

# Comhairle Chontae Atha Cliath Theas

**PR/0917/22**

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

**Reg. Reference:** SD22A/0093

**Application Date:** 01-Apr-2022

**Submission Type:** Additional  
Information

**Registration Date:** 23-Jun-2022

**Correspondence Name and Address:**

John Spain Associates 39, Fitzwilliam Place, Dublin  
2

**Proposed Development:**

Amendments to the development permitted under Reg. Ref. SD20A/0309 comprising: alterations to permitted ICT Facility buildings 2 and 3, to include internal reconfiguration of the ICT equipment halls, associated electrical and mechanical plant rooms, loading bays, maintenance and storage space, office administration areas, and reconfiguration of screened plant; alterations to the external facades of permitted ICT Facility buildings 2 and 3 to include modification and reconfiguration of fenestration, louvers, loading bays, and access doors, along with an increase in height of 1.2 metres to main parapet level and reduction in the height of rooftop plant to not exceed the parapet height of the buildings, along with the omission of previously permitted flues and exhaust ducts at roof level; omission of emergency generators and associated flues from permitted ICT Facility buildings 2 and 3; The proposed amendments to ICT Facility buildings 2 and 3 result in an increase in their gross floor area (GFA) of 2,511sq.m for each building, resulting in an overall increase in the GFA of the two buildings of 5,022sq.m; Alterations to the water storage tanks serving the permitted ICT Facility buildings, including total increase of 268 sq.m GFA to the permitted pumphooms and a reduction in the scale of the associated water storage tanks. All associated and ancillary works; The application site is subject to an EPA Industrial Emissions Licence relating to the Energy Centre permitted on site (under Reg. Ref.: SD18A/0068 as amended by Reg. Ref.: SD19A/0185).

**Location:**

3-4, Crag Avenue, Clondalkin Industrial Estate,  
Clondalkin, Dublin 22

**Applicant Name:**

Echelon Clondalkin DC Services Limited

# Comhairle Chontae Atha Cliath Theas

**PR/0917/22**

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

**Application Type:** Permission

### **Description of Site and Surroundings:**

#### Site Area

Stated as 13.38ha

#### Site Description:

The subject site is located at Nos. 3-4 Crag Avenue, within Clondalkin Industrial Estate, Clondalkin, Co. Dublin and formerly contained cable depot buildings and overhead power lines. The site, which has a generally flat topography, has been partially developed under extant Planning Permissions (which are further outlined in the Planning History Section of this Report). To date the site has been cleared of previous buildings and vegetation, with some traces of the hardstanding associated with the previous use remaining. There are a number of temporary stockpiles located on the site, which are associated with the site clearance works which have taken place.

The subject site is accessed from Crag Avenue and Canal Turn. The M50 motorway is located east of the subject site. The Grand Canal and its associated proposed Natural Heritage Area (pNHA) and the Gallanstown Stream are located along the southern site boundary. Residential development is located further south of the canal. A railway line is located north of subject site.

### **Proposal:**

Permission is being sought for the following amendments to the development permitted under SD20A/0309:

- Alterations to ICT Buildings 2 and 3 consisting of the internal reconfiguration of the ICT equipment halls, electrical and mechanical plant rooms, loading bays, maintenance and storage space, office administration areas and reconfiguration of the screened plant area.
- Amendments to the façades of ICT Buildings 2 and 3 resulting in the reconfiguration of the permitted fenestration patten, louvers, loading bays and access doors.
- An increase in the main parapet level of ICT Buildings 2 and 3 by 1.2m and the reduction in the height of the rooftop plant and removal of previously permitted flues and exhaust ducts to ensure the parapet height of the buildings is not exceeded.
- Omission of emergency generators and associated flues from permitted ICT Buildings 2 and 3.
- As a result of the proposed amendments to ICT Buildings 2 and 3 the gross floor area of each building will increase by 2,511 sq m, with a combined increase of 5,022 sq m.
- Alterations to the permitted water storage tanks serving ICT Buildings 2 and 3 resulting in an increase of 268 sq m to the permitted Gross Floor Area of the pumprooms and a reduction in the scale of the associated water storage tanks.
- All ancillary site works above and below ground.

# Comhairle Chontae Atha Cliath Theas

**PR/0917/22**

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

### **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.

The Grand Canal and associated proposed Natural Heritage Area (pNHA) is located at the southern site boundary. The corridor of the Grand Canal is zoned Objective 'OS' - '*To preserve & provide for Open Space & Recreational Amenities*'. The NTA Greater Dublin Cycle Network plan is indicated along the Grand Canal on Development Plan Maps.

The subject site is within an Approach Zone for Baldonnell Aerodrome.

### **Consultations:**

Drainage and Water Services – Additional Information required.

Irish Water – Additional Information required.

HSE Environmental Health Officer – Additional Information required.

Roads – No objection, subject to conditions.

*Heritage* Officer– No report received at time of writing this Report.

Parks and Public Realm– No objections, subject to conditions.

Irish Aviation Authority – No objections, subject to conditions.

Department of Defence – No report received at time of writing.

National Transport Agency - No report received at time of writing.

Transport Infrastructure Ireland – No report received at time of writing.

### **Submissions/Observations /Representations**

Final date for submissions/observations – 5<sup>th</sup> May 2022.

None received.

# Comhairle Chontae Atha Cliath Theas

**PR/0917/22**

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

### **Recent Planning History**

#### **Subject Site**

**SD20A/0309** - Provision of 4 new information and communications technology (ICT) Facility buildings and associated development at the subject site, superseding elements of the extant planning permissions on site (Reg. Ref.: SD18A/0068 and Reg. Ref.: SD19A/0185). The application site is subject to an EPA Industrial Emissions Licence (Ref. No, P1113-01) relating to the Energy Centre permitted on site, The single storey Energy Centre, gas pressure reduction station, and 110kV Gas Insulated Switchgear (GIS) substation permitted under Reg, Ref.: SD18AI0068 and Reg. Ref.: SD19AI0185 will be constructed as previously approved and are not affected by the current application. The proposed development will comprise the following: The construction of 4 ICT Facility buildings (ICT Facilities 1, 2, 3, and 4) with a combined total gross floor area (GFA) of c. 47,564.5 sq.m, Each ICT Facility building includes associated external plant areas, totalling c, 20,649.5 sq,m, ICT Facilities 1, 2, and 3 will be located in the eastern portion of the site, and each comprise a GFA of c. 15,196 sq.m (including ancillary office and administration space) over part two and part three levels with a maximum height of c, 25 metres and a parapet height of c, 19.5 metres, Each of the ICT Facilities will include an associated external plant area of c, 6,624 sq.m, ICT Facility 4 will be located in the southern portion of the site and comprises a GFA of c, 1,976.5 sq,m (including ancillary office and administration space) over two levels with a maximum height of c, 15 metres and a parapet height of c. 10.5 metres, This ICT Facility includes an associated external plant area of c. 777.5sq.m, Each ICT Facility building will accommodate ICT equipment halls, associated electrical and mechanical plant rooms, loading bays, maintenance and storage space, office administration areas, and screened plant. Construction of internal road network and circulation areas, footpaths, provision of 153 no. car parking spaces and 54 no, cycle parking spaces. Connections to vehicular access routes, roads, services and permitted infrastructure relating to the Energy Centre and 110kV GIS substation permitted under Reg, Ref.: SD18A/0068 and Reg, Ref.: SD19A/0185. Provision of emergency generators with associated flues, water storage tanks and associated pump rooms (comprising 150 sq, m in total) to serve each of the proposed ICT Facility Buildings. Hard and soft landscaping and planting, lighting, and all associated works, including underground foul and storm water drainage network, boundary treatments and security fencing, attenuation areas, and utility cables.

**SDCC Decision:** Grant Permission, subject to conditions.

**ED20/0055** - Temporary compound to facilitate the diversion/undergrounding of existing ESB 38kV overhead lines and installation of new underground 110kV grid connections associated with development permitted under Reg Ref SD18A/0068 (as amended by Reg Ref. SD19A/0185).

**SDCC Decision:** Seek Clarification of Additional Information.

**SD20A/0242** - The provision of alternate entrance and access arrangements from Crag Avenue to serve the permitted data storage centre, energy centre and substation development permitted

# Comhairle Chontae Atha Cliath Theas

**PR/0917/22**

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

under Reg. Ref. SD18A/0068, as amended by Reg. Ref. SD19A/0185 including the provision of ducted services connections between the permitted substation on site (permitted under Reg. Ref. SD18A/0068 as amended by Reg. Ref. SD19A/0185) and existing services to the south of the Grand Canal. The proposed ducted services connections will exit the permitted substation compound and run southward, crossing beneath the Grand Canal by way of a horizontal directional drill, before proceeding east and west to connect to existing services located to the south of the Grand Canal. This proposed development is also located on lands within the Grand Canal Corridor to the north of the R134 Regional Road, Clondalkin, Dublin 22. **SDCC Decision:** Grant Permission, subject to conditions.

**SD19A/0185** - Alterations to approved plans (Grant of Permission ref PL06S.243151 and PA Reg Ref SD13A/0271 and SD18A/0068) to the previously granted planning permission for the construction of an ESB 110kV Gas Insulated Substation for the use by Crag Digital Limited in support of the development and to incorporate an ESB Network Substation to improve and upgrade power supply to Clondalkin and adjoining areas; the proposed ESB 110kV Gas Insulated Substation is a two storey building of gross floor area of 1,586sq.m and Client Control Room building of an area of 116sq.m; single storey 2MV ESB Substation of 38sq.m floor area is proposed to be constructed to facilitate the construction of the already granted development until completion and commissioning of the proposed ESB 110kV GIS Substation, including for 3 ESB external transformers and 3 Crag Digital Limited external transformers; alterations include for the relocation on site of previously granted client transformers, control building and energy centre ancillary building to facilitate the revised ESB 110kV Substation building layout; ESB Substation and client control building and transformer compound are to be secured with a 2.6m and 3m high palisade fence and access gates; all landscaping and ancillary site works as per previously granted planning permission SD18A/0068.

**SDCC Decision:** Grant Permission, subject to conditions.

**SD18A/0068** - Alterations to approved plans (Grant of Permission ref PL06S.243151 and PA Reg Ref SD13A/0271) consisting of the following to be constructed in a minimum of two phases: The construction of a similar 2 storey data centre with a gross floor area of c.44,323sq.m associated single storey combined heat and power plant (Energy Centre) with a gross floor area of c.7,109sq.m with ancillary 2 storey operations building with part basement with a gross floor area of c. 2,998sq.m. The Data Centre shall comprise the following uses: offices, canteen, computer and associated support areas, electrical component rooms, plant and associated equipment. The combined heat and power plant shall comprise the following uses: generator and gas fired engine rooms, boiler rooms, chiller rooms, plant and associated equipment. On the site are previously granted gas pressure reduction station and previously granted 110kV substation solely for the use of Crag Digital Limited in support of this development. Also proposed as revisions are removal of 2 end masts for undergrounding of overhead 38kV Power Lines, revisions to Security Hut, omission of Cooling Towers and all revised associated storage tanks, flues, access roads, services, entrance gates and perimeter fencing at 3m high, landscaping and

# Comhairle Chontae Atha Cliath Theas

**PR/0917/22**

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

infrastructure inclusive of 94 car parking spaces, retention pond and revised diversion of existing 1200mm diameter arterial sewer as agreed with Irish Water, and all sundry associated minor works. The development will be consequent on previously granted demolition of the existing logistics centre and associated ancillary buildings, retention of existing mobile phone mast and ancillary plant. An Environmental Impact Assessment Reports (EIAR) has been submitted with this application. An-EPA Industrial Emissions Licence has been applied for on 28th November 2017 Reg: P1066-01.

**SDCC Decision:** Grant Permission, subject to conditions.

**SD13A/0271 & PL06S.243151** – Nos. 3-4, Crag Avenue, Clondalkin Industrial Estate, Clondalkin, Dublin.

Proposal; Demolition of existing logistics centre and associated ancillary buildings; retention of existing mobile phone mast and ancillary plant; the construction of a two storey data centre with a gross floor area of 43,805sq.m.; two storey ancillary office building of 4,308sq.m gross floor area; associated single storey combined heat and power plant (Energy Centre) with a gross floor area of 5,306sq.m with ancillary two storey operations building with a gross floor area of 2,322sq.m and single storey generator building 228sq.m. The Data Centre shall comprise the following uses: offices, computer and associated support areas, electrical component rooms, plant and associated equipment; the combined heat and power plant shall comprise the following uses: generator and gas fired engine rooms, boiler rooms, chiller rooms, plant and associated equipment; also proposed on the site area a gas pressure reduction station and 110kV substation solely for the use of Eircom Ltd. in support of this development; also proposed are a Medium Voltage Substation, Generator Building, Security Hut, Cooling Towers, 2 no. end masts for undergrounding of overhead 38kV Power Lines and all masts for undergrounding of overhead 38kV Power Lines and all associated storage tanks, access roads, services, fencing, landscaping and infrastructure inclusive of 120 no. car parking spaces, retention pond and diversion of existing 1200mm diameter arterial sewer. An Environmental Impact Statement has been submitted with this application; an Integrated Pollution Control Licence may be required for the 2nd phase of this development. The development to be constructed in a minimum of 2 phases.

**SDCC Decision:** Permission & Retention Permission Granted, subject to conditions. Financial Contribution Condition subsequently amended by An Bord Pleanála.

**SD10A/0203** - Clondalkin Cable Depot, Crag Avenue, Clondalkin Industrial Estate, Dublin 22  
Proposal; Single storey maintenance building (total floor area 80sq.m.) adjacent to the western facade of the existing warehouse. It is also proposed to erect a glazed open canopy at the northern facade of the existing administration building.

**SDCC Decision:** Grant Permission, subject to conditions.

# Comhairle Chontae Atha Cliath Theas

**PR/0917/22**

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

**SD09A/0068** - Eircom Store Depot, Crag Road, Clondalkin, Dublin 22

Proposal; Existing 24m Monopole carrying telecommunications equipment together with associated telecommunications exchange container and palisade fencing. The development to form part of Vodaphone Ltd GSM & 3G Broadband telecommunications network.

**SDCC Decision:** Grant Permission subject to conditions.

**S00A/0100** - Clondalkin Cable Depot, Canal Turn, Clondalkin Industrial Estate, Dublin 22.

Proposal; Erect new illuminated signage on Western Parkway facade

**SDCC Decision:** Grant Permission, subject to conditions.

### Vicinity of the Subject Site

**SD15A/0210** - Gallanstown Road, Crag Avenue, Clondalkin, Dublin 22

Proposal; Retain existing 24m multiuser monopole, associated antennas, link dishes, associated ancillary equipment & existing equipment cabin located within existing secure compound.

**SDCC Decision:** Retention Permission Granted, subject to conditions.

### Part 8 Application

**SD078/0012** - Grand Canal from 12th Lock to Inchicore, Lucan, Co. Dublin

Proposed Green Pedestrian and Cycle Route along the Grand Canal from 12th Lock to Inchicore incorporating 110kV ducting. The proposed works will comprise of the following:

1. The construction of 8450 m of pedestrian and cycleway along the southern towpath of the Grand Canal from the Naas Road at Inchicore to 12th Lock Road at Grange Castle;
2. The proposed new pedestrian footpath will be 2.0m wide and will run parallel and adjacent to a minimum 1.5m cycleway - the cycleway will widen to 2.0m where possible;
3. The provision of public lighting and security CCTV along the entire length of the route;
4. Provision of ducting for public lighting, CCTV, 110kv power cables and communication cables together with associated connection and pulling chambers;
5. The provision of public amenity seating and litterbins along the route;
6. Construction of designated fishing points along the route;
7. The provision of toucan (pedestrian and cycle) crossings at Ninth Lock Road and Killeen Road;

# Comhairle Chontae Atha Cliath Theas

**PR/0917/22**

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

8. Construction of access ramps to allow impaired access to and from the route from Park West Avenue, Fonthill Road and the Grange Castle Road. Access will be maintained and improved at Killeen Road, Ninth Lock Road and 12th Lock Road;
9. Provision for future pedestrian bridges at key points along the route to link to future developments on lands to the north of the canal;
10. The provision of upgraded landscaping with native planting;
11. Provision of the appropriate directional signage & markings.

**SDCC Decision:** Permission Granted.

### **Relevant Enforcement History**

None recorded for subject site.

### **Pre-Planning Consultation**

None recorded for the subject scheme.

### **SEA Monitoring**

Overlap indicated with the PHNA2016 Strategic Environmental Layer.

### **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 ET2 Enterprise and/or Residential Led Development in Regeneration Zones*

*It is the policy of the Council to facilitate and support the regeneration of underutilised industrial areas that are proximate to urban centres and transport nodes and to promote and support more intensive compatible employment and/or residential led development in regeneration zones.*

*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.*

*Section 6.4.4 Car Parking*



# Comhairle Chontae Atha Cliath Theas

**PR/0917/22**

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

*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*

*Section 9.3.1 Natura 2000 Sites*

*Policy HCL12 Natura 2000 Sites*

*Section 10.0 Energy*

*Policy E3 Energy Performance in Existing Buildings*

*Policy E4 Energy Performance in New Buildings*

*Policy E5 Waste Heat Recovery & Utilisation*

*Table 11.18: Key Principles for Development within Enterprise and Employment Zones*

*Section 11.2.1 Design Statements*

*Section 11.2.4 Regeneration Zone*

*Section 11.2.5 Enterprise and Employment Areas*

*Section 11.2.7 Building Height*

*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)*

# Comhairle Chontae Atha Cliath Theas

**PR/0917/22**

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

*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 Guidelines**

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

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

### ***Flood Risk Management***

- The Planning System and Flood Risk Management - Guidelines for Planning Authorities (Nov 2009)
- Refer to Circular PL 2/2014 Flooding Guidelines (2014)

**Regional, Spatial & Economic Strategy 2020-2032 (RSES)**, Eastern & Midlands Regional Assembly (2019)

- Section 5 – Dublin Metropolitan Area Strategic Plan, in Regional, Spatial and Economic Strategy 2019 – 2031.

***Project Ireland 2040 National Planning Framework***, Government of Ireland, 2018.

### **Assessment**

The main issues for assessment relate to

- Zoning and Council policy,
- Visual Amenity,
- Residential amenity,
- Heritage & biodiversity,

# Comhairle Chontae Atha Cliath Theas

**PR/0917/22**

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

- Parks and Public Realm,
- Aviation Safety,
- Access and Parking,
- Drainage and Water Services,
- Environmental Health,
- Appropriate Assessment,
- Environmental Impact Assessment.

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

The site is located in an area which is zoned 'EE' - '*To provide for Enterprise and Employment Related Uses*'. The proposed development would represent an intensification of previously permitted use at the subject site. The principle of the proposed development is considered to be established at the subject site and consistent with the zoning.

### ***Visual Impact***

The potential visual impact of each aspect of the proposed development shall be assessed below, having regard to the extant permission, the receiving context surrounding the subject site and the South Dublin County Development Plan 2016-2022.

### **Increased Height**

The previously permitted buildings 2 and 3 (SD20A/0309) had a parapet height of 19.5m, with machinery, flues and ducts at roof level rising to a maximum height of 25m. The proposed development of this Planning Application will result in an increase in the parapet height of Buildings 2 and 3 to approximately 20.7m. However, as the roof level plant will be reduced in height to sit below the parapet and the flues and exhaust ducts omitted, the maximum overall height will reduce from 25m to 20.7m. The amendments to the roof level plant and omission of ducts and flues are welcomed, as they will present a cleaner elevation, reducing the visual clutter of plant and flues at roof level. Overall, it is considered that the proposed increased height will not significantly alter the visual impact of Buildings 2 and 3.

### **Internal Layout Reconfiguration**

The proposed development includes the following internal reconfigurations to Buildings 2 and 3:

- Ground Floor – Removal of the backup generator compound, splitting of the electrical rooms to either side of the data halls, removal of the central spine rooms between ICT equipment rooms, and repositioning of the staff facilities entrance and loading bay locations to as a result of the internal layout reconfigurations.
- First Floor - Removal of the backup generator compound, splitting of the electrical rooms to either side of the data halls, removal of the central spine rooms between ICT equipment rooms and repositioning of the staff facilities.

# Comhairle Chontae Atha Cliath Theas

**PR/0917/22**

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

- Second Floor – Removal of the backup generator compound, addition of external screened compounds to the south and north facades and repositioning of staff facilities.
- Mezzanine level – Addition of a new mezzanine level.
- Roof level – Removal of central exhaust ducts and addition of roof compounds to eastern and western sides of building.

It is noted that as a result of the proposed internal reconfigurations, the gross floor area of Buildings 2 and 3 will increase by approximately 2,511 sq m for each building, resulting in an overall increase of 5,022 sq m to the total Gross Floor Area at the subject site. However, it is noted that despite the increased floor area, the footprint of Buildings 2 and 3 will not change. As such, the proposed internal reconfigurations are considered acceptable.

### Elevational Amendments

The proposed development also includes alterations to the facades of Buildings 2 and 3 consisting of modification and reconfiguration of fenestration, louvers, loading bays and access doors as a result of the internal reconfigurations of the floor plans. It is considered that the proposed elevational amendments will not significantly alter the visual impact of Buildings 2 and 3 and they are therefore considered acceptable.

### Water Storage and Pump Rooms

The proposed development includes amendments to the permitted Water Storage and Pump Rooms resulting in the provision of:

- 2 No. water storage tanks with an approximate width of 5.32m, an overall length of 18.39m and a height of 3.64m.
- 2 No. pump rooms with an approximate width of 4.01m, a length of 5.02m and a maximum overall height of 4.34m.
- 2 No. water storage tanks with an approximate width of 12.1m, a length of 14.38m and a height of 3.56m.
- 4 No. pump rooms with an approximately width and length of 6.02m and a height of 5.5m.

As a result of the amendments, the total area of the pumprooms on the subject site will increase by approximately 268 sq m with a slight decrease in the extent and size of the ancillary water storage tanks. Overall, it is considered that the proposed amendments to the ancillary pump rooms and water storage tanks will have a negligible visual impact within the overall receiving context of the subject site. However, as detailed further throughout this Report, ADDITIONAL INFORMATION is required from a Drainage and Water Services perspective to facilitate a complete assessment of the proposed amendments.

# Comhairle Chontae Atha Cliath Theas

**PR/0917/22**

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

### Summary

Overall, it is considered that the amendments proposed in this Planning Application will not result in a significant visual impact to the surrounding context of the subject site, conversely it is considered that a number of the proposed amendments will improve the visual impact of Buildings 2 and 3.

### ***Residential Amenity***

As previously noted, the siting and footprint of the main buildings permitted under SD20A/0309 is not altered by the proposed development. The proposal consists of internal re-configuration and an increase in height by approximately 1.2m of Buildings 2 and 3, along with alterations to the water storage tanks and pump rooms.

Although the proposed development will result in the intensification of an existing permitted use on employment zoned lands, it is considered that it will not result in a significant impact to the visual and residential amenity of the nearest residential properties. Furthermore, despite the proposed increase in the parapet height of the buildings, the reduction in height of the rooftop plant to below the parapet level and the omission of previously permitted flues and exhaust ducts will result in a cleaner building outline.

### ***Heritage & Biodiversity***

Although a Report was not received from the Heritage Officer at the time of writing this Report, the proposed development will have no significant material impact on the appearance of the scheme from the Grand Canal corridor. Furthermore, it is considered that the proposed amendments to the previously permitted ICT Buildings will not have a material impact on the compliance of the overall scheme with HCL13 Objective 1 of the Development Plan.

### ***Parks and Public Realm***

The Parks and Public Realm Department have provided a Report in relation to the proposed development, which concludes that:

*'In relation to the above proposed development, this section has reviewed the application. The Public Realm Section has no objections in principle subject to the development complying with all relevant landscape and green infrastructure conditions of previous related permissions: SD20A/0309; SD19A/0185 and SD18A/0068.*

*REASON: In the interests of amenity, compliance with Development Plan policy, the provision, establishment and maintenance of a reasonable standard of landscape and the proper planning and sustainable development of the area and to ensure full and verifiable implementation of the approved landscape design proposals for the permitted development, to the approved standards and specification.*

# Comhairle Chontae Atha Cliath Theas

**PR/0917/22**

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

It is noted that the proposed development of this Planning Application does not alter the landscaping scheme and green infrastructure previously permitted under the extant permission (SD20A/0309).

### ***Aviation Safety***

The Irish Aviation Authority have indicated no objection to the proposed development, subject to the following:

*'The Applicant should be required to engage with the Property Management Branch of the Department of Defence to undertake a preliminary screening assessment to confirm that the proposed development and any associated cranes that would be utilised during its construction would have no impact on the safety of flight operations at Casement Aerodrome'.*

It is considered that the above can be secured by way of CONDITION, should the Planning Authority be minded to Grant Permission for the proposed development.

### ***Access and Parking***

The Roads Department have assessed the proposed development and indicated no objection, subject to the following conditions:

1. All items and areas for taking in charge shall be undertaken to a taking in charge standard. Prior to development the applicant shall submit construction details of all items to be taken in charge. No development shall take place until these items have been agreed.
2. The applicant shall agree in writing a public lighting scheme with South Dublin County Council Lighting Department. Once agreed, the scheme shall be constructed/installed to taking in charge standards at the expense of the developer and to the satisfaction of South Dublin County Council Lighting Department.
3. Prior to commencement of development, the applicant shall submit a developed Construction & Demolition Waste Management Plan (C&DWMP) for the written agreement of the Planning Authority.
4. A Mobility Management Plan is to be completed within six months of opening of the proposed development. The Mobility Management Plan shall be submitted for the written agreement of the Planning Authority.

# Comhairle Chontae Atha Cliath Theas

**PR/0917/22**

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

5. The proposed development shall make provision for the charging of electric vehicles. In the case of on-surface parking, 100% of spaces must be provided with electrical connections, to allow for the provision of future charging points.
6. Prior to commencement of development, the applicant shall submit a developed Construction & Demolition Waste Management Plan (C&DWMP) for the written agreement of the Planning Authority showing number of loads, haulage routes, times of works, etc.

### ***Drainage and Water Services***

The Report of the Drainage and Water Services Department indicates that the following ADDITIONAL INFORMATION is required to facilitate a complete assessment of the proposed development:

- 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 Aj's, manholes, pipe size, material type and direction of flow.
- 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

Irish Water have provided a Report in relation to the proposed development, which indicates that the following ADDITIONAL INFORMATION is required to facilitate a complete assessment of the proposal:

- 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.
- 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.

# Comhairle Chontae Atha Cliath Theas

**PR/0917/22**

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

### ***Environmental Health***

The HSE Environmental Health Department have provided a Report in relation to the proposed development. The Report provides the following commentary on the proposed development:

*'It is noted the initial planning application for this development included an EIAR. The Environmental Health Department assess the attached acoustic report for the initial application and did not raise any strong concerns at the time.*

*However, the subject application sets out plans to reconfigure the previous plans which includes modifications to the layout of the ICT equipment halls and mechanical plant rooms resulting in an overall increase in the gross floor area.*

*The application does not include a revised acoustic assessment to factor in these proposed changes. It is therefore not possible for Environmental Health to determine the potential impact of the newly proposed layout.*

*The applicant must therefore submit a revised acoustic assessment as outlined below.'*

The Report concludes that the following ADDITIONAL INFORMATION is required to facilitate a complete assessment of the proposed development from an Environmental Health perspective:

An Acoustic Assessment must be 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<sub>aeq</sub>, 15min) from any development activities when assessed at the boundary of that receiver.



# Comhairle Chontae Atha Cliath Theas

**PR/0917/22**

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

- d) An assessment of the existing background (LA90,15 min) and ambient (LAeq,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

### **Screening for Appropriate Assessment**

Having regard to the nature and scale of the proposed development and the previously accepted findings of the Appropriate Assessment prepared by Moor Group Environmental Services for the extant permission (SD20A/0309), the Planning Authority has concluded that, having regard to the nature of the development, connection to public services and the distance from the Natura 2000 sites, the proposed development would not require a Stage 2 Appropriate Assessment.

### ***Environmental Impact Assessment Report (EIAR)***

Having regard to the nature and scale of the proposed development, amendments to an ICT development permitted under SD20A/0309, and the content of the Environmental Impact Assessment Report submitted with the extant permission (SD20A/0309), it is considered that the need for an Environmental Impact Assessment can be excluded at preliminary examination and a screening determination is not required.

### **Conclusion**

Having regard to the content of the documents provided by the Applicant, the 'EE' zoning objective to the subject site, the policies and objectives of the South Dublin County Council Development Plan, the extant permission previously granted under SD20A/0309, the surrounding land uses and the various consultation reports received from various South Dublin County Council departments and prescribed bodies, it is considered that the proposed development is acceptable in principle however, there are a number of matters for which ADDITIONAL INFORMATION should be sought to facilitate a complete assessment of the proposed development and in order to ensure the proposed development is in keeping with the proper planning and sustainable development of this area.

### **Recommendation**

Recommendation I recommend that ADDITIONAL INFORMATION be requested from the applicant with regard to the following:

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:

# **Comhairle Chontae Atha Cliath Theas**

**PR/0917/22**

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

- (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.
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 onsite 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<sub>Aeq</sub>, 15min) from any development activities when assessed at the boundary of that receiver.
  - d. An assessment of the existing background (LA<sub>90</sub>, 15 min) and ambient (L<sub>Aeq</sub>, 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

# Comhairle Chontae Atha Cliath Theas

**PR/0917/22**

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

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.

### **Additional Information**

Additional Information was requested on 26<sup>th</sup> May 2022.

Additional Information was received on 23<sup>rd</sup> June 2022.

The Additional Information received was not deemed to be significant, as such the Applicant was not required to erect a Site Notice or publish a Newspaper Notice.

### **Submissions/Observations**

No submissions / observations received.

### **Consultations**

Drainage and Water Services Department – No objection, subject to conditions.

Irish Water – No objection, subject to conditions.

Roads Department - No objection, subject to conditions.

Parks and Public Realm Department – No objection, subject to conditions.

HSE Environmental Health Officer – No objection, subject to conditions.

### **Assessment**

The following Additional Information was received from the Applicant on 13<sup>th</sup> June 2022:

- Cover Letter prepared by John Spain and Associates dated 23<sup>rd</sup> June 2022.
- Memo Responding to Additional Information Item No. 1 prepared by Atkins dated 21<sup>st</sup> June 2022.
- Drawing No. DUB10-ATK-ZZ-ZZ-DR-C-960501 – Proposed Storm Drainage Layout Sheet 1 prepared by Atkins.
- Drawing No. DUB10-ATK-ZZ-ZZ-DR-C-960502 – Proposed Storm Drainage Layout Sheet 2 prepared by Atkins.
- Drawing No. DUB10-ATK-ZZ-ZZ-DR-C-960521 – Proposed Foul Drainage Layout Sheet 1 prepared by Atkins.

# Comhairle Chontae Atha Cliath Theas

**PR/0917/22**

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

- Drawing No. DUB10-ATK-ZZ-ZZ-DR-C-960522 – Proposed Foul Drainage Layout Sheet 2 prepared by Atkins.
- Drawing No. DUB10-ATK-ZZ-ZZ-DR-C-962701 – Proposed Watermain Layout Sheet 1 prepared by Atkins.
- Drawing No. DUB10-ATK-ZZ-ZZ-DR-C-962702 – Proposed Watermain Layout Sheet 2 prepared by Atkins.
- Response to Additional Information Item No. 2 prepared by AWN Consulting dated 21<sup>st</sup> June 2022.

The Additional Information provided by the Applicant will be assessed below in the context of the 2 No. items of Additional Information requested by the Planning Authority on 26<sup>th</sup> May 2022:

### Additional Information Item No. 1

The Memo prepared by Atkins outlines the following response in relation to each part of Additional Information Item No. 1 as follows:

- The Surface Water Drainage Design Layout remain unchanged from the plans submitted under the permitted development Ref. SD20A/0309. See below drawings which indicates the point of connection to the public surface water sewer, along with manhole invert levels and cover levels, pipe size, material type, direction of flow and gradients. This aspect of the design is unaffected by the amendments now proposed.*
  - DUB10-ATK-ZZ-ZZ-DR-C-960501 – Proposed Storm Drainage Layout Sheet 1.
  - DUB10-ATK-ZZ-ZZ-DR-C-960502 – Proposed Storm Drainage Layout Sheet 2.
- The design has included SuDS (Sustainable Urban Drainage Systems) features. See below drawings which indicates the location of permeable paving under car parking, attenuation ponds and swales. The surface water drainage design layouts remain unchanged from the plans submitted under the permitted development Ref. SD20A/0309. This aspect of the design is unaffected by the amendments now proposed.*
  - DUB10-ATK-ZZ-ZZ-DR-C-960501 – Proposed Storm Drainage Layout Sheet 1.
  - DUB10-ATK-ZZ-ZZ-DR-C-960502 – Proposed Storm Drainage Layout Sheet 2.
- The Water Supply Layout remains unchanged from the plans submitted under the permitted development Ref. SD20A/0309. See below drawings which indicates the location of the existing and proposed water supply layout for the development. This aspect of the design is unaffected by the amendments now proposed.*

# Comhairle Chontae Atha Cliath Theas

## PR/0917/22

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

- DUB10-ATK-ZZ-ZZ-DR-C-962701 – Proposed Watermain Layout Sheet 1.
  - DUB10-ATK-ZZ-ZZ-DR-C-962702 – Proposed Watermain Layout Sheet 2.
- iv. *The foul water drainage plans remain unchanged from the plans submitted under the permitted development Ref. SD20A/0309. See below drawings which indicates the location of the existing and proposed foul water drainage layouts up to and including the point of connection to the public foul water sewer. This aspect of the design is unaffected by the amendments now proposed.*
- DUB10-ATK-ZZ-ZZ-DR-C-960521 – Proposed Foul Drainage Layout Sheet 1.
  - DUB10-ATK-ZZ-ZZ-DR-C-960522– Proposed Foul Drainage Layout Sheet 2.

The Drainage and Water Services Department and Irish Water have assessed the Applicant's Response to Additional Information Item No. 1 and have indicated no objection to the proposed development, subject to conditions.

It is considered that the Applicant has satisfactorily responded to Additional Information Item No. 1.

#### Additional Information Item No. 2

In response to Additional Information Item No. 2 the Cover Letter prepared by John Spain and Associates dated 23<sup>rd</sup> June 2022 states the following:

*'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.'*

The accompanying Letter of Response and enclosed Noise Assessment prepared by AWN Consulting dated 21<sup>st</sup> June 2022 responds to each part of Additional Information Item No. 2 as follows:

- a) Section 4.0 of the Noise Assessment identifies 9 No. representative noise sensitive receivers located in the vicinity of the proposed development.
- b) Section 6.0 of the Noise Assessment provides details of all operations conducted onsite as part of the proposed development, with the assessment noting the following:

# Comhairle Chontae Atha Cliath Theas

**PR/0917/22**

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

*'In the first instance it should be 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.'*

The Noise Assessment states that as part of the final detailed design alternative plant/approaches may be adopted. It is also stated that a Noise Assessment of the final design will be prepared in order to confirm that the relevant noise conditions and associated criteria associated with the site are complied with. The Planning Authority is satisfied that this can be provided by way of a CONDITION requiring a compliance submission prior to the commencement of development.

- c) Section 4.0 of the Noise Assessment outlines the distances between the proposed development and the nearest noise sensitive receivers, with the nearest being 75m and the furthest being 220m from the site boundary.

Section 7.0 of the Noise Assessment outlines the predicted level of noise from the proposed development to the boundary of each of the 9 No. noise sensitive receivers on the basis of the following 4 No. scenarios:

- Scenario A – Normal Operation (Day/Evening).
- Scenario B – Normal Operation (Night).
- Scenario C – Emergency.
- Scenario D – Generator Testing.

The Assessment provides the following summary of the results:

*'Scenarios A and B are representative of the typical day to day operations envisioned for the site during daytime, evening time and night time periods. Review of the predicted noise levels and associated noise contours confirms that the site-specific levels comply with the noise criterion adopted for this assessment and are compliant with those typically espoused by the EPA.'*

*Scenario C is representative of emergency situations such as a power outage on the national grid. Review of the predicted noise levels and associated noise contours confirm that the site-specific levels comply with the noise criterion that has been adopted for these situations following review of relevant guidance.'*

*Scenario D is representative of generator testing, which shall take place only at times between 09.00 and 17.00hrs.'*

- d) Section 8.0 of the Noise Assessment reviews the existing and predicted noise levels at the nearest noise sensitive locations noting the following:

# Comhairle Chontae Atha Cliath Theas

**PR/0917/22**

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

*'In essence the existing soundscapes that are encountered at the nearest noise sensitive locations are predicted to remain unchanged in terms of ambient noise levels with the development of the data storage facility introduction low level of plant noise which will not significantly increase the background noise environment. Therefore, no significant cumulative impact is predicted on foot of the proposed development, in combination with other noise sources in the vicinity.'*

- e) Section 9.0 of the Noise Assessment outlines the following statement in relation to recommended acoustic control measures:

*'Noise from external plant will be minimised by the following measures:*

- *Purchasing low noise generating equipment, and;*
- *Incorporating appropriately specified in line attenuators for stacks and exhausts and / or acoustic louvres where necessary.*

*With due consideration as part of the detailed design process, this approach will result in the site operating within the constraints of the best practice guidance noise limits that have been adopted as part of this detailed assessment and conditioned in Condition 11 of SD20A/0309.'*

A Report from the HSE Environmental Health Officer dated 18<sup>th</sup> July 2022 indicates that the Applicant's Response to Additional Information Item No. 2 is satisfactory and there is no objection to the proposed development, subject to conditions.

It is considered that Additional Information Item No. 2 has been satisfactorily addressed.

### **Other Considerations**

<b>Development Contributions</b>	
<b>Building Use Type Proposed</b>	<b>Floor Area (sq m)</b>
ICT Storage Facility (Data Centre) Increase to Gross Floor Area permitted under SD20A/0309 23,782.25 SQ M (permitted) + 5,022 (proposed)	28,804.25 sq m

# Comhairle Chontae Atha Cliath Theas

**PR/0917/22**

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

<b>SEA Monitoring Information</b>	
<b>Building Use Type Proposed</b>	<b>Floor Area (sq m)</b>
ICT Storage Facility Increase to Gross Floor Area permitted under SD20A/0309	5,290 sq m
<b>Land Type</b>	<b>Site Area (Ha)</b>
Brownfield / Urban Consolidation	13.38 Ha

### **Conclusion**

Having regard to the policies outlined in the South Dublin County Development Plan 2016-2022 and the Additional Information provided by the Applicant, it is considered that, subject to conditions, the proposed development generally adheres to the key policies, objectives and guidance and would not be contrary to 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 to be in accordance with submitted plans and details.  
The development shall be carried out and completed in its entirety in accordance with the plans, particulars and specifications lodged with the application, and as amended by Further Information received on 23rd June 2022, 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 that effective control be maintained.
2. Previous Permission  
All conditions attached to the planning permission granted under Reg. Ref. SD20A/0309 to which this application will have the effect of creating modifications to, shall apply, save



# Comhairle Chontae Atha Cliath Theas

**PR/0917/22**

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

as may be required by the other conditions attached hereto.

REASON: To ensure that the development shall be in accordance with the previous permission.

### 3. Roads, Vehicular Access and Parking.

(i) All items and areas for taking in charge shall be undertaken to a taking in charge standard. Prior to development the applicant shall submit construction details of all items to be taken in charge. No development shall take place until these items have been agreed in writing with the Planning Authority.

(ii) Prior to the commencement of development the applicant shall agree in writing a public lighting scheme with the Planning Authority. Once agreed, the scheme shall be constructed/installed to taking in charge standards at the expense of the developer and to the satisfaction of the Planning Authority.

(iii) Prior to commencement of development, the applicant shall submit a developed Construction & Demolition Waste Management Plan (C&DWMP) for the written agreement of the Planning Authority.

(iv) A Mobility Management Plan is to be completed within six months of opening of the proposed development. The Mobility Management Plan shall be submitted for the written agreement of the Planning Authority.

(v) The proposed development shall make provision for the charging of electric vehicles. In the case of on-surface parking, 100% of spaces must be provided with electrical connections, to allow for the provision of future charging points.

(vi) Prior to commencement of development, the applicant shall submit a developed Construction & Demolition Waste Management Plan (C&DWMP) for the written agreement of the Planning Authority showing number of loads, haulage routes, times of works, etc.

REASON: In the interests of road safety

### 4. Aviation Safety

Prior to the commencement of development the Applicant is required to engage with the Property Management Branch of the Department of Defence to undertake a preliminary screening assessment to confirm that the proposed development and any associated cranes that would be utilised during its construction would have no impact on the safety of flight operations at Casement Aerodrome. The Applicant shall provide written evidence of engagement with the Department of Defence to the satisfaction of the Planning Authority prior to the commencement of development.

REASON: In the interests of Aviation Safety.

### 5. Drainage and Water Services

(i) Prior to the commence of development the Applicant shall submit for the written agreement of the Planning Authority a drawing showing a cross section of proposed swales. Side slopes of proposed swales shall be a suitable gradient. Guidance on SuDS

# **Comhairle Chontae Atha Cliath Theas**

**PR/0917/22**

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

(Sustainable Drainage Systems) can be found on South Dublin County Council Website at [sdcc-suds-explanatory-design-and-evaluation-guide.pdf](#)

(ii) The Developer shall ensure that there is complete separation of the foul and surface water drainage for the proposed development.

(iii) All works for this development shall comply with the requirements of the Greater Dublin Regional Code of Practice for Drainage Works.

(iv) All development shall be carried out in accordance with Irish Water's Standards, Codes and Practices.

(v) Prior to the commencement of development the Applicant shall enter into a water connection agreement with Irish Water.

(vi) Prior to the commencement of development the Applicant shall enter into a waste water connection agreement with Irish Water.

REASON: In the interest of public health and to ensure adequate water facilities.

### **6. Minimise Air Blown Dust.**

During the construction and or demolition phase of the development, Best Practicable Means shall be employed to minimise air blown dust being emitted from the site. This shall include covering skips and slack-heaps, netting of scaffolding, daily washing down of pavements or other public areas, and any other precautions necessary to prevent dust nuisances. The applicant/developer shall comply with British Standard B.S. 5228 Noise Control on Construction and Open sites and British Standard B.S. 6187 Code of Practice for demolition.

REASON: In the interest of public health and to uphold the Council's policies set out in the South Dublin County Council Development Plan.

### **7. Construction Noise and Hours.**

To control, limit and prevent the generation of unacceptable levels of Environmental Noise Pollution from occurring during construction activity, no Equipment or Machinery (to include pneumatic drills, on-site construction vehicles, generators, etc.) that could give rise to unacceptable levels of noise pollution as set out generally for evening and night-time in S.I. No. 140/2006 - Environmental Noise Regulations 2006 shall be operated on the site before 7.00 hours on weekdays and 9.00 hours on Saturdays nor after 19.00 hours on weekdays and 13.00 hours on Saturdays, nor at any time on Sundays, Bank Holidays or Public Holidays.

Any construction work outside these hours that could give rise to unacceptable levels of noise pollution shall only be permitted following a written request to the Planning Authority and the subsequent receipt of the written consent of the Planning Authority, having regard to the reasonable justification and circumstances and a commitment to minimise as far as practicable any unacceptable noise outside the hours stated above. In this respect, the applicant or developer shall also comply with BS 5228:2009 Noise and Vibration Control on Construction and Open Sites, and have regard to the World Health Organisation (WHO) – Guidelines for Community Noise (1999).

The applicant or developer shall also endeavour to engage in local consultation in respect

# **Comhairle Chontae Atha Cliath Theas**

**PR/0917/22**

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

of any noise sensitive location within 30 metres of the development as approved prior to construction activity commencing on site. Such noise sensitive locations should be provided with the following:

- Schedule of works to include approximate timeframes
- Name and contact details of contractor responsible for managing noise complaints
- Hours of operation- including any scheduled times for the use of equipment likely to be the source of significant noise.

**REASON:** In the interest of public health by the prevention of unacceptable levels of noise pollution which could interfere with normal sleep and rest patterns and/or when people could reasonably expect a level of quietness, the proper planning and sustainable development of the area and to uphold the Council's amenity policies set out in the South Dublin County Council Development Plan.

### **8. Equipment Noise.**

Plant equipment with low inherent potential for generation of noise shall be selected and used. All mechanical plant and ventilation inlets and outlets should be sound insulated and/or fitted with sound attenuators as necessary to ensure that the noise level as expressed as LAeq over 15 minutes at 1 meter from the façade of any noise sensitive location does not exceed the background level by more than 10 dB(A) for daytime and shall not exceed the background level for evening and night time (currently 19:00 – 07:00) as determined in S.I. No. 140/2006 - Environmental Noise Regulations 2006.

**REASON:** To avoid unnecessary noise nuisance and in the interest of public health by the prevention of unacceptable levels of noise pollution which could interfere with normal sleep and rest patterns and/or when people could reasonably expect a level of quietness, and to uphold the Council's amenity policies set out in the South Dublin County Council Development Plan.

### **9. Emissions**

The development shall be so operated that there will be no emissions of malodours, gas, dust, fumes or other deleterious materials, no noise vibration on site so as would give reasonable cause for annoyance to any person in any adjoining unit or public place in the vicinity.

**REASON:** In the interest of public health and safety.

### **10. Financial Contribution.**

The developer shall pay to the Planning Authority a financial contribution of €2,844,707.70 (two million eight hundred and forty four thousand seven hundred and seven euros and seventy cents), in respect of public infrastructure and facilities benefiting development within the area of the Planning Authority, that is provided, or intended to be provided by or on behalf of the authority, in accordance with the terms of the Development Contribution Scheme 2021 - 2025, made under Section 48 of the Planning and Development Acts 2000-2011 (as amended).

The contributions under the Scheme shall be payable prior to commencement of

# **Comhairle Chontae Atha Cliath Theas**

**PR/0917/22**

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

development or as otherwise agreed in writing by the Council. Contributions due in respect of permission for retention will become payable immediately on issue of the final grant of permission. Contributions shall be payable at the index adjusted rate pertaining to the year in which implementation of the planning permission is commenced.

**REASON:** The provision of such facilities will facilitate the proposed development. It is considered reasonable that the payment of a contribution be required, in respect of public infrastructure and facilities benefiting development in the area of the Planning Authority and that is provided, or that is intended will be provided, by or on behalf of the Local Authority.

**NOTE RE: CONDITION -** Please note that with effect from 1st January 2014, Irish Water is now the statutory body responsible for water services. Further details/clarification can be obtained from Irish Water at Tel. 01 6021000 or by emailing customerservice@water.ie.

11. The developer shall pay to South Dublin County Council a supplementary development contribution in the sum of €643,774.98 (updated to the appropriate rate at the date of commencement of development in accordance with changes in the Tender Price Index) pursuant to the provision of Section 49 Planning & Development Act 2000 (as amended) towards the expenditure incurred in the provision of the Kildare Route Project which facilitates this development.

**REASON:** The provision of such facilities will facilitate the proposed development. It is considered reasonable that the payment of a Supplementary Contribution be made in respect of the upgrade of the Irish Rail, Kildare Route Project.

**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 is advised that in the event of encroachment or oversailing of adjoining property, the consent of the adjoining property owner is required.

**NOTE:** The requirements of the HSE Environmental Health Officer shall be ascertained prior to the commencement of development in the interest of public health.

**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.

**NOTE:** The applicant is advised that where industrial effluent is produced or stored a licence may be required under the provisions of the Waste Management Act.

**NOTE:** A Roads Opening Licence must be obtained from South Dublin County Council prior to the commencement of any works in the public domain in order to comply with the Roads Act 1993, Section 13, paragraph 10. Under this Act, non-compliance

# **Comhairle Chontae Atha Cliath Theas**

**PR/0917/22**

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

constitutes an offence.

NOTE: The applicant/developer is advised that the most up to date South Dublin County Council Taking in Charge Policy and associated documents can be found at the following location <https://www.sdcc.ie/en/services/planning/commencement-and-completion/completion/taking-in-charge-policy-standards>.

NOTE: The applicant shall notify the Irish Aviation Authority and the Department of Defence regarding any cranes likely to penetrate ICAO surfaces.

NOTE: Notwithstanding any grant of planning permission; if an applicant requires permission to access local authority land (e.g. public footpaths, public open space or roadways) in order to access utilities, or for any other reason; please apply via <https://maproadroadworkslicensing.ie/MRL/> for a licence from the Local Authority to carry out those works.

**Comhairle Chontae Atha Cliath Theas**

**PR/0917/22**

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

**REG. REF. SD22A/0093**

**LOCATION: 3-4, Crag Avenue, Clondalkin Industrial Estate, Clondalkin, Dublin 22**

*Colm Harte*

**Colm Harte,  
Senior Executive Planner**



**Eoin Burke, Senior 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:**

20/7/22



**Mick Mulhern, Director of Land  
Use, Planning & Transportation**