, Lucan, Co. Dublin for modifications to previously approved development (Reg. Ref. S00A/0222) comprising revised site boundaries, carparking, landscaping and 13,966sq.m yard extension.

**S00A/0222** – Permission granted at The Grange, Newcastle Road, Ballymakailly, Lucan, Co. Dublin for the removal of all sheds/buildings, workshop/storage, ancillary uses/offices, proposed site rationalising, comprising of the erection of new warehouse storage with repairs area and incorporating ancillary uses/office within its two storey building envelope, revised parking layout, improved sightlines/site access, waste water treatment plant upgrading, site development works and amended site boundaries.

### *Adjacent sites*

**SD18A/0323** - Construction of a two storey data centre with three storey central service spine (7,246sq.m) with plant at roof level, that includes a reception area (274.4sq.m), shipping area (264.3sq.m) and three data halls (each 582.5sq.m - total 1,747.5sq.m) plus service spine and ancillary space at ground floor; storage (476sq.m) at mezzanine level above the shipping area; and office (560sq.m), three data halls (each 582.5sq.m - total 1,747.5sq.m) plus service spine and ancillary space at first floor level; and service spine at second floor level only. The new data centre will include plant at roof level; associated support services, 7 standby generators with associated flues (each 17.29m high). The development will include a single storey sub-station (74.5sq.m), transformer 26.8sq.m and bin compound (33sq.m) and will connect to existing Grange Castle infrastructural services and will include a new access road that will provide independent vehicular access to the site off the northern spine road that provides access to the existing data centre granted under SD15A/0034. The development will include ancillary site works as well as fencing, signage, entrance gate, 22 car parking spaces that include 2 disabled car parking spaces, as well as sheltered bicycle parking. The development will also include modifications to the attenuation pond, and to the landscaping previously permitted under SD15A/0034. Temporary permission is also sought for 72 temporary construction worker parking spaces, temporary construction compound and temporary construction access from Grange Castle Business Park lands to the west. An Environmental Impact Assessment Report (EIAR) has been submitted with this application.

Decision: Due 6<sup>th</sup> November 2018.

**SD15A/0034** - Construction of a single storey data centre (4,214sq.m) with services above and plant at roof level that includes water treatment plant; computer and associated support services; loading bay; plant; 6 standby generators with associated flues; three storey office (1,243sq.m); electricity sub-

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station (73sq.m) with a total floor area of 5,530sq.m. The development will include ancillary site works to connect to existing Grange Castle infrastructural services as well as fencing; signage; services road; entrance gate; 30 car parking spaces including two disabled car parking spaces; sheltered bicycle parking. The development will be enclosed with landscaping, including an attenuation pond to the north, to all frontages. An EIS has been submitted with this application.

Decision: Grant permission, subject to conditions.

**SD18A/0169** - New single storey electrical building at a height of 4.15m with an area of 136sq.m., an external utility yard for 2 low voltage containerised generators, 2 step up transformers and an above ground, double-skinned, bunded, bulk storage fuel tank for the purpose of standby power generation. Modifications to existing berm and the addition of a new grassed berm are also to be included all on a 10.3 hectare site. This application relates to development on a site which carries out an activity that requires an Industrial Emissions Licence in accordance with the First Schedule of the EPA Act 1992 as amended.

Decision: Grant permission, subject to conditions.

**Relevant Enforcement History**

None recorded for subject site.

**Pre-Planning Consultation:**

No recent or relevant pre-planning consultation traced to the subject site.

A pre-planning meeting was held in 2018:

*PP089/18*- Construction of two single storey data storage facilities and emergency generators.

**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 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.

*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.



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*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*

*Policy G5 Sustainable Urban Drainage Systems*

*Policy G6 New Development in Urban Areas*

*Policy HCL 11 Grand Canal*

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.

*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

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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 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.

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*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*

*Section 11.7.2 Energy Performance In New Buildings*

*Section 11.8.1 Environmental Impact Assessment*

*Section 11.8.2 Appropriate Assessment*

**Relevant Government Policy**

***Eastern & Midland Regional Assembly, Regional Spatial & Economic Strategy 2019-2031***

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

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

*Smarter Travel – A Sustainable Transport Future. A New Transport Policy for Ireland 2009 – 2020*, Department of Transport, (2009).

*National Cycle Manual – National Transport Authority (June 2011)*

#### **Assessment:**

The main issues for assessment are:

- Zoning and Council policy
- Visual impact and residential amenity
- Traffic and Access
- SEA sensitivity screening
- Appropriate Assessment

#### ***Zoning and Council Policy***

The site is located in an area zoned EE 'to provide for enterprise and employment related uses'. Within this land use zoning Industry, general and light along with Science and Technology based Enterprises are 'Permitted in Principle'. The development is to seek retention permission for internal road layouts, internal fencing and ancillary related, under permission SD18A/0298 by the same applicant on the site. The development for retention is ancillary to the permitted data centre and also subject to compliance with the relevant policies, standards and requirements of the current South Dublin County Council Development Plan, the principle of the proposed retention is acceptable.

Numerous data centres with associated generator uses have been granted planning permission within the business park which has established an acceptable precedent for this use and the internal road layouts that coincide with development. Therefore, the development for retention 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***

The principle of the overall retained development would coincide and is considered ancillary with that of the phases already granted planning permission. It is not considered that the proposed development would exacerbate any negative impact on residential or visual amenity by way of visual obstruction.

In general, the overall road layout of the retained development (fully contained within the existing built compound) would not be inconsistent with the surrounding land uses and architecture and would be consistent with the phases already granted planning permission. It is considered that the development which is sought to be retained, would not have an undue negative visual impact, nor have any increased negative impact on any residential amenity.

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However, the Planning Authority are not satisfied with the insufficient, information that has been submitted with the application having regard to the faint and vague submitted drawings and lack of a cover report outlining the individual amendments to the permitted internal road layout. The Planning Authority are unable to adequately assess what is being proposed for retention and the impact of the retained development on residential and visual amenity. The proposed development would therefore be contrary to the proper planning and development of the area and if granted the development would be deficient in clarity.

The Planning Authority would require by **Additional Information**:

- a cover report outlining the individual amendments to the permitted internal road layout, internal fencing and other ancillary internal layouts.
- clear and concise drawings that outline specifically what is proposed to be retained and what has been permitted under SD18A/0298.

### *Traffic and Access*

The Roads Department has requested Additional Information on the following:

#### Access & Roads Layout:

Roads Dept is not content with the submission. It is not entirely clear what is being proposed for retention, and most of the drawings submitted are photocopies, very feint, not easy to make out, and the text is also hard to read.

#### Roads recommends that additional information be requested from the applicant:

1. A cover letter explaining very clearly what is proposed to be retained shall be submitted to the planning authority.
1. A set of revised drawings, which complement the above-mentioned cover letter, shall be submitted to the planning authority. In addition: text size to be increased, drawing legend to be easily read.

### *Landscaping and Green Infrastructure*

No objection or recommendations were received from the Parks Department, it is considered that major *Landscaping and Green Infrastructure* related site matters were dealt with under previous planning applications and dealt with by condition as per site history.

### *Drainage and Flooding*

Water Services requests **Additional Information** on the following:

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1. It is unclear what surface areas of site are being affected by proposed development. There is no drainage drawings submitted showing the surface water layout of existing and proposed development.
2. Submit a report to clearly show surface water attenuation calculations, surface areas in m<sup>2</sup>, runoff coefficients of existing and proposed development including areas to be retained.
3. Show in a report and drawing what surface water attenuation is proposed and required in m<sup>3</sup> for existing and proposed development.
4. Submit a drawing showing the surface water layout and attenuation for existing and proposed development.
5. Contact water services at South Dublin County Council to discuss revised report and drawing prior to submission of same.

#### Flood Risk - No Objection

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

Having regard to the insufficient, information that has been submitted with the application, the applicant will be requested to submit the above by **Additional Information**.

#### *Irish Water*

Irish Water has no objections subject to standard conditions.

#### *Adequacy of Environmental Impact Assessment Report (EIAR) with Retained Development.*

An Environmental Impact Assessment Report (EIAR) has not been submitted as part of this retention planning application. Under schedule 7 of EU Directive 2014/52/EU (Annex III). Considering the nature of the subject development, as described within the public notices it is considered that, a sub-threshold EIAR is not required for the subject development.

#### *Appropriate Assessment*

It is noted that the land is zoned and serviced for industrial/commercial development and is not located proximate to any Natura 2000 sites. It is concluded that there is no possibility of any significant effects on European sites having regard to the 15km distance of the retained development to the five identified European sites. The AA concluded that no European sites are deemed to be at risk or likely significant effects from construction or operation of the subject development.

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**Other Considerations**

***Development Contributions***

The proposed development relates to:

- Retention of permitted internal road layout, internal fencing, and internal layouts.
- Development contributions do not apply.

**SEA Monitoring**

Retention of permitted internal road layout, internal fencing, and internal layouts.

Land Type – Brownfield

Site Area – 1.8 Hectares.

**Conclusion**

The Planning Authority are unable to adequately assess the impact of the retained development on residential and visual amenity and are not satisfied with the insufficient, information that has been submitted with the application having regard to the faint and vague submitted drawings and lack of a cover report, this shall be requested by Additional Information.

**Recommendation**

**Further Information**

Further Information was requested on 09-Mar-2022

Further Information was received on 18-May-2022

**Consultations:**

*Water Services Section:*

Clarification of Further Information.

*Irish Water:*

No objection, subject to standard conditions.

*Roads Section:*

Clarification of Further Information.

**Submissions/Observations**

None received for this application.

The Further Information requested is as follows:

1. The Planning Authority is not satisfied with the insufficient, information that has been submitted with the application having regard to the faint and vague submitted drawings and lack of a cover report outlining the individual amendments to the permitted internal road layout. The Planning Authority is unable to adequately assess what is being proposed for retention and the impact of the retained development on residential and visual amenity.  
Roads recommends that additional information be requested from the applicant:
  - (1) A cover letter explaining very clearly what is proposed to be retained shall be submitted to the planning authority.
  - (2) A set of revised drawings, which complement the above-mentioned cover letter, shall be submitted to the planning authority. In addition: text size to be increased, drawing legend to be easily read.

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2. It is unclear what surface areas of site are being affected by proposed development. There are no drainage drawings submitted showing the surface water layout of existing and proposed development. The applicant is requested to:
- (1) Submit a report to clearly show surface water attenuation calculations, surface areas in m<sup>2</sup>, runoff coefficients of existing and proposed development including areas to be retained.
  - (2) Show in a report and drawing what surface water attenuation is proposed and required in m<sup>3</sup> for existing and proposed development.
  - (3) Submit a drawing showing the surface water layout and attenuation for existing and proposed development.
  - (4) Contact water services at South Dublin County Council to discuss revised report and drawing prior to submission of same.

***Item 1***

The Planning Authority is not satisfied with the insufficient, information that has been submitted with the application having regard to the faint and vague submitted drawings and lack of a cover report outlining the individual amendments to the permitted internal road layout. The Planning Authority is unable to adequately assess what is being proposed for retention and the impact of the retained development on residential and visual amenity.

Roads recommends that additional information be requested from the applicant:

- (1) A cover letter explaining very clearly what is proposed to be retained shall be submitted to the planning authority.
- (2) A set of revised drawings, which complement the above-mentioned cover letter, shall be submitted to the planning authority. In addition: text size to be increased, drawing legend to be easily read.

**Assessment**

The applicant has submitted a cover letter from *HJ Lyons (Architects) Ltd* dated the *18th of May 2022*, outlining the following drawings:

- *Drawing No P1.01 Titled OS Place Map,*
- *Drawing No P1.02 Titled Permitted Master Plan Layout*
- *Drawing No P1.03 Titled Proposed Master Plan Layout*
- *Drawing No P1.05 Titled Proposed Site Layout Plan*
- *Drawing No P1.06 Titled Permitted Part Site Plan*
- *Drawing No P1.07 Titled Proposed Part Site Plan*
- *Drawing No P1.08 Titled Permitted & Proposed Entrance Gate 'A' Plans and Elevations*
- *Drawing No P1.09 Titled Permitted & Proposed Entrance Gate 'B' Plans and Elevations*
- *Drawing No P1.10 Titled Permitted & Proposed Part Site Plan - Entrance Area.*
- *Drawing No 210 Titled Areas Summary*
- *Drawing No 299 Titled Hard Paved Areas Comparison*



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(1) It is noted that the applicant has not included in the submitted cover letter a detailed report explaining clearly what is proposed to be retained.

(2) Regarding the original faint and vague submitted drawings, the applicant has now submitted the above set of revised drawings that have increased the hue and legibility with text size and a drawing legend. Therefore, the outlined red colouring on the above submitted drawing for *Retention* is considered to adequately assess what is being proposed for Retention, which is regarded as acceptable.

The overall road layout of the retained development (fully contained within the existing built compound) would be consistent with the surrounding land uses. Therefore, it is considered that the development sought to be retained would not have an undue negative visual impact nor have any increased negative impact on any residential amenity. Having regard to the road safety within the existing built compound. The Roads Department liaised directly with the agent, and the following is noted from the report:

Roads recommend a clarification of additional information, and that the following information be requested from the applicant:

1. A text rationale is required outlining the following:
  - a. The traffic layout under previously permitted permissions (both facilities) detailing how traffic moves within the site/was proposed to move within the site.
  - b. A detailed note on each of the proposed changes (using clear references to Gate A, Gate B, Fence Removal, etc.
  - c. The proposed traffic layout.  
Detailed description is required outlining what arrangements are proposed not limited to but including: One-way/two-way systems, traffic light locations, proposed road markings, kerb radii, AutoTRAK swept path analysis.
  - d. Explanatory note detailing the requirement to close Gates at A & B.
2. A set of detailed drawings that:
  - a. Compliments Item 1 above.
  - b. Illustrates all road & traffic elements in a black colour (including all road markings, arrows, stop-bars, hatching, etc).
  - c. Demonstrates ALL proposed road traffic movements within the site.
  - d. Demonstrates how traffic will flow safely and seamlessly in the busy zone west of the existing entry/exit gates.
  - e. Demonstrates what items are existing on either side of the fence, and what along with the fence are proposed to be removed.
  - f. Details all road signage.
  - g. Demonstrates how employees will travel to the car-park spaces situated in the northern section of the site.
  - h. Details emergency access arrangements (including AutoTRAK).
  - i. Details bin truck service arrangements (including AutoTRAK).

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In addition to providing hard copies to the planning authority, the applicant has offered to submit soft copies of all drawings to the SDCC SharePoint system.

3. An updated TTA

Regarding the concerns of the Roads Department on the site, it is considered that the subject of Retention is acceptable in principle. However, clarity regarding road markings, arrows, stop bars, and hatching is required. In addition, a detailed description is needed outlining what arrangements are proposed, including One-way/two-way systems, traffic light locations, proposed road markings, kerb radii, and AutoTRAK swept path analysis. The items addressed above is considered necessary to be consistent with the policies and objectives of the current South Dublin County Council Development Plan and shall be requested by **Clarification of Additional Information**.

Prior to responding to the Clarification of Additional Information request, the applicant is advised to liaise with the Roads Department of South Dublin County Council.

***Item 2***

It is unclear what surface areas of site are being affected by the proposed development. There are no drainage drawings submitted showing the surface water layout of the existing and proposed development. The applicant is requested to:

- (1) Submit a report to clearly show surface water attenuation calculations, surface areas in m<sup>2</sup>, runoff coefficients of existing and proposed development including areas to be retained.
- (2) Show in a report and drawing what surface water attenuation is proposed and required in m<sup>3</sup> for existing and proposed development.
- (3) Submit a drawing showing the surface water layout and attenuation for existing and proposed development.
- (4) Contact water services at South Dublin County Council to discuss revised report and drawing prior to submission of same.

**Assessment**

The applicant have submitted a Surface water Drainage response report prepared by *Pinnacle Consulting Engineers* dated 13<sup>th</sup> May 2022. Also submitted is correspondence between the Surface Water Drainage Department.

The applicant submitted a drawing titled *Areas Summary No 210* and *Hard Paved Areas Comparison Drawing No 299*.

The Water Services report requests clarification of further information on the following:

- 1 Water services calculations do not show any additional spare capacity for surface water attenuation in the proposed development. Submit a drawing and report showing additional attenuation the for proposed development. Water services estimate that an additional 70m<sup>3</sup> of surface water attenuation is required for the proposed additional hardstanding area. Prior to

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submission of revised report and drawing contact water services in South Dublin County Council to discuss revised submission.

- 2 Proposed additional surface water attenuation shall be by means of SuDS (Sustainable Drainage Systems). Examples of SuDS include, Swales, bio retention areas pond/s or other such SuDS. Submit a drawing in plan and cross-sectional view showing what SuDS are proposed for the development.

The applicant is considered not to have fully addressed the Planning Authority's concerns on Item 2. Regarding the matters of the Surface Water Drainage Department, an additional 70m<sup>3</sup> of surface water attenuation is required for the retained development for the additional hardstanding and the extra surface water attenuation of SuDS (Sustainable Drainage Systems), and this shall be requested by **Clarification of Additional Information**.

Prior to responding to the Clarification of Additional Information request, the applicant is advised to liaise with the Surface Water Drainage Department of South Dublin County Council.

**Conclusion**

Regarding the concerns of the Roads Department and the Surface Water Drainage Department, the Planning Authority would require further clarity and information than has been submitted, with Clarification of Additional Information.

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

1. The Roads Department is not satisfied with the information submitted regarding the internal road layout. Therefore, clarification of additional information is requested from the applicant on the following:
  - (1) A text rationale is required outlining the following:
    - a. The traffic layout under previously permitted permissions (both facilities) detailing how traffic moves within the site/was proposed to move within the site.
    - b. A detailed note on each of the proposed changes (using clear references to Gate A, Gate B, Fence Removal, etc.)
    - c. The proposed traffic layout.  
Detailed description is required outlining what arrangements are proposed not limited to but including: One-way/two-way systems, traffic light locations, proposed road markings, kerb radii, AutoTRAK swept path analysis.
    - d. Explanatory note detailing the requirement to close Gates at A & B.
  - (2) A set of detailed drawings that:
    - a. Compliments Item 1 above.
    - b. Illustrates all road & traffic elements in a black colour (including all road markings, arrows, stop-bars, hatching, etc).
    - c. Demonstrates ALL proposed road traffic movements within the site.
    - d. Demonstrates how traffic will flow safely and seamlessly in the busy zone west of the

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existing entry/exit gates.

e. Demonstrates what items are existing on either side of the fence, and what along with the fence are proposed to be removed.

f. Details all road signage.

g. Demonstrates how employees will travel to the car-park spaces situated in the northern section of the site.

h. Details emergency access arrangements (including AutoTRAK).

i. Details bin truck service arrangements (including AutoTRAK).

In addition to providing hard copies to the planning authority, the applicant has offered to submit soft copies of all drawings to the SDCC SharePoint system.

(3) The applicant shall submit an updated TTA

Note: Prior to responding to the Clarification of Additional Information request, the applicant is advised to liaise with the Roads Department of South Dublin County Council.

2. Water services calculations do not show any additional spare capacity for surface water attenuation in proposed development. The applicant is requested to:
  - (i) Submit a drawing and report showing additional attenuation for proposed development. Water services estimate that an additional 70m<sup>3</sup> of surface water attenuation is required for proposed additional hardstanding area. Prior to submission of revised report and drawing contact water services in South Dublin County Council to discuss revised submission.

Proposed additional surface water attenuation shall be by means of SuDS (Sustainable Drainage Systems). Examples of SuDS include, Swales, bio retention areas pond/s or other such SuDS. The applicant is requested to:

- (ii) Submit a drawing in plan and cross-sectional view showing what SuDS are proposed for the development.

**Comhairle Chontae Atha Cliath Theas**

**PR/0751/22**

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**REG. REF. SD22A/0009**

**LOCATION: Ballymakailly to the east of the Newcastle Road, Lucan, Dublin.**

  
\_\_\_\_\_  
Colm Harte,  
Senior Executive Planner

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

**Dated:** 14/6/22

  
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Eoin Burke, Senior Planner