

Comhairle Chontae Atha Cliath Theas

PR/1082/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22A/0289 **Application Date:** 27-Jun-2022
Submission Type: New Application **Registration Date:** 27-Jun-2022

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

Proposed Development: The development will consist of the amendment of Condition no. 3 (ii) and 3 (iii) of the permission granted under Reg. Ref. SO21A/0042 that related to the Gas Plant of the overall permitted development only, so that these aspects of the new condition shall read as follows:

Condition no. 3(ii)

Within four (4) years from the date the first Gas Plant commences operation, the applicant or operator shall undertake a review with GNI of the ability to serve the Gas Plant with green gas and / or hydrogen (or similar fuels) shall be Investigated and reported to the Planning Authority. Any ability for the Gas Plant to be operated with green gas and/ or hydrogen (or similar fuels) shall be implemented within an agreed timeline agreed with GNI.

Condition no. 3(iii)

If the applicant receives a firm offer from Eirgrid under which the Gas Plant is not required, and the connection has been realized with capacity onsite from Eirgrid, then the Gas Plants shall be removed from the entire site within a year of the ceasing of operation.

The nature and extent of the permitted Gas Plants, or any other element of the parent permission granted under Reg. Ref. SD21A/0042 will otherwise not be amended by this application. An EPA-Industrial Emissions (IE) licence will be applied for to facilitate the operation of the Gas Plant that Is subject of this amendment application.

Location: Site within the townland of Ballymakailly, West of Newcastle Road (R120), Lucan, Co. Dublin

Applicant Name: EdgeConneX Ireland Limited

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Application Type: Permission

(SW)

Description of Site and Surroundings:

Site Area: Stated as 22.1 Ha.

Site Description:

The application site is located south of the Grand Canal and west of the R120 (Newcastle Road), close to Grange Castle business park. It is predominantly greenfield, but there are some buildings, including a dwelling, in the northern portion of the site. The remainder of the buildings are agricultural sheds/storage. The buildings are currently accessed via the canal tow path.

The site consists of a series of fields, with internal hedgerows. There is also vegetation along the southern and western boundary of the site. It is apparent that there may also be a series of ditches. It slopes gently downwards from north to south.

There is small scale/dispersed residential development along the R120, with a traveller site c.180m to the south west.

Planning permission was previously granted on the southern portion of the site for a data centre, with some areas of attenuation in the north east corner.

The land surrounding the site (east, west and south) is allocated as 'EE' in the County Development Plan. There are 4 protected structures within 100m of the site boundary to the north.

Proposal:

- The development will consist of the amendment of Condition no. 3 (ii) and 3 (iii) of the permission granted under Reg. Ref. SD21A/0042 that related to the Gas Plant of the overall permitted development only, so that these aspects of the new condition shall read as follows:
 - Condition no. 3(ii) Within four (4) years from the date the first Gas Plant commences operation, the applicant or operator shall undertake a review with GNI of the ability to serve the Gas Plant with green gas and / or hydrogen (or similar fuels) shall be Investigated and reported to the Planning Authority. Any ability for the Gas Plant to be operated with green gas and/ or hydrogen (or similar fuels) shall be implemented within an agreed timeline agreed with GNI.
 - Condition no. 3(iii) If the applicant receives a firm offer from Eirgrid under which the Gas Plant is not required, and the connection has been realized with capacity

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onsite from Eirgrid, then the Gas Plants shall be removed from the entire site within a year of the ceasing of operation.

- The nature and extent of the permitted Gas Plants, or any other element of the parent permission granted under Reg. Ref. SD21A/0042 will otherwise not be amended by this application. An EPA-Industrial Emissions (IE) licence will be applied for to facilitate the operation of the Gas Plant that is subject of this amendment application.

Zoning:

The majority of the site is zoned EE *'To provide for enterprise and employment related uses'*.

An element of the site (northern) is zoned 'RU' to protect and improve rural amenity and to provide for the development of agriculture.

Consultations:

TII: No observations.

Water Services: No report received.

Roads: No objections.

Irish Water: No report received.

SEA Sensitivity Screening

Indicates overlap with:

- Rural 2016
- Protected structure 2016
- Section 22 Landfills 2016
- PNHA 2016

Close to site:

Protected Structures - RPS118, 119, 125 and 127

Submissions/Observations /Representations:

None.

Relevant Planning History:

Subject site

SD21A/0042 Construction of two single storey data centres with associated office and service areas; and three gas powered generation plant buildings with an overall gross floor area of 24,624sq.m that will comprise of the following: Demolition of abandoned single storey dwelling, remaining agricultural shed and derelict former farm building; Construction of 2 single storey data centres (12,797sq.m), both with associated plant at roof level, with 24 standby diesel generators with associated flues (each 25m high) that will be attached to a single storey goods

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receiving area/store and a single storey office area (2,404sq.m) located to the west of the data centres as well as associated water tower and sprinkler tank and other services; Amendments to the internal access road and omission of access to loading bay permitted under SDCC planning Ref. SD19A/0042/ABP Ref. PL06S.305948 that include the relocation of permitted, and new, internal security gates; and new internal access roads to serve the proposed development that will provide access to 39 new car parking spaces (including 4 electric and 2 disabled spaces) and sheltered bicycle parking to serve the new data centres; The development will also include the phased development of 3 two storey gas powered generation plants (9,286sq.m) within three individual buildings and ancillary development to provide power to facilitate the development of the overall site to be located within the south-west part of the overall site. Gas plant 1 (3,045sq.m) will contain 20 generator units (18+2) with associated flues (each 25m high) will facilitate, once operational the decommissioning of the temporary Gas Powered Generation Plant within its open compound as granted under SDCC Planning Ref. SD19A/0042/ABP Ref. PL06S.305948. Gas plant 2 (3,045sq.m) will contain 20 generator units (18+2) with associated flues (each 25m high). and Gas plant 3 (3,196sq.m) will contain 21 generator units (19+2) with associated flues (each 25m high). These plants will be built to provide power to each data centre, if and, when required. The gas plants will be required as backup power generation once the permitted power connection via the permitted substation is achieved; New attenuation pond to the north of the site; Green walls are proposed on the southern elevation of each power plant, as well as to the northern elevation of the generator compound of the data centres, and enclosing the water tower/pump room compound, and a new hedgerow is proposed linking east and west of the site; Proposed above ground gas installation compound to contain single storey kiosk (93sq.m) and boiler room (44sq.m). The development will also include ancillary site works, connections to existing infrastructural services as well as fencing and signage. The development will include minor modifications to the permitted landscaping to the west of the site as granted under SDCC planning Ref. SD19A/0042/ABP Ref. PL06S.305948. The site will remain enclosed by landscaping to all boundaries. The development will be accessed off the R120 via the permitted access granted under SDCC planning Ref. SD19A/0042/ABP Ref. PL06S.305948. An EPA-Industrial Emissions (IE) licence will be applied for to facilitate the operation of the gas powered generation plant. An Environment Impact Assessment Report (EIAR) has been submitted with this application. All on a site of 22.1hectares. **Permission Granted.**

SD19A/0042 Phased development that will include 4 single storey data halls all with associated plant at roof level; 32 standby generators with associated flues (each 15m high); associated office and service areas; service road infrastructure and car parking; ESB sub-station/transformer yard with an overall gross floor area of 17,685sq.m; temporary gas powered generation plant within a walled yard containing 19 generator units with associated flues (each 17m high) to be located to the west of the proposed data halls on a site within the townland of Ballymakailly; Phase 1, 2 single storey data halls (6,950sq.m.) with roof plant and 16 stand-by generators with associated flues (each 15m high) as well as associated water tower and pump room and other services; single storey goods receiving area/store and single storey office area (1,522sq.m.)

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located attached and to the north-east of the data halls; temporary gas powered generation plant with 15 generators with associated flues (each 17m high) to be located within a compound to the west of the proposed data halls; attenuation pond; two storey ESB sub-station (494sq.m) with associated transformer yard and single storey transformer building (247sq.m) within compound; Phase 2, 2 single storey data halls (6,950sq.m.) with roof plant and 16 stand-by generators with associated flues (each 15m high) as well as associated water tower and pump room and other services; single storey goods receiving area/store and single storey office area (1,522sq.m) located attached and to the east of the data halls under this Phase and attached and to the north of the offices proposed under Phase 1; 4 additional generators with associated flues (each 17m high) to be constructed within the temporary gas powered generation plant; also ancillary site works; connections to existing infrastructural services as well as fencing; signage; vehicular access off the realigned R120 to provide a new vehicular access into the site as well as internal service roads and entrance gates; car park for 39 car parking spaces (including 4 disabled car parking spaces); sheltered bicycle parking to serve the development. The development will be enclosed with landscaping to all boundaries of the overall site of 22.1ha. Application for enabling works to facilitate this development has been made under Reg. Ref. SD19A/0004. An Environmental Impact Assessment Report (EIAR) has been submitted with this application. An EPA-Industrial Emissions (IE) licence will be applied for to facilitate the operation of Phase 2 of the permission. **Permission Granted (SDCC and ABP).**

SD19A/0004 Enabling works to facilitate the future development of the site; topsoil strip and a cut and fill operation across the site; temporary construction access will be created off the R120 to facilitate the works within the townland of Ballymakailly to the west of the Newcastle Road (R120). **Permission Granted.**

SD08A/0630 Alterations to previously approved reg. ref SD06A/0527 AND SD07A/0102 including a revised gate house design, new pedestrian turnstile access and pathway, revised position of bus shelter, revised parking layout (with the omission of 2 no. car parking spaces and addition of 10 no. truck parking spaces), adjustments to building 1 basement car park ramp, new semi-submerged sprinkling system pump house with a floor area of 95.25 sq. m and 2no underground chambers of 11 sq. m each, revised water tank area layout with 1 no. additional tank of 13.2 sq. m, revised position of permitted smoking shelter, new gas skid enclosure, new back-up generator and associated diesel tank, new truck wash unit, revised stainless steel silo heights (from 14.98 m. to 17.84 m.), new internal vehicular gate, revised treatment plant layout, revised wheelchair access to the main building, new additional hard standing area and smoking shelter to the east of the subject site. **Permission Granted.**

Adjacent Sites

SD188/0009 Grange Castle West Access Road in the townlands of Brownstown, Clutterland, Loughtown Upper and Milltown... **Part 8 approved.**

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Recent Relevant Enforcement History:

None found.

Pre-Planning Consultation:

None relevant to current proposal.

Notice of Draft Ministerial Direction in the Matter of Section 31 of the Planning and Development Act 2000 (as amended) South Dublin County Development Plan 2022-2028

The Planning Authority has been directed to take the following steps:

... Amend the land use zoning objectives in tables 13.4, 13.8 and 13.10 to reinstate data centre use class as an 'open for consideration' use class in the REGEN, Enterprise & Employment (EE) and Major Retail Centre (MRC) zoning objectives.

Note: For reference, tables 13.4, 13.8 and 13.10 are numbered in the adopted Development Plan as 12.4, 12.8 and 12.10.

... Changes to land use zoning objectives for REGEN, Major Retail Centre and Enterprise and Employment (Material Amendments 13.1, 13.2 and 13.3) which make data centre use class a 'not permitted' use class across all zoning objectives in the Plan inconsistent with Regional Policy Objective 8.25 in the RSES for the EMRA which promotes Ireland as a sustainable international destination for ICT infrastructures such as data centres and associated economic activities at appropriate locations and lacks an appropriate evidential basis.

Relevant Policy in South Dublin County Council Development Plan (2022-2028):

Policy QDP7: High Quality Design – Development General Promote and facilitate development which incorporates exemplary standards of high-quality, sustainable and inclusive urban design, urban form and architecture.

Policy QDP11: Materials, Colours and Textures Promote high-quality building finishes that are appropriate to context, durable and adhere to the principles of sustainability and energy efficiency.

EDE1: Overarching

EDE2: Green Economy

EDE4: Urban Growth, Regeneration and Place Making

EDE4 SLO1:

To investigate the full potential for the 12th Lock lands as centrally located within growing employment and residential areas, with tourism and active travel potential along the Grand Canal and have cognisance of the potential for the lands and associated heritage buildings to become a hub supporting the surrounding land uses while protecting the natural environment.

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EDE7: Space Extensive Land Use Recognise the need for land extensive uses and ensure that they are located within appropriate locations having regard to infrastructural, transport and environmental considerations and the need for orderly growth.

EDE7 Objective 2:

- *To require that space extensive enterprise demonstrates the following:*
- *The appropriateness of the site for the proposed use having regard to EDE7 Objective 1;*
- *Strong energy efficiency measures to reduce their carbon footprint in support of national targets towards a net zero carbon economy, including renewable energy generation;*
- *Maximise on site renewable energy generation to ensure as far as possible 100% powered by renewable energy, where on site demand cannot be met in this way, provide evidence of engagement with power purchase agreements in Ireland (PPA);*
- *Sufficient capacity within the relevant water, wastewater and electricity network to accommodate the use proposed;*
- *Measures to support the just transition to a circular economy;*
- *Measures to facilitate district heating or heat networks where excess heat is produced;*
- *A high-quality design approach to buildings which reduces the massing and visual impact;*
- *A comprehensive understanding of employment once operational;*
- *A comprehensive understanding of levels of traffic to and from the site at construction and operation stage;*
- *Provide evidence of sign up to the Climate Neutral Data Centre Pact.*

Policy E3: Energy Performance in Existing and New Buildings Support high levels of energy conservation, energy efficiency and the use of renewable energy sources in new and existing buildings including the retro fitting of energy efficiency measures in the existing building stock in accordance with relevant building regulations, national policy and guidance and the targets of the National and South Dublin Climate Change Action Plans.

E3 Objective 1:

To reduce the need for energy, enhance energy efficiency and secure the use of renewable energy sources in refurbished and upgraded dwellings, and other buildings through the design and location of new development, in accordance with relevant building regulations and national policy and guidance.

E3 Objective 3:

To require all new development to be designed to take account of the impacts of climate change, and that energy efficiency, energy provision and renewable energy measures are incorporated in accordance with national building regulations and relevant policy and guidelines.

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E12 Objective 1:

To promote the generation and supply of low carbon and renewable energy alternatives.

Policy IE6: Electricity Infrastructure Protect the existing electricity infrastructure and support the development of a safe, secure and reliable supply of electricity and the development of enhanced electricity networks as well as new transmission infrastructure projects subject to the relevant environmental assessments.

IE6 Objective 2:

To support the reinforcement and strengthening of the electricity transmission and distribution network to facilitate planned growth and transmission / distribution of a renewable energy focused generation in line with RPO 10.22

Policy IE1: Overarching Policy Ensure that development occurs within environmental limits, having regard to the requirements of all relevant environmental legislation and the sustainable management of our natural capital.

Policy IE2: Water Supply and Wastewater

Policy IE3: Surface Water and Groundwater

Policy IE4: Flood Risk

Policy IE7: Waste Management

Policy IE8: Environmental Quality

12.3.1 Appropriate

Assessment

12.3.2 Ecological Protection

12.3.3 Environmental Impact Assessment

12.3.4 Archaeological Heritage

12.3.5 Landscape Character Assessment

12.3.7 Protected Structures

12.3.10 Thermal Upgrading and Energy Efficiency in Historic and Traditional Buildings

12.4.1 Green Infrastructure Definition and Spatial Framework

12.4.2 Green Infrastructure and Development Management

All planning applications shall demonstrate how they contribute to the protection or enhancement of Green Infrastructure in the County through the provision of green infrastructure elements as part of the application submission:

Applications for extensions or single houses will also require the submission of a GI Infrastructure Plan which may be incorporated into the proposed landscape plan. This should clearly incorporate GI elements and provide links to local 'Stepping-Stones', Cores and Corridors where appropriate. Some smaller scale development may require more detailed GI Infrastructure Plans. Depending on location and context of the site, this will be decided on a case-by-case basis.

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Regardless of development size or type, applicants must submit an overall site summary quantifying and detailing the following:

- Tree and hedgerow removal;
- Tree and hedgerow retention;
- New tree and hedgerow planting.

This information will be submitted in a digital format agreed with the Council to allow amalgamation and reporting on tree and hedgerow cover within the County over time.

Green Space Factor (GSF)

The GSF is a score-based requirement that establishes minimum standards for landscaping and GI provision in new developments. Minimum scoring requirements are based on the land-use zoning of a site (See GI5 Objective 4), this applies to all development comprising 2 or more residential units and any development with a floor area in excess of 500 sq. m.

12.4.3 Riparian Corridors

12.5 Quality Design and Healthy Placemaking

12.7.4 Car Parking Standards

Table 12.26: Maximum Parking Rates (Residential Development)

12.7.5 Car Parking / Charging for Electric Vehicles (EVs)

12.7.6 Car Parking Design and Layout

12.11.1 Water Management

(i) Flood Risk Assessment

Proposals for minor development to existing buildings (for example, extensions or change of use) in areas of flood risk should include a flood risk assessment of appropriate detail.

(ii) Surface Water

Development proposals should provide suitable drainage measures in compliance with the *South Dublin County Council's Sustainable Drainage Systems (SuDS) Explanatory, Design and Evaluation Guide, 2022*.

(iii) Sustainable Urban Drainage System (SuDS)

In general, all new developments will be required to incorporate Sustainable Urban Drainage Systems (SuDS).

(iv) Groundwater

(v) Rain Water Harvesting

Relevant Government Guidelines:

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

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

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

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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 are:

- Zoning and Council policy
- Previous Condition
- Visual Impact
- Residential amenity
- Roads
- Landscaping and green infrastructure
- Water, drainage and flood risk
- Aviation
- Archaeology
- Energy usage
- Environmental Impact Assessment Report
- Appropriate Assessment

Zoning and Council Policy

The proposal relates to the amendment of a condition attached to SD21A/0042, which granted planning permission for a Data Centre and associated energy infrastructure. It is noted that there is a ministerial direction in place relating to the principle of data centres in the South Dublin County Development Plan 2022-2028, however, the current application does not require the re-assessment of any elements of principle and, instead, assess the impact of the variation in condition.

As the proposal does not re-assess the development as a whole, council guidelines relating to design statement, green infrastructure and SuDS are not relevant.

Previous Condition

GAS Plants - Temporary

(i) Prior to the commencement date of the first operation of the first gas plant, the Planning Authority shall be contacted in writing to confirm the date on which the first gas plant shall first commence operation.

(ii) Five (5) years from the date the first gas plant first commences operation, the gas plants and all associated and related ancillary structures shall cease operation unless prior to the end of the five-year period, planning permission has been sought and granted for its continued use.

(iii) All structures related/associated with the gas plants shall be removed from the entire site within a year of the ceasing of operation, unless prior to the end of the five-year period, planning permission has been sought and granted for its continued use.

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REASON: To enable the impact of the development to be reassessed having regard to changes in technology, climate action and energy supply options.

The applicant is seeking to amend criteria (ii) and (iii), as follows:

Condition no. 3(ii)

Within four (4) years from the date the first Gas Plant commences operation, the applicant or operator shall undertake a review with Gas Network Ireland of the ability to serve the Gas Plant with green gas and / or hydrogen (or similar fuels) shall be Investigated and reported to the Planning Authority. Any ability for the Gas Plant to be operated with green gas and/ or hydrogen (or similar fuels) shall be implemented within an agreed timeline agreed with GNI.

Condition no. 3(iii)

If the applicant receives a firm offer from Eirgrid under which the Gas Plant is not required, and the connection has been realized with capacity onsite from Eirgrid, then the Gas Plants shall be removed from the entire site within a year of the ceasing of operation.

In the Officer's Report for SD21A/0042, it is stated:

'The current feasibility of renewable energy technologies has been explored, with the proposal for the use of gas being justified. However, it is noted that the context in which it is justified, can significantly change going forward, both in terms of energy technology and policy developments. It is noted that the gas plant would be built with the capacity to run off green gas and/or hydrogen in the future. However, the Planning Authority considers it necessary to review the overall use of onsite gas in the future. A condition should therefore be included to allow for a review of the use of a gas plant on the site in 5 years after the first operation takes place on the site, in light of new/greener technologies that may be developed in the interim'.

It is considered that the wording proposed under condition 3(ii) by the applicant also satisfies the requirement to explore future technologies, as was required under the original condition. The original condition required the removal of the gas plant, should it not be possible to incorporate new technologies. It is noted that the applicant is proposing a condition which requires removal of the gas plant, should a firm connection offer from Eirgrid be received. The Council welcomes this.

It is noted that under part (ii) the applicant is requesting that the review be undertaken after 4 years. It is noted that there is no timeframe proposed under part (iii) and this would apply for the lifetime of the development. As such, it is considered that the applicants proposed condition fulfils the aspirations of the original condition and is acceptable in principle.

A further condition is recommended seeking the land to be landscaped (in agreement with the Planning Authority) should the power plant be removed.

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Visual Amenity

The proposed amendment would potentially render the power plant permanent. However, it is noted that the EIAR and landscape mitigation were prepared on this basis, and it is considered that there would be no additional impacts on visual amenity.

There would be no additional impact on nearby Protected Structures.

Residential Amenity

Adamstown is approximately 650m to the north of the site. There are also dispersed residential developments approximately 600m to the south, east and south west of the site.

It is noted that the EHO found the original application to be acceptable, subject to conditions and did not require the power plant to be temporary.

Roads

Roads has no objections. TII has no observations.

Water, Drainage and Flood Risk

No reports received. There is no impact on these features as a result of the proposed amendment.

Aviation

There is no impact on aviation as a result of the proposed amendment.

Archaeology

There is no impact on archaeology as a result of the proposed amendment.

Landscaping and Green Infrastructure

The proposed amendment does not alter the previous application in this regard; however, a further condition is recommended in the instance that the power plant is removed, and no further development is proposed on site.

Energy Usage

It is noted that the CDP 2016-2028 includes a number of policies relating to energy, however, the principle of the development has been accepted and the application seeks to alter a condition. The proposed condition as worded, still has the potential to provide renewable energy in accordance with

E12 Objective 1:

To promote the generation and supply of low carbon and renewable energy alternatives.

Policy IE6: Electricity Infrastructure Protect the existing electricity infrastructure and support the development of a safe, secure and reliable supply of electricity and the development of

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enhanced electricity networks as well as new transmission infrastructure projects subject to the relevant environmental assessments.

IE6 Objective 2:

To support the reinforcement and strengthening of the electricity transmission and distribution network to facilitate planned growth and transmission / distribution of a renewable energy focused generation in line with RPO 10.22

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.

It is noted that a full EIAR was undertaken for SD21A/0042 and that the mitigation measures for this are required to be carried out via condition. A condition is recommended linking this application to the parent permission.

Screening for Appropriate Assessment

On the basis of the information on file, which is considered adequate to undertake a screening determination and having regard to:

- the nature and scale of the proposed development,
- the intervening land uses and distance from European sites,
- the lack of direct connections with regard to the Source-Pathway-Receptor model,

it is concluded that the proposed development, individually or in-combination with other plans or projects, would not be likely to have a significant effect on the above listed European sites or any other European site, in view of the said sites' conservation objectives.

An appropriate assessment is not, therefore, required.

Other Consideration:

Development Contributions

n/a variation of condition

SEA Monitoring Information

Building Use Type Proposed – n/a

Floor Area (sq. m.) – 0

Land Type - Greenfield

Site Area (Ha.) – 22.1

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Conclusion

Having regard to the

- 'EE' and 'RU' zoning objectives to the subject site,
- the policies and objectives of the South Dublin County Council Development Plan,
- the surrounding land uses and protected structures,
- 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, it is considered necessary to request additional information on a number of matters to ensure the proposal and is 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 2022 - 2028 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.
 - (i) 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.
 - (ii) (ii) In all other regards, the development shall be carried out in compliance with the relevant conditions of the grant of planning permission on this site under Reg Ref. SD21A/0042 and Reg. Ref. SD19A/0042/ABP Ref. PL06S.305948, save as may be required by other conditions attached hereto.

REASON: To ensure that the development shall be in accordance with the permission and that effective control be maintained.

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2. Amendments

In the instance that the power plant is removed, the owner or developer shall submit the following for the written agreement of the Planning Authority:

Revised plans that incorporate all of the following amendments-

(a) landscaping details for the impacted area;

REASON: To protect the amenities of the area and in the interests of 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.

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REG. REF. SD22A/0289

**LOCATION: Site within the townland of Ballymakailly, West of Newcastle Road (R120),
Lucan, Co. Dublin**

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:

22/8/22

Eoin Burke
Eoin Burke, Senior Planner