

**Brock McClure Planning and Development Consultants**  
63, York Road  
Dun Laoghaire  
Co. Dublin

**PLANNING & DEVELOPMENT ACT, 2000 (as amended) AND PLANNING  
REGULATIONS THEREUNDER**

<b>Decision Order Number:</b> 0951	<b>Date of Decision:</b> 25-Jul-2022
<b>Register Reference:</b> SD22A/0156	<b>Registration Date:</b> 30-May-2022

**Applicant:** Equinix (Ireland) Ltd

**Development:** 10 year permission on a site is bounded to the east and south by Grange Castle Golf Club, to the north by Nangor Road (R134) and to the west by an estate road known as Falcon Avenue) for modifications to the permitted data centre granted under SDCC Reg. Ref. SD21A/0186 comprising the following, reconfiguration and alterations to the data centre building to include removal of front of house offices at third floor level, alterations to floor levels at second floor to provide consistency between front of house and data halls, parapet height increase of front of house to c.16.8m, provision of storage at second floor level in lieu of relocated internal generators to the external generator yard and associated elevational alterations; extension of loading dock at ground floor level by c.60sqm in area with minor height increase to c.5.3m; removal of 3 air plenums to the front (north) elevation and provision of screening to generator flues in lieu of omitted plenums; alterations at roof level to include removal of 2m high gantry screening; alterations to the permitted generator plant yard to the north of the data centre to include the removal of fuel tanks, reconfiguration of plant and generators, provision of 2 additional external generators (increase from 5 to 9 external generators), provision of 4 additional external plant rooms, provision of diesel pump tank cabinets and stepover, relocation of generator yard doors and enlarged generator yard to accommodate the proposed modifications; increase in plant areas by c.77sq.m; reconfiguration of plant within the permitted chiller plant yard to the south of the data centre; removal of 1 sprinkler/water tank and removal of stairs and door to the side of the waste compound; reconfiguration of car parking and motorcycle spaces and removal of 1 accessible space. 64 total number of car parking spaces; the proposal also includes provision of on-site gas power generation compound ( c.2,604sq.m in area) in the area previously reserved for a future data centre; the compound comprises 7 modular plant rooms

(totalling c.180sq.m in area), 10 gas fired generators and associated flues c.14.7m high, gas skid, associated modular plant, boundary treatment surrounding the compound c.6.5m high and 2 vehicular access points including general and emergency access; all associated site development works, services provision, drainage works, access, landscaping and boundary treatment works; no buildings are proposed above the existing ESB and SDCC wayleaves to the west and north of the site; the overall Gross Floor Area of the development is reduced by c.44sq.m to c.9,795sq.m from previously permitted under SDCC Reg. Ref. SD21A/0186; the application is accompanied by a Natura Impact Statement.

**Location:** Plot 100, Profile Park, Nangor Road, Clondalkin, Dublin 22

**Application Type:** Permission

Dear Sir /Madam,

With reference to your planning application, received on 30-May-2022 in connection with the above, I wish to inform you that before the application can be considered under Section 33 of the Planning & Development Act 2000, six copies of the following ADDITIONAL INFORMATION must be submitted.

1. The application site is located within an area that is zoned 'Enterprise and Employment' and is subject to zoning objective 'EE - To provide for enterprise and employment related uses.' In terms of the use class proposed, a power plant is considered to fall under 'Public Services' as defined in Schedule 5: Definition of Use Classes & Zoning Matrix Table of the County Development Plan (CDP) which is permitted in principle within lands zoned EE. The applicant states in their Planning Statement (Brock McClure) that it will be 6-8 years before the development would be considered for connection to the grid and the proposal to provide the onsite generation plant will proceed without a grid connection. It is stated 'it can therefore be assumed that this proposal is not a 'public services' until such time that ESB can confirm terms and conditions for a grid connection'. The applicant is, therefore requested to set out how the proposed development is in keeping with the Land Use Matrix of the Development Plan.
2. It is noted that the applicant states that there would be no immediate connection to the grid. However, it is noted that there is potential to connect in future. The applicant is therefore requested to provide the following details in relation to the power generation on site:
  - The appropriateness of the proposal for an on-site gas plant based on national, regional and local policy in terms of energy requirements and climate change, including the Government Policy Statement on Security of Electricity Supply and CRU Direction to the System Operators related to Data Centre grid connection processing;
  - provide more detail regarding the alternative sources of power generating assessed as part of the alternatives (including renewables).
  - consider incorporating a portion of renewable energy generation.
  - Details of the future proofing of the data centre and the gas power plant to adapt to an alternative energy supply
  - Long term plan for the gas powered generation plant when data centre is connected to grid
  - Details of any connection agreements with Eirgrid / ESB, existing or pending, as well as details of

any consultation undertaken with Eirgrid / ESB

- Details of any consultation undertaken with Gas Networks Ireland
  - Information on whether the existing site is serviced in terms of utilities and if not the proposals for undertaking the development required to facilitate servicing.
  - Details of the connection to the surrounding area and national gas grid
3. The applicant is requested to engage with the Property Management Branch of the Department of Defence in terms of the construction and operation phases of development, to assess any potential impact on flight procedures and communication, navigation and surveillance equipment present at Casement Aerodrome, a letter of consent shall be obtained from the Department of Defence.
  4. The applicant is requested to provide correspondence from the Commission for Regulation of Utilities/Eirgrid that connection is feasible and the timeline for the connection, as well as details of any consultation undertaken with these bodies. The applicant is also requested to provide any details of discussions with the EPA.
  5. The Planning Authority is not of the opinion that a 10 year permission is necessary in this instance. The applicant is requested to provide a justification for seeking 10 years.
  6. The applicant is requested to provide the following additional details in relation to design:
    - a) alterations to DB08:
      - extension of loading dock at ground floor level by c.60sqm in area with minor height increase to c.5.3m; - this would be to the west elevation at the main entrance and would could potentially have a significant impact on the main entrance plaza. The applicant is requested to provide further details of this area, including visuals and details of materials
    - b) on site power generator
      - The applicant is requested to provide revised elevations detailing the correct orientation of each elevation.
      - given the overall length of the building, the Planning Authority would welcome more localised visuals, indicating in particular the north, south and west elevations. This should include a visual incorporating the entrance plaza with DB8
  7. The applicant is requested to:
    - a. Submit a report and drawing showing where each catchment is draining to. The drawing shall show how water flow is controlled in each catchment. The maximum discharge rate shall not exceed  $Q_{bar}$  or green field runoff rate for the site. Show on revised drawing and report what the discharge rate is for each catchment in the development. Prior to submission of this report, the applicant is requested to contact water services in South Dublin County Council to discuss the revised submission.
    - b) Submit a report and drawing to show what flood risk there is for the site. If there is a flood risk, the applicant is requested to show what mitigation measures are proposed in respect to such a flood risk.
  8. The applicant has submitted an Environmental Impact Assessment Screening Report. This sets out that the development does not require a mandatory EIAR nor does it meet the criteria where a sub-threshold EIA would be warranted. The Planning Authority is concerned that the cumulative impacts of recently permitted developments, particularly within Profile Park have not been considered and, as such, the applicant is requested to undertake a wider screening process. The Planning Authority is concerned that, cumulatively, the proposal is of a scale and nature that would result in significant effects on the environment. The applicant is requested to undertake a revised EIAR Screening and, if necessary, undertake a full EIA.

9. The applicant is advised that the South Dublin County Development Plan 2022 - 2028 was made by resolution by the Elected Members on June 22nd and will come into effect on August 3rd 2022. In accordance with Section 34 (2) of the Planning and Development Act 2000 (as amended), the Planning Authority will have regard to the South Dublin County Development Plan 2022-2028 as the development plan for the area when making decisions in relation to applications from August 3rd 2022.

In this context, the applicant is requested to provide a report demonstrating that the proposed development is in accordance with the South Dublin County Development Plan 2022-2028.

**NOTE:** The applicant should note that any submission made in response to the above will be examined and MAY be deemed to be SIGNIFICANT ADDITIONAL INFORMATION by the Planning Authority. In this event the applicant(s) will be subsequently notified and requested to publish a notice in an approved newspaper and erect or fix a site notice on the land or structure to which the further information relates and to submit copies of the both the newspaper and site notices to the Planning Authority in accordance with Article 35 (1) (a) and (b) of the Planning and Development Regulations 2001 (as amended).

**Note:** The applicant must submit the Further Information within **6 months** of the **date of decision**. If the information is not received within this period, the planning authority shall declare the application to be withdrawn.

**Please ensure that your reply to this Request for Additional Information is accompanied by a covering letter marked "ADDITIONAL INFORMATION" and that the Planning Register Reference Number given above is quoted on the covering letter.**

Signed on behalf of South Dublin County Council

**Register Reference:** SD22A/0156

**Date:** 28-Jul-2022

Yours faithfully,

*Pamela Hughes*  
for **Senior Planner**