

South Dublin County Council,
Land Use, Planning & Transport Department,
County Hall,
Tallaght,
Dublin 24,
D24YNN5

Date: 23rd June 2022

Dear Sir / Madam,

RE: RESPONSE TO A REQUEST FOR FURTHER INFORMATION IN RESPECT OF AN APPLICATION FOR PROPOSED AMENDMENTS TO A PERMITTED ICT FACILITY DEVELOPMENT ON A SITE AT CLONDALKIN INDUSTRIAL ESTATE, CLONDALKIN, DUBLIN 22.

SOUTH DUBLIN COUNTY COUNCIL REG. REF.: SD22A/0093

1.0 INTRODUCTION

On behalf of our client, Echelon Clondalkin DC Services Limited, we hereby submit **six copies** of a response to a request for Further Information from South Dublin County Council in respect of application Reg. Ref.: SD22A/0093. The request for Further Information is dated the 26th of May 2022. The Further Information is now submitted before the 26th of November 2022., which is the final date for submission of the Further Information.

The application in respect of which Further Information was sought relates to amendments to the development permitted under South Dublin County Council Reg. Ref.: SD20A/0309, which in turn relates to the provision of a new information and communications technology (hereinafter 'ICT') facility development, comprising 4 no. new ICT buildings along with access and parking, landscaping, and associated infrastructure at the subject site.

This Further Information response cover letter is accompanied by 6 no. copies of the following documentation prepared by the project design team:

- Proposed Datacentre Noise Assessment and Cover Letter prepared by AWN Consulting;
- Technical note and Engineering Drawings prepared by Atkins.

It is considered that a suitable response to each item of the Further Information request has been submitted and any additional information / requirements can be appropriately dealt with by way of a condition of planning.

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The following sections of this cover letter provide a summary response to each item of Further Information requested, referring to the relevant accompanying documentation prepared by the design team wherever relevant.

2.0 FURTHER INFORMATION ITEM 1

Item 1 of the request for Further Information reads as follows:

“1. The Applicant is requested to submit the following information to facilitate a complete assessment of the drainage and water services design of the proposed development:

(i) The applicant has not submitted surface water drainage plans for the proposed development. The applicant is required to submit a drawing showing existing and proposed surface water drainage layouts up to and including the point of connection to the public surface water sewer. The drawing shall include the location of all AJs, manholes, pipe size, material type and direction of flow.

(ii) The applicant shall include SuDS (Sustainable urban Drainage Systems) features for the proposed development such as but not limited to the following:

- Permeable Paving*
- Grasscrete*
- Rain Gardens*
- Planter boxes with overflow connection to the public surface water sewer.*
- Swales*
- Channel Rills*

(iii) The applicant has not submitted water supply drawings for the proposed development. The applicant is required to submit a drawing in plan outlining the existing and proposed water supply layout for the development.

(iv) The applicant has not submitted foul water drainage plans for the proposed development. The applicant is required to submit a drawing showing existing and proposed foul water drainage layouts up to and including the point of connection to the public foul water sewer.”

Response to Item 1

In relation to item 1, the accompanying response note prepared by Atkins and associated engineering drawing pack provides further information in relation to the drainage and water services design of the proposed development.

Response to Part (i)

In response to Part (i) of this item of Further Information requested, the accompanying response note prepared by Atkins explains that the surface water drainage design, proposed water supply layout and foul water drainage plans will remain unchanged from the plans submitted as part of the permitted development under Ref. SD20A/0309. The drawings are included in this Additional Information response.

Please refer to the drawings nos. DUB10-ATK-ZZ-ZZ-DR-C-960501 *Proposed Storm Drainage Layout - sheet 1* and DUB10-ATK-ZZ-ZZ-DR-C-960502 *Proposed Storm Drainage Layout - sheet 2*, which have been provided with the additional information response.

Response to Part (ii)

In response to Part (ii) of this item of Further Information requested, the accompanying drawings prepared by Atkins provided details in respect of the proposed SuDS features which remain unchanged from those already permitted on site.

Please refer to drawing nos. DUB10-ATK-ZZ-ZZ-DR-C-960501 *Proposed Storm Drainage Layout - sheet 1* and DUB10-ATK-ZZ-ZZ-DR-C-960502 *Proposed Storm Drainage Layout - sheet 2* for further details.

Response to Part (iii)

In response to Part (iii) of this item of Further Information requested, drawing nos. DUB10-ATK-ZZ-ZZ-DR-C-962701 *Proposed Watermain Layout - sheet 1* and DUB10-ATK-ZZ-ZZ-DR-C-962702 *Proposed Watermain Layout - sheet 2* have been provided with the additional information response.

Response to Part (iv)

In response to Part (iv) of this item of Further Information requested, drawing nos. DUB10-ATK-ZZ-ZZ-DR-C-960521 *Proposed Foul Drainage Layout - sheet 1* and DUB10-ATK-ZZ-ZZ-DR-C-960522 *Proposed Foul Drainage Layout - sheet 2* have been provided with the additional information response.

3.0 FURTHER INFORMATION ITEM 2

The second item of Further Information requested reads as follows:

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

a) The identification of any neighbouring noise sensitive receivers who may be potentially impacted by the proposal.

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.”

Response to Item 2

In relation to item 2, the accompanying response letter and report prepared by AWN Consulting provides an Acoustic Assessment that assesses the impact of noise emissions from the proposed alterations and concludes that the existing soundscapes that are encountered at the nearest noise sensitive locations are predicted to remain unchanged in terms of ambient noise levels.

Response to Part (a)

In response to Part (a) of this item of Further Information requested, the accompanying report prepared by AWN Consulting identifies the noise sensitive receptors located in the vicinity of the proposed development in Figure 1.

Response to Part (b)

In response to Part (b) of this item of Further Information requested, the accompanying report prepared by AWN Consulting outlines the noise sources associated with the various buildings on the site. The noise modelling completed indicates the limits in relation to various items of plant associated with the overall development.

It is stated that, with due consideration in detailed design, it is considered that there are no operations on site that *“are likely to give rise to a public nuisance”*.

Response to Part (c)

In response to Part (c) of this item of Further Information requested, the accompanying report prepared by AWN Consulting outlines the distances between the nearest site boundary and the identified noise sensitive locations and assesses the noise impact of the proposed operations in four scenarios (Normal operation - Day/Evening, Normal operation - Night, Emergency, Generator Testing - Day).

9 no. locations are identified in the vicinity, between c. 75m and c. 220m from the nearest site boundary. For the four scenarios, all locations are respectively within the relevant adopted daytime and evening limits; within the relevant adopted night-time limits within the relevant adopted emergency operation limit in the rare event that a power loss to the site occurs; within the relevant adopted daytime limits during periods when a set of generators is undergoing routine testing.

Response to Part (d)

In response to Part (d) of this item of Further Information requested, the accompanying report prepared by AWN Consulting furnishes an environmental noise survey.

Noise measurements were conducted at two positions on the site (on the eastern boundary of the site adjacent to the M50 Motorway and on the southern boundary of the site adjacent to the canal) and at three locations in the wider area (to the North of the M50 Motorway adjacent to the western façade of the Yeats Way apartment complex, to the south of the canal on the New Nangor Road adjacent to the northern façade of the Aras Na Cluaine apartment complex, Clondalkin and to the south west of the canal adjacent to No. 29 Mayfield Park).

For both locations on site and the location to the North of the M50 in the wider area, the road traffic noise from the M50 was the dominant noise source during the survey. For the other two locations in the wider area, the dominant noise source influencing the ambient

noise level was road traffic noise from the R134 (New Nangor Road). No significant source of vibration was noted during the survey periods at any location.

Response to Part (e)

In response to Part (e) of this item of Further Information requested, the accompanying report prepared by AWN Consulting provides for acoustic control measures that are proposed within the development.

4.0 CONCLUSION

This response to a request for Further Information is submitted on behalf of the applicant Echelon Clondalkin DC Services Limited. This cover letter has provided a summary response to the items of Further Information requested, referring where relevant to the additional drawings and documents prepared by Atkins and AWN Consulting which are submitted as part of this response.

The proposed development is considered to be fully in accordance with the relevant planning policy context. It is considered that this response fully addresses the issues raised in the South Dublin County Council FI request, and that any further requirements can be appropriately dealt with by way of condition.

It is respectfully requested that planning permission is granted for the proposed development.

Yours faithfully,



John Spain Associates