

Comhairle Chontae Atha Cliath Theas

PR/0892/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22A/0148 **Application Date:** 23-May-2022
Submission Type: New Application **Registration Date:** 23-May-2022

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

Proposed Development: 1 screened bin compound to be relocated to the south-east corner of the site; 2 transformers within individual compounds and adjoining switch room (35.2sq.m) to be located to the east of the permitted data centre to replace screened transformer compound permitted to the south-east of the site; 1 new plantroom (19.8sq.m) and 1 water storage tank to be located to the west of the permitted data centre to replace previously approved fire suppression enclosure and new double gates to replace sliding gates at entrance into the permitted data centre site.

Location: Grange Castle Business Park, Clondalkin, Dublin 22

Applicant Name: Interxion Ireland DAC

Application Type: Permission

(COS)

Description of Site and Surroundings

Site Area: stated as 1.0589 Hectares on the application form.

Site Visit: 15th of June 2022.

Site Description

The subject site is located in the northern part of Grange Castle Business Park. The site is a vacant site located to the south of an existing data centre. There is mature trees and vegetation along the southern boundary of the site screening it from the streetscape.

Proposal

Permission is being sought for the following works:

- 1 screened bin compound to be relocated to the south-east corner of the site;
- 2 transformers within individual compounds and adjoining switch room (35.2sq.m) to be located to the east of the permitted data centre to replace screened transformer compound permitted to the south-east of the site;

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- 1 new plantroom (19.8sq.m) and 1 water storage tank to be located to the west of the permitted data centre to replace previously approved fire suppression enclosure and
- new double gates to replace sliding gates at entrance into the permitted data centre site.

Zoning

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

Consultations

Water Services – no objection subject to conditions.

Irish Water – no objection subject to conditions.

Roads Department – no objection subject to conditions.

Transport Infrastructure Ireland – no observations to make.

SEA Sensitivity Screening – the site is located to the south of the Grand Canal Proposed Natural Heritage Area (PNHA).

Submissions/Observations/Representations

No third party submissions received.

Transport Infrastructure Ireland have provided a letter stating that they have no observations to make.

Relevant Planning History

Subject site

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 the 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,

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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. **Permission granted.**

SD15A/0034 Existing data centre located to the north

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-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. **Permission granted.**

SD158/0008 Access Road

Proposed access road. This has been built.

Relevant Enforcement History

None identified in APAS.

Pre-Planning Consultation

None identified in APAS.

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.

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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

Policy G5 Sustainable Urban Drainage Systems

Policy G6 New Development in Urban Areas

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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 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.

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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.

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

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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 Guidelines

Project Ireland 2040 National Planning Framework, Government of Ireland, (2018).

Regional Spatial & Economic Strategy 2019 - 2031, Eastern & Midlands Regional Assembly, (2019).

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

OPR Practice Note PN01 Appropriate Assessment Screening for Development Management (March 2021).

Traffic and Transport Assessment Guidelines, National Roads Authority, (2007).

Waste Management Plan for the Dublin Region 2005-2010, Dublin City Council, Dun Laoghaire-Rathdown County Council, Fingal County Council and South Dublin County Council, (2005).

Bats & Lighting: Guidance Notes for Planners, Engineers, Architects and Developers, Bat Conservation Trust, (2010).

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

Assessment

The main issues for assessment relate to:

- Zoning and Council Policy;
- Visual and Residential Amenity;
- Access and Parking;
- Services and Drainage;
- Heritage and Biodiversity;
- Environmental Health;
- Environmental Impact Assessment; and
- Appropriate Assessment.

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Zoning and Council Policy

The subject site is located within zoning objective 'EE': *'To provide for enterprise and employment related uses'* under the South Dublin County Development Plan 2016-2022. The proposed development involves amendments to a permitted data centre site. The proposal is therefore acceptable subject to assessment against the relevant policies and objectives of the County Development Plan.

Visual and Residential Amenity

The proposed development would provide for the construction of the following:

- 1 screened bin compound to be relocated to the south-east corner of the site;
- 2 transformers within individual compounds and adjoining switch room (35.2sq.m) to be located to the east of the permitted data centre to replace screened transformer compound permitted to the south-east of the site;
- 1 new plantroom (19.8sq.m) and 1 water storage tank to be located to the west of the permitted data centre to replace previously approved fire suppression enclosure and
- new double gates to replace sliding gates at entrance into the permitted data centre site.

The overall heights of the structures would range from approx. 3.0m (bin compound) to 4.5m (switch room and transformers).

The proposed materials and finishes include 'Kingspan Optimo' wall panels on block walls, cage walls or external louvres. These materials and finishes are regarded as appropriate given the purposes of the structures and that they would match or complement the permitted data centre and neighbouring buildings.

The relocated bin compound would be located approx. 14.9m from the southern (front) boundary and approx. 6.4m from the eastern (side) boundary. The transformers and switch room would be located approx. 4.6m from the northern boundary and approx. 13.0m and 13.6m from the eastern (side) boundary. These structures would be largely in the place of other similar structures that were previously permitted and are now being moved around.

The plantroom and water storage tank would be located behind permitted generators in the permitted generator yard adjacent to the permitted data centre. These structures would be approx. 21.7m from the western (side) boundary at the closest point.

The closest residential dwellings are to the north east of the subject site. The proposed structures are located to the west and east of the permitted data centre building. They would be well setback from any existing residential development. The existing and proposed landscaping would not be changed.

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No changes to the data centre building itself are proposed. Only what is described in the statutory notices is what is permitted in the event of a grant of permission.

Given the scale, design and location of the proposed structures it is considered that they would have an acceptable impact on terms of visual and residential amenity.

Access and Parking

The Roads Department have reviewed the proposed development and have no objection subject to conditions:

Access & Roads Layout:

The proposed changes will have little or no impact on the road's elements of the application.

- 1. 1 screened bin compound to be relocated to the south-east corner of the site – No issues for Roads Dept.*
- 2. 2 transformers within individual compounds and adjoining switch room (35.2sq.m) to be located to the east of the permitted data centre to replace screened transformer compound permitted to the south-east of the site – No issues for Roads Dept.*
- 3. 1 new plantroom (19.8sq.m) – No issues for Roads Dept.*
- 4. 1 water storage tank to be located to the west of the permitted data centre to replace previously approved fire suppression enclosure and – No issues for Roads Dept.*
- 5. New double gates to replace sliding gates at entrance into the permitted data centre site – See below*

Security Gates:

Proposed change from one automated electric gate system to another (A cantilever sliding gate to double swing security gates). Roads are satisfied with proposed change. Electric gates installation must meet with the criteria as set out in the HSA Guidelines on the Safety of Powered Gates (Guidelines on the Safety of Powered Gates.pdf)

No Roads objections subject to the following conditions:

- 1. Any gates shall open inwards and not outwards over the public domain.*
- 2. Electric gates installation must meet with the criteria as set out in the HSA Guidelines on the Safety of Powered Gates*

The report from the Roads Department is noted and should be conditioned as such.

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Services and Drainage

Water Services and Irish Water have reviewed the proposed development and have no objection subject to standard conditions. This includes to include SUDS where practical such as green roofs, swales, permeable paving or other such SUDS. Also to enter into connection agreements. A connection agreement condition was attached to the parent permission. The relevant conditions from the previous permissions should be conditioned to apply.

Heritage and Biodiversity

The site is located to the south of the Grand Canal Proposed Natural Heritage Area (PNHA), separated largely from this by the permitted data centre to the north. The relevant conditions from the previous permissions in relation to biodiversity and water pollution should be conditioned to apply.

Environmental Health

The relevant conditions from the previous permission in relation to noise etc. should be conditioned to apply.

Screening for Environmental Impact Assessment

Having regard to the modest nature of the proposed development, and the distance of the site from nearby sensitive receptors, there is no likelihood of significant effects on the environment arising from the proposed development. The need for environmental impact assessment can, therefore, be excluded at preliminary examination and a screening determination is not required.

Screening for Appropriate Assessment

The applicant has not provided information to assist the screening for Appropriate Assessment. The subject site is not located within nor within close proximity to a European site. The development involves changes to ancillary structures on a permitted data centre site.

Having regard to:

- the small scale and nature of the development,
- the location of the development in a serviced area, and
- the consequent absence of a pathway to the European site,

it is considered that the proposed development would not be likely to have a significant effect individually, or in-combination with other plans and projects, on the Natura 2000 network and appropriate assessment is not therefore required.

Development Contributions

Bin compound, transformers, switch room, plantroom and water storage tank.

Assessable area = Nil.

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SEA monitoring

Building Use Type Proposed: Bin compound, transformers, switch room, plantroom and water storage tank.

Floor Area: 55sq.m

Land Type: Brownfield/Urban Consolidation.

Site Area: 1.0589 Hectares.

Conclusion

Having regard to the:

- provisions of the South Dublin County Development Plan 2016-2022,
- the established character of the area, and
- the nature and scale of the proposed development,

it is considered that, subject to compliance with the conditions set out below, the proposed development would be in compliance with Council policy, would not seriously injure the amenities of the area or of property in the vicinity and would, therefore, be in accordance with the 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 in accordance with submitted plans and details.

The development shall be carried out and completed in its entirety fully 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

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that effective control be maintained.

2. Previous Permissions

All conditions attached to the planning permissions granted under Reg. Refs. SD15A/0034 and SD18A/0323 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 permissions.

3. Permission granted

Permission is hereby granted solely for the development which is set out in Statutory Public Notices and description of development under Section 9 of the planning application form submitted.

REASON: In the interest of clarity, consistency and the proper planning and sustainable development of the area.

4. Sustainable Drainage Systems

Prior to the commencement of development the applicant/developer shall submit for the written agreement of the Planning Authority details on further above ground SuDS (Sustainable Drainage Systems) such as Green Roofs, Swales, Permeable Paving and other such SuDS incorporated into the development.

REASON: To ensure adequate surface water drainage in accordance with the policies and objections of the South Dublin County Development Plan 2016-2022.

5. Gates

(a) Any gates shall open inwards and not outwards over the public domain.

(b) Electric gates installation shall meet with the criteria as set out in the HSA Guidelines on the Safety of Powered Gates

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

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 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.

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REG. REF. SD22A/0148


LOCATION: Grange Castle Business Park, Clondalkin, Dublin 22

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: 18/7/22



Eoin Burke, Senior Planner