

INXN DUB15/16

Reg. Ref: SD21A/0217 – Clarification of Further Information Response

MH20038
F01
5 July 2022

Document status

Version	Purpose of document	Authored by	Reviewed by	Approved by	Review date
F01	CFI Response	BC	BC	VB	30 June 2022

Approval for issue

VB

30 June 2022

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1 INTRODUCTION

RPS is instructed by Digital Netherlands VII B.V. (Netherlands) to prepare this Clarification of Further Information Response with respect to a planning application for a data centre development at Profile Park, Nangor Road, Clondalkin, Dublin 22 (Reg. Ref: SD21A/0217).

The application site comprises a brownfield site located within an existing business park. Planning permission was granted previously for a development of the site which was partially constructed. This application seeks to develop the remainder of the site.

In summary, the application proposed two data centre buildings and associated works.

The application was submitted on 4 August 2021. The description of development is as follows:

“10 year permission for the following development: Removal of an existing unused waste water treatment facility on site and the erection of two data centre buildings, gas powered energy generation compound, and all other associated ancillary buildings and works. The two data centre buildings, DUB 15 and DUB 16, will comprise a total floor area of c. 33,577m² over two storeys. The first 2 storey data centre building (DUB15), located to the south west of the site, will comprise 16,865m² data storage use, ancillary office use and associated electrical and mechanical plant rooms, loading bays, maintenance and storage space. A second 2 storey data centre building (DUB16), located to the south east of the site, will comprise 16,712m² data storage areas, ancillary office use and associated electrical and mechanical plant rooms, loading bays, maintenance and storage space. Both data centre buildings will reach a height of 20m. Emergency generators and associated emission flues and plant are proposed in compounds adjacent to each data centre building. Gas powered energy generation is proposed to the north east corner of the site to provide electricity for the proposed development. The application proposes to re-route and widen an existing watercourse constructed following an earlier planning permission. It is proposed to reroute this watercourse along the eastern and southern boundary of the site. Landscaping is proposed to the south of the site to screen the buildings. Fencing and security gates are proposed around the site. New access roads within the site are proposed along with 71 car parking spaces and 26 cycle spaces, bin stores, site lighting, and all associated works including underground foul and storm water drainage attenuation and utility cables and all other ancillary works. A Natura Impact Statement will be submitted to the planning authority with the application”.

South Dublin County Council (SDCC) sought further information on 12 points by letter dated 29 September 2021. A full response was submitted to the Council on 24 March 2022,

On 22 April 2022, SDCC sought clarification on the information submitted. Clarification on two points was requested. This response addresses those two points.

The deadline for responding to the further information request is 29 March 2022 (+ 9 days for Christmas). A request to extend this period was submitted on 21 March 2022. SDCC responded as follows:

“Further to a request dated 21/03/22 regarding the above mentioned planning application, I wish to inform you that, by Order dated 22/03/22, the period for submitting a response to the request for Further Information has been extended up to and including 05/07/2022 in accordance with the provisions of Article 33 (3) of the Planning and Development Regulations, 2001 (as amended)”.

Therefore, our deadline to respond to the Clarification of Further Information is 5 July 2022.

Correspondence with SDCC Planners was undertaken in June 2022 to discuss the content of this submission.

2 CLARIFICATION OF FURTHER INFORMATION RESPONSE

2.1 Item 1: Southern Elevation

“The Planning Authority remains concern in relation to the potential visual impact of the proposed development, when viewed from the south. Accordingly, the applicant is requested further revise the proposed development to mitigate the potential impact of the development.

Prior to submission of revised drawing the applicant is requested to contact the Planning Authority to discuss a revised submission.”

2.1.1 Response

The Council's concerns relating to revised south elevations have been taken into consideration by the Applicant.

Revised proposals for the south elevation were sent to the Council on 7 June 2022. Following the Council's response, three further options were submitted for review. The Council's preferred option is hereby submitted.

In response, we provide revised southern elevations.

It is considered that the works to the façade and additional planting addresses the Council's concerns in this regard. The following is submitted.

Ref	Drawing	Scale
IE-DUB15-DTZZ-ZZ-RKD-DR-A-04011 Rev C	DUB15 Proposed Building Elevations 1 of 2	1:200@A1
IE-DUB15-DTZZ-ZZ-RKD-DR-A-04012 Rev C	DUB15 Proposed Building Elevations 2 of 2	1:200@A1
IE-DUB16-DTZZ-ZZ-RKD-DR-A-04051 Rev C	DUB16 Proposed Building Elevations 1 of 2	1:200@A1
IE-DUB16-DTZZ-ZZ-RKD-DR-A-04052 Rev C	DUB16 Proposed Building Elevations 2 of 2	1:200@A1
IE-DUBZZ-ZZZZ-ZZ-RKD-DR-A-04005 Rev C	Contiguous Elevations – Proposed	1:500@A1
IE-DUBZZ-ZZZZ-ZZ-RKD-DR-A-04006 Rev C	Contiguous Elevations – Proposed	1:500@A1

2.2 Item 2: SUDs

“The submitted information has been reviewed by the Water Services Division of the South Dublin County Council and clarification of the submitted information is required. In particular clarification in relation to the following is requested;

- i. *How much surface water attenuation in m3 is provided by SuDS features;*
- ii. *It is unclear where treatment train is provide with SuDS or how SuDS are connected to each other;*
- iii. *Where are the flow controls in SuDS;*
- iv. *Where SuDS can provide surface water attenuation examine if hard engineering structures such as gullies and surface water pipes can be reduced or removed.*
- v. *Show on a drawing a cross section of proposed SuDS systems. Examples of SuDS can be viewed in a SuDS Guide obtained on South Dublin County Council Website.*
- vi. *Submit a report and drawing to clarify what areas are draining to proposed pond. Does proposed pond only take surface water from areas within red line boundary or does it also take surface water from DUB 13 and DUB 14.*

The applicant is requested that prior to submission of any revised reports and drawings, the applicant should refer to the Sustainable Drainage Explanatory Design and Evaluation Guide 2022 prepared by South Dublin County Council and should contact the Water Services Division to discuss revised submission”.

2.2.1 Response

ARUP has produced a comprehensive response to this point. Enclosed are:

- Cover Letter dated 24 May 2022
- Proposed Catchment Area Report

Ref	Drawing	Scale
IE-DUBZZ-STE1-EO-ARP-DR-C-0138 Rev C01	Proposed SuDS Feature Details Sheet 1 of 2	As Shown@A1
IE-DUBZZ-STE1-EO-ARP-DR-C-0139 Rev C01	Proposed SuDS Feature Details Sheet 2 of 2	As Shown@A1
IE-DUBZZ-STE1-EO-ARP-DR-C-0140 Rev C01	Proposed Attenuation Pond Catchment Area	1:500@A1

3 CONCLUSION

RPS is instructed by Digital Netherlands VII B.V. (Netherlands) to prepare this Clarification of Further Information Response with respect to a planning application for a data centre development at Profile Park, Nangor Road, Clondalkin, Dublin 22 (Reg. Ref: SD21A/0217).

The design team has put significant work into amending the scheme to address the Clarification of Further Information Request.

The revised proposals have been presented to SDCC. Item 1 has been discussed with Sarah Watson and Colm Harte and Item 2 has been discussed with Brian Harkin in advance of submission.

It is considered that both points are adequately addressed; we look forward to a positive decision in due course.

