

Senior Administrative Officer,
Planning Department,
South Dublin County Council,
County Hall,
Tallaght,
Dublin 24,
D24 A3XC

[By hand]

30 May 2022

**by Equinix (Ireland) Ltd. on lands located at
Plot 100, Profile Park, Nangor Road,
Clondalkin, Dublin 22.**

Dear Sir/Madam,

We, Brock McClure Planning & Development Consultants, 63 York Road, Dún Laoghaire, Co. Dublin are instructed by Equinix (Ireland) Ltd., Unit 6 & 7, Kilcarbery Business Park, Nangor Road, Dublin 22, D22FV12, to lodge this planning application to South Dublin County Council. Please find enclosed:

No.	Items	Consultant	No. of Copies	Copy/ Original
1.	Cover Letter	Brock McClure	1	Copy
2.	Planning Application Fee – Eft transfer made to SDCC prior to lodgement and cheque enclosed as part of the application	Applicant/Brock McClure	1	Original
3.	Planning Application Form	Brock McClure	1	Original
4.	Site Notice erected 27 May 2022 at 3 no. locations	Brock McClure	1	Original
5.	Newspaper Notices published in The Star 27 May 2022	Brock McClure	1	Original
6.	Planning Application Report	Brock McClure	6	Copy
7.	Architect's Drawings and Register	RKD Architects	6	Copy
8.	Architect's Design Statement	RKD Architects	6	Copy
9.	CGIs & Visual Impact Assessment	Digital Dimensions	6	Copy
10.	Civil and Drainage Drawings including Register	Pinnacle	6	Copy
11.	Engineering Services Report / Hydraulic information	Pinnacle	6	Copy
12.	Landscape Drawings and Report	Murray and Associates	6	Copy
13.	Arboricultural Assessment	Murray and Associates	6	Copy
14.	Ecological Impact Assessment	Malone O'Regan	6	Copy
15.	Natura Impact Statement	Malone O'Regan	6	Copy
16.	Construction Environmental Management Plan	Malone O'Regan	6	Copy
17.	EIAR Screening Statement	Malone O'Regan	6	Copy
18.	Noise Assessment	AWN	6	Copy

19.	Air Quality Assessment	AWN	6	Copy
20.	Lighting Drawings and Design Report	RED	6	Copy
21.	Archaeological Report	Reliqua	6	Copy
22.	1 no. soft copy of the NIS	-	1	Copy

We note that this office contacted Ms Michelle Dodrill, South Dublin County Council on 25th May 2022 by phone who confirmed that 6 no. copies of the application including NIS would be acceptable. A soft copy (USB) of the NIS accompanies this application.

We conclude that we act for Equinix Ireland Limited and request that all future correspondence in relation to this matter be directed to this office. If you have any queries please contact me directly.

Yours sincerely,



Suzanne McClure
MRUP MIPI MRTPI
suzanne@brockmcclure.ie

Development Description – DB8 OSPG

The Development will consist of:

- Modifications to the permitted data centre granted under SDCC Reg. Ref. SD21A/0186 comprising the following:
 - Reconfiguration and alterations to the data centre building to include removal of front of house offices at third floor level, alterations to floor levels at second floor to provide consistency between front of house and data halls, parapet height increase of front of house to c.16.8m, provision of storage at second floor level in lieu of relocated internal generators to the external generator yard and associated elevational alterations.
 - Extension of loading dock at ground floor level by c.60sqm in area with minor height increase to c.5.3m .
 - Removal of 3 no. air plenums to the front (north) elevation and provision of screening to generator flues in lieu of omitted plenums.
 - Alterations at roof level to include removal of 2m high gantry screening.
 - Alterations to the permitted generator plant yard to the north of the data centre to include the removal of fuel tanks, reconfiguration of plant and generators, provision of 2 no. additional external generators (increase from 5 to 9 no. external generators), provision of 4 no. additional external plant rooms, provision of diesel pump tank cabinets and stepover, relocation of generator yard doors and enlarged generator yard to accommodate the proposed modifications. Increase in plant areas by c.77sqm.
 - Reconfiguration of plant within the permitted chiller plant yard to the south of the data centre.
 - Removal of 1 no. sprinkler/water tank and removal of stairs and door to the side of the waste compound.
 - Reconfiguration of car parking and motorcycle spaces and removal of 1 no. accessible space. 64 no. total number of car parking spaces.
- The proposal also includes provision of on-site gas power generation compound (c.2,604sqm in area) in the area previously reserved for a future data centre. The compound comprises 7 no. modular plant rooms (totalling c.180sqm in area), 10 no. gas fired generators and associated flues c.14.7m high, gas skid, associated modular plant, boundary treatment surrounding the compound c.6.5m high and 2 no. vehicular access points including general and emergency access.
- All associated site development works, services provision, drainage works, access, landscaping and boundary treatment works.
- No buildings are proposed above the existing ESB and SDCC wayleaves to the west and north of the site.
- The overall Gross Floor Area of the development is reduced by c.44sqm to c.9,795sqm from previously permitted under SDCC Reg. Ref. SD21a/0186.
- The application is accompanied by a Natura Impact Statement.

DB080-RKD-XX-XX-DI-A-XXXX-0001-Documents Register**-P04**

RKD Job Number: 21026
 Project: Equinix DB8
 Address: Profile Park, Dublin 22

Receiving information:										
Client:	Equinix						x (Planning issue)	x (Further inf issue)	x (Clarification for Further inf issue)	x (Revised planning issue)
Architects:	RKD									
Landscape architects:	Murray and Associates						x	x	x	x
Ecologist	MORES						x			x
MEP Engineers:	RED						x	x	x	x
Civil & Structural:	Pinnacle						x	x	x	x
Fire Consultant:	GSP									
Planning consultants	Brock McClure						x	x	x	x
Planning Authority:	South Dublin County Council						x	x	x	x

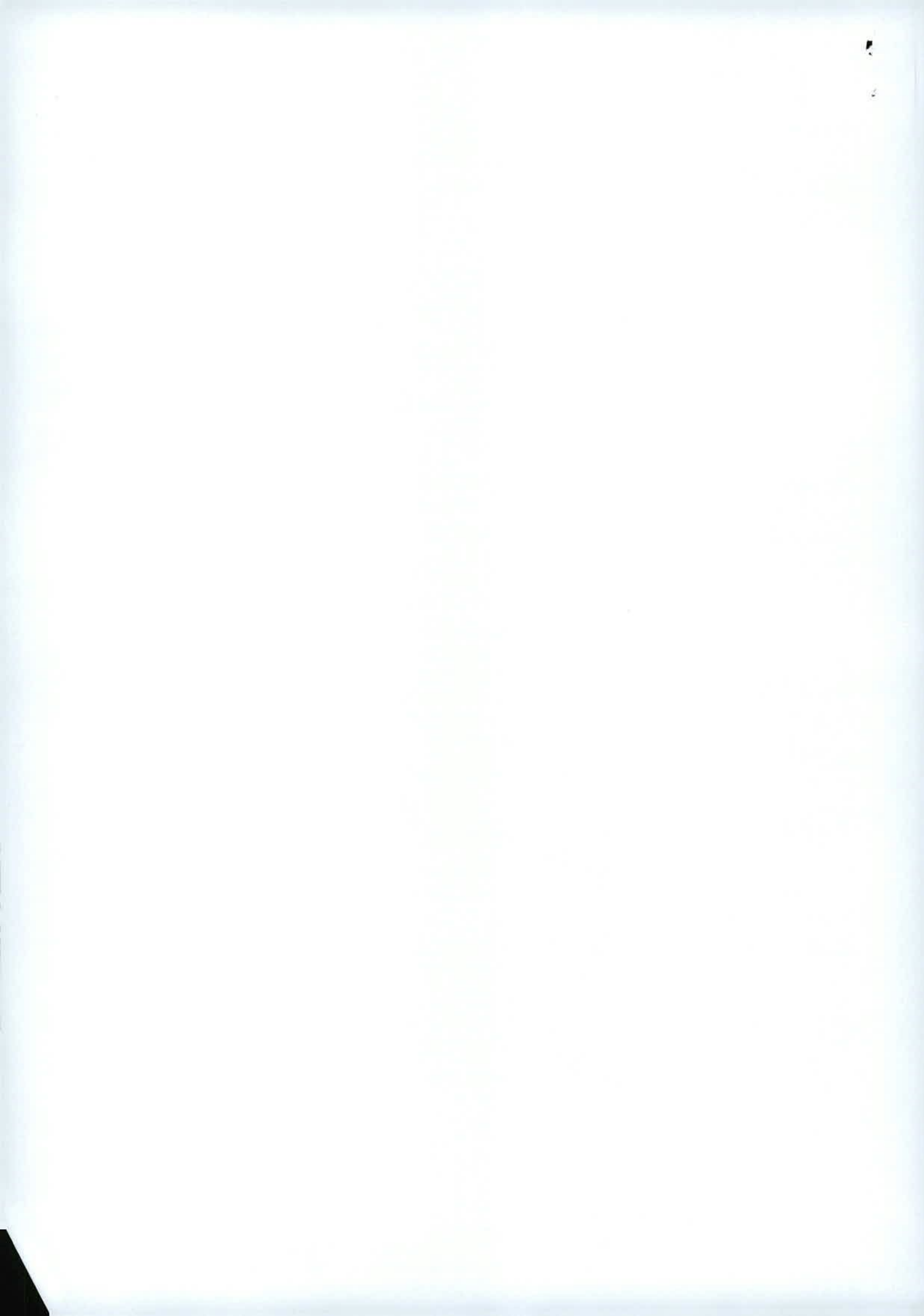
Document Number								Title	Scale	Issues							
Project	Origin	Volume	Level	File Typ	Discp.	Class	Number			21/06/2021		25/11/2021		25/02/2022		26/05/2022	
										POI	Rev	POI	Rev	POI	Rev	POI	Rev
PLANNING APPLICATION																	
DB080	-RKD	-XX	-XX	-DI	-A	-XXXX	-0000	Drawing Issue Register	n/a	S4	P01	S4	P02	S4	P03	S4	P04
DB080	-RKD	-XX	-XX	-RP	-A	-XXXX	-8001	Architectural Design Statement	n/a	S4	P01	S4	P02			S4	P03
DB080	-RKD	-XX	-XX	-RP	-A	-XXXX	-8001	Visual Impact Assessment	n/a			S4	P02			S4	P03
DB080	-RKD	-ZZ	-XX	-SA	-A	-XXXX	-6002	Schedule of Accommodation	n/a	S4	P01	S4	P02			S4	P03
DB080	-RKD	-00	-ZZ	-DR	-A	-SITE	-1000	OS Map / Site location map	1:2500	S4	P01					S4	P02
DB080	-RKD	-00	-ZZ	-DR	-A	-SITE	-1030	Site boundaries and existing topographic survey	1:500	S4	P01					S4	P02
DB080	-RKD	-00	-ZZ	-DR	-A	-SITE	-1031	Constraints Plan - Existing site layout	1:500	S4	P01					S4	P02
DB080	-RKD	-00	-ZZ	-DR	-A	-SITE	-1032	Constraints Plan - Proposed masterplan	1:500	S4	P01					S4	P03
DB080	-RKD	-00	-ZZ	-DR	-A	-SITE	-1033	Proposed Masterplan (DRAWING OMITTED)	1:600	S4	P01	S4	P02	S4	P03		
DB080	-RKD	-00	-ZZ	-DR	-A	-SITE	-1034	Biodiversity Plan	1:500	S4	P01					S4	P02
DB080	-RKD	-00	-ZZ	-DR	-A	-SITE	-1035	Proposed site layout plan	1:500	S4	P01	S4	P02	S4	P03	S4	P04
DB080	-RKD	-ZZ	-ZZ	-DR	-A	-ZZZZ	-2210	Contiguous elevations - Proposed	1:500	S4	P01	S4	P02			S4	P03
DB080	-RKD	-ZZ	-ZZ	-DR	-A	-ZZZZ	-3200	Boundary sections - Sheet 1 (DRAWING OMITTED)	1:500	S4	P01	S4	P02				
DB080	-RKD	-ZZ	-ZZ	-DR	-A	-ZZZZ	-3201	Boundary sections - Sheet 2 (DRAWING OMITTED)	1:500	S4	P01						
DB081	-RKD	-ZZ	-0G	-DR	-A	-PLAN	-1200	Proposed Ground Floor Layout	1:200	S4	P01					S4	P02
DB081	-RKD	-ZZ	-01	-DR	-A	-PLAN	-1201	Proposed First Floor Layout	1:200	S4	P01					S4	P02
DB081	-RKD	-ZZ	-02	-DR	-A	-PLAN	-1202	Proposed Second Floor Layout	1:200	S4	P01					S4	P02
DB081	-RKD	-ZZ	-03	-DR	-A	-PLAN	-1203	Proposed Third Floor Layout (DRAWING OMITTED)	1:200	S4	P01						
DB081	-RKD	-RF	-04	-DR	-A	-PLAN	-1204	Proposed Roof Level Plant Layout	1:200	S4	P01	S4	P02			S4	P03
DB081	-RKD	-RF	-04	-DR	-A	-PLAN	-1205	Proposed Roof Layout	1:200	S4	P01	S4	P02	S4	P03	S4	P04
DB081	-RKD	-ZZ	-ZZ	-DR	-A	-ZZZZ	-2200	Proposed Elevations - Sheet 1	1:200	S4	P01	S4	P02			S4	P03
DB081	-RKD	-ZZ	-ZZ	-DR	-A	-ZZZZ	-2201	Proposed Elevations - Sheet 2	1:200	S4	P01	S4	P02			S4	P03
DB081	-RKD	-ZZ	-ZZ	-DR	-A	-ZZZZ	-3200	Proposed Sections	1:200	S4	P01	S4	P02			S4	P03
DB080	-RKD	-ZZ	-XX	-DR	-A	-ZZZZ	-4220	Proposed Fencing - Sheet 1	1:200	S4	P01					S4	P02
DB080	-RKD	-ZZ	-XX	-DR	-A	-ZZZZ	-4221	Proposed Fencing - Sheet 2	1:200	S4	P01					S4	P02
DB080	-RKD	-ZZ	-XX	-DR	-A	-ZZZZ	-4231	Proposed Ancillary Buildings: Electrical Substation, Heat Recovery Plantroom, Bike shelter, Smoking Shelter	1:100	S4	P01					S4	P02
DB080	-RKD	-ZZ	-XX	-DR	-A	-ZZZZ	-4232	Proposed Ancillary Buildings: Waste compound & Sprinkler water compound - pump room and tank	1:100	S4	P01					S4	P02
DB080	-RKD	-ZZ	-XX	-DR	-A	-ZZZZ	-4233	Proposed Ancillary Buildings: Generators plant yard and chillers plant yard	1:200	S4	P01					S4	P02
DB080	-RKD	-ZZ	-XX	-DR	-A	-ZZZZ	-4240	On Site Power Generation Compound Layout	1:200							S4	P01
DB080	-RKD	-ZZ	-XX	-DR	-A	-ZZZZ	-4241	On Site Power Generation Compound Sections	1:200							S4	P01
DB080	-RKD	-ZZ	-XX	-DR	-A	-ZZZZ	-4242	On Site Power Generation Compound Elevations	1:200							S4	P01
DB080	-MA	-LS	-XX	-RP	-L	-PLNT	-8050	Landscape Architect's Design Report	n/a	x	x						
DB080	-MA	-LS	-XX	-DR	-L	-PLNT	-1050	Proposed Landscape Masterplan	1:500	x	x	S4	P02	S4	P03	S4	P04
DB080	-MA	-LS	-XX	-DR	-L	-PLNT	-1051	Landscape plan for DB8 building phase	1:500	x	x						
DB080	-MA	-LS	-XX	-DR	-L	-PLNT	-1052	Landscape Break out space (Pocket park) plan	1:200	x	x	S4	P02	S4	P03	S4	P04
DB080	-MA	-LS	-XX	-DR	-L	-PLNT	-4050	Indicative Landscape Sections	1:100	x	x	S4	P01			S4	P02
DB080	-MA	-LS	-XX	-DR	-L	-PLNT	-4051	Indicative Landscape Sections 2	1:100			S4	P01			S4	P02
DB080	-MA	-LS	-XX	-DR	-L	-PLNT	-7050	Typical Landscape design details - Sheet 1 of 4	1:10	x	x					S4	P02
DB080	-MA	-LS	-XX	-DR	-L	-PLNT	-7051	Typical Landscape design details - Sheet 2 of 4	1:10	x	x					S4	P02
DB080	-MA	-LS	-XX	-DR	-L	-PLNT	-7052	Typical Landscape design details - Sheet 3 of 4	1:10			S4	P01	S4	P02	S4	P03
DB080	-MA	-LS	-XX	-DR	-L	-PLNT	-7053	Typical Landscape design details - Sheet 4 of 4	1:10							S4	P01
DB080	-MA	-LS	-XX	-RP	-V	-PLNT	-7040	Arboricultural Inventory and Impact Assessment	n/a	x	x			S4	P02	S4	P03
DB080	-MA	-LS	-XX	-DR	-V	-PLNT	-1040	Tree survey plan	1:500	x	x					S4	P02
DB080	-MA	-LS	-XX	-DR	-V	-PLNT	-1041	Arboricultural impact plan	1:500	x	x			S4	P02	S4	P03
DB080	-MOR	-LS	-XX	-RP	-V	-XXXX	-8060	Natura Impact Statement	n/a	x	x					S4	P02
DB080	-MOR	-LS	-XX	-RP	-V	-XXXX	-8061	Ecological Impact Assessment	n/a	x	x					S4	P02
DB080	-MOR	-LS	-XX	-RP	-V	-XXXX	-8062	Preliminary Construction Environmental Management Plan	n/a	x	x					S4	P02
DB080	-MOR	-LS	-XX	-RP	-V	-XXXX	-8053	Environmental Impact Assessment Screening	n/a							S4	P01
DB080	-RAC	-XX	-XX	-RP	-V	-XXXX	-8070	Archaeological report	n/a	x	x					S4	P02

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Equinix DB8 Schedule of Areas - Planning Stage

Description of Issue:	Date	Rev.	Purpose of issue	
	21/06/2021	P01	S4 - Issued for planning	
	25/11/2021	P02	S4 - Issued for Further Information	
	20/05/2022	P03	S4 - Issued for revised planning	

Buildings gross floor areas					
	Area	Totals	Additional GFA in revised planning application	Comments	
					m ²
DB8 Building total	Ground	3167.51		60.44	Ground floor office block, incl. loading bay, and Data centre.
	First	3038.41			First floor office block and data centre
	Second	3038.41			Second floor office block and data centre (note that these two areas are on split levels)
	Third	0			Third floor office block removed in the revised planning application.
	Roof level	0			Stair A and Goods lifts removed from roof level.
Total		9244.33			
Datahall	Ground	2673.32			
	First	2673.11			
	Second	2673.31			
	Total		8019.74		
Office block (Part of House)	Ground	456.19		60.44	Includes delivery bay, Stair A and lifts.
	First	365.3			Includes Stair A and lifts
	Second	366.1			Includes Stair A and lifts
	Third	0			Third floor office block removed in the revised planning application.
	Roof level	0			Stair A and Goods lifts removed from roof level.
Total		1227.59			
External areas (hot air plenums and external staircases) Note: areas not included in the gross floor area.	First fl. plenums	16.21			Area of plenums on first floor
	Ground fl. stairs	85.77			Incl. Stair B, C and D
	First	78.68			Incl. Stair B, C and D
	Second	78.68			Incl. Stair B, C and D
	Third	0			Level omitted in the revised planning application.
	Roof level	44.34			Stair B and Stair D continuing to roof level.
	Total		303.68		
Waste Bins Store	Ground		51.56		
Water Pump Room	Ground		22.89		
Electrical substation	Ground		43.77		
Heat recovery plant room	Ground		17.3		
Front of House Plant room (Container)	Ground		39.36		Reduction of floor area in the revised planning application.
Electrical Plantroom 1A (Container)	Ground		12.72	3.58	Increase of 3.58 m2 in the revised planning application.
Electrical Plantroom 1B (Container)	Ground		12.72	3.58	Increase of 3.58 m2 in the revised planning application.
Electrical Plantroom 2A (Container)	Ground		12.72	3.58	Increase of 3.58 m2 in the revised planning application.
Electrical Plantroom 2B (Container)	Ground		12.72	3.58	Increase of 3.58 m2 in the revised planning application.
Electrical Plantroom 3A (Container)	Ground		10.52	10.52	Area added in the revised planning application.
Electrical Plantroom 3B (Container)	Ground		10.52	10.52	Area added in the revised planning application.
Electrical Plantroom 4A (Container)	Ground		10.52	10.52	Area added in the revised planning application.
Electrical Plantroom 4B (Container)	Ground		10.52	10.52	Area added in the revised planning application.
MV Switch room A (Container)	Ground		10.52		
MV Switch room B (Container)	Ground		10.52		
Water tank plantroom (Container)	Ground		22.75		
Mechanical Plant room A (Container)	Ground		9.59		
Mechanical Plant room B (Container)	Ground		9.59		
Mechanical Plant room C (Container)	Ground		29.36	19.77	Increase by 19.77m2 in the revised planning application.
Mechanical Plant room D (Container)	Ground		0		Omitted in the revised planning application
OSPG Plant room 1 (Container)	Ground		25.78	25.78	Area added in the revised planning application.
OSPG Plant room 2 (Container)	Ground		25.78	25.78	Area added in the revised planning application.
OSPG Plant room 3 (Container)	Ground		25.78	25.78	Area added in the revised planning application.
OSPG Plant room 4 (Container)	Ground		25.78	25.78	Area added in the revised planning application.
OSPG Plant room 5 (Container)	Ground		25.78	25.78	Area added in the revised planning application.
OSPG Plant room 6 (Container)	Ground		25.78	25.78	Area added in the revised planning application.
OSPG Plant room 7 (Container)	Ground		25.78	25.78	Area added in the revised planning application.
Total Building Area			9795.48		
Total additional GFA				317.07	Additional GFA in the revised planning application



DB080-RKD-ZZ-XX-SA-A-XXXX-6002

Equinix DB8 Schedule of Areas - Planning Stage

Site Areas				
	Area	Area	Totals	Comments
	m ²	acre	hectare	
Site (Redline Boundary Area)	26487.82	6.545	2.649	
Landscape Area in Masterplan	7200	1.779	0.720	Landscape areas including breakout areas and gravel paths (Excludes Roads, Footpaths, Carparking, plant yards). Landscape equals to 27% of overall site area.

Car Parking Provision				
		Spaces	Totals	Comments
		No.	No.	
Data Centre	Accessible Parking	4		5% of overall car parking spaces (one number removed in the revised planning application as it was an allowance for the future building)
	Electric Vehicle Parking	8		As previously permitted in excess of 10% of overall car parking spaces. All other spaces will be ducted for future installation.
	Standard Parking	52		
	Total		64	
Total Car Parking Spaces			64	

Bicycle Parking Provision				
		Spaces	Totals	Comments
		No.	No.	
Data Centre	Bicycle Parking	14		7 no. sheffield stands with canopy over.
Total Bicycle Spaces			14	

