

Land Use, Planning and Transportation Department,  
South Dublin County Council  
County Hall Tallaght,  
Dublin 24,  
D24 A3XC

25<sup>th</sup> July 2022

Dear Sir / Madam,

**RE: PLANNING APPLICATION FOR AMENDMENTS TO A PERMISSION (REG. REF.: SD18A/0301) FOR A DATA CENTRE AND ASSOCIATED DEVELOPMENT ON A SITE AT THE JUNCTION OF KINGSWOOD DRIVE AND KINGSWOOD ROAD WITHIN CITYWEST BUSINESS CAMPUS, NAAS ROAD, DUBLIN 24**

On behalf of the applicant, K2 Strategic Infrastructure Ireland Ltd., we hereby submit a planning application intend to apply permission for amendments to an existing planning permission (Reg. Ref.: SD18A/0301) on a site at the junction of Kingswood Drive and Kingswood Road within Citywest Business Campus, Naas Road, Dublin 24. The application site is bound to the east greenfield lands and beyond by the Outer Ring Road / R136, a dual carriageway, to the north by Kingswood Drive, to the west by Kingswood Road, and beyond those two roads and to the south by industrial / warehouse / logistic / data centre units.

The proposed development comprises amendments to the development permitted under Reg. Ref.: SD18A/0301. The proposed amendments comprise the following:

- Alterations to the permitted two storey data centre building including internal reconfiguration, alterations to finished floor levels, alterations to the building footprint to provide for the relocation of an internal staircore to the south of the building, and the replacement of the enclosed first floor level with an open screened roof mounted plant space (resulting in a reduction of 4,091 sq.m in the gross floor area (GFA) of the data centre building).
- Associated alterations to the façade of the data centre building, including alterations to fenestration, cladding, step-out in the southern façade to accommodate a staircore, and a reduction in the eastern building parapet height of c. 2 metres.
- The provision of a canopy over the loading docks on the east facade.
- Alterations to the permitted generator compound, generators, and flues, including a reduction in the number of generators (5 no. now proposed), and provision of MV rooms within the generator compound.
- Provision of an ESB substation compound in the north-eastern portion of the site, comprising a single storey substation building (with a GFA of c. 125 sq.m), within a 2.6 metre high security fence, 2 no. transformers, client control building (with a

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GFA of c. 47 sq.m), and associated access arrangements. The ESB substation compound will be accessed from Kingswood Drive.

- Omission of the permitted sprinkler tank, pump room and 10kV Substation, reconfiguration of the permitted car parking, and revisions to permitted boundary treatments.
- Associated alterations to landscaping, access and internal road arrangements, services, lighting, and layout, and all associated and ancillary works.

The planning application is accompanied by the following documentation:

- Completed planning application form and attachments, including letter of consent;
- Copy of site notice and original copy of newspaper notice;
- Planning application fee (cheques attached);
- 6 no. copies of this Cover Letter prepared by John Spain Associates;
- 6 no. copies of a Planning Report prepared by John Spain Associates;
- 6 no. copies of Architectural Drawings, Schedule and Schedule of Accommodation prepared by RKD Architects;
- 6 no. copies of an Architectural Design Statement prepared by RKD Architects;
- 6 no. copies of a CGI Brochure prepared by ObjectPreviews;
- 6 no. copies of Landscape Drawings, Schedule and Landscape Design Report prepared by Martin Hallinan Landscape Architect;
- 6 no. copies of Engineering Services Report, Engineering Drawings and Drawing Schedule prepared by Clifton Scannell Emerson Associates;
- 6 no. copies of Site Specific Flood Risk Assessment prepared by Clifton Scannell Emerson Associates;
- 6 no. copies of Construction and Environmental Management Plan prepared by Clifton Scannell Emerson Associates;
- 6 no. copies of Architectural and Cultural Heritage Assessment prepared by CRDS Archaeological & Historical Consultants;
- 6 no. copies of Construction & Operational Stage Assessment of Air Quality & Climate Impacts Assessment prepared by AWN Consulting;
- 6 no. copies of Noise Impact Assessment prepared by AWN Consulting;
- 6 no. copies of Resource & Waste Management Plan prepared by AWN Consulting;
- 6 no. copies of an Environmental Impact Assessment Screening Report prepared by AWN Consulting;
- 6 no. copies of an AA Screening Report prepared by Moore Group;
- 6 no. copies of Ecological Impact Assessment prepared by Moore Group;
- 6 no. copies of Bat Survey prepared by NMEcology;
- 6 no. copies of Arboriculture Report, Drawings and Schedule prepared by Arborist Associates Ltd;
- 6 no. copies of a Mechanical & Electrical Engineering Planning Application Statement and Drawing, prepared by Ethos.

The planning application includes a comprehensive set of documentation and information to ensure all relevant planning matters are addressed. The application for amendments includes a range of supporting environmental and technical reports, which have been prepared in order to align with the current information requirements for development of this nature, which have developed in the intervening period since the parent permission was granted. This aims to ensure that the Planning Authority have sufficient information to grant permission for the proposed amendments, which do not result in any significant change to the overall appearance of the development, or its permitted use.

The documentation has been prepared to meet with the requirements of the Planning and Development Regulations 2001-2022 and the South Dublin County Development Plan.

Please do not hesitate to contact us if you require any additional information or clarification on the documentation submitted.

If you require any further information, please do not hesitate to contact us.

Yours faithfully,



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**John Spain Associates**