



Planning Report for Campus Entrance Enhancement

Buckingham
Marcus Projects
IE0313027-21-RP-0001, Issue: A



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1 Introduction

PM Group have been commissioned by Google Ireland Limited to prepare a planning application for an upgrade campus entrance at their existing data storage facility at Grange Castle Business Park South, Baldonnel Road, Dublin 22, D22 X602.

This planning statement should be read in conjunction with the application drawings and associated supporting reports.

1.1 Development Summary

The public notices for the proposed development states the following:

South Dublin County Council: We, Google Ireland Limited intend to apply for permission for development at this site Dublin Google Data Centre, Grange Castle Business Park South, 22 Baldonnel Road, Dublin 22, D22 X602, in the townlands of Aungierstown and Ballybane.

The development will consist of modifications to the existing main site entrance to comprise: minor realignment of the internal access road with adjusted road markings and roadside bollards; removal of 3 no. existing security traffic arms, installation of 3 no. new security traffic arms and installation of 3 no. underground lifting security road-blockers together with associated communications and electrical services; provision of 2 no. set-down only parking spaces; and, all associated site drainage, and installation works.

1.2 Applicant

The applicant is Google Ireland Limited, a software & technology services company with its registered Irish address at, Barrow Street, Dublin 4. In 2003, Google opened its Europe, Middle East and Africa (EMEA) headquarters in Dublin, initially employing 100 people. Continuing investment has meant the Irish operation is Google's largest outside of the US, currently employing around 8,000 staff at various locations within Ireland. The subject site is one of Google's network of data centres and is an integral part of its global activities.

1.3 Design Team

PM Group has undertaken the architectural and engineering design and has prepared submitted drawings and associated reports for the proposed development.

Malachy Walsh Partners (MWP) has prepared the submitted Traffic and Transport Assessment (TTA).

2 Site Context and Proposed Development

2.1 Existing Facility and Site Context

The proposed development is located within the existing Google Ireland's data storage campus at Grange Castle Business Park (south)¹. The campus occupies an area of approximately 12.5ha and is located on Profile Road between the Nangor Road (R134) to the north and Baldonnel Road (L2001) to the south (See figure 1.1).

Grange Castle Business Park has been developed by South Dublin County Council (SDCC) in association with IDA Ireland, and over the last 20 years has become a nationally important

¹ The lands south of the R134, where Google Ireland is located are also identified as Profile Park Industrial Estate.

strategic employment and enterprise centre. The park has a footprint of over 200 ha and has successfully attracted a range of world class large and medium scale enterprises including Google, Microsoft, Arysza, Takeda, Interxion, Pfizer and Grifols.

The lands partially traverse Profile Park, an industrial and enterprise estate, at the eastern part of the campus where there is an auxiliary site entrance to the Google Data centre. This entrance is available only for emergency and backup access. It is not used for operational purposes.

The site was initially established by Google following the permission to change the use of an existing logistics / distribution warehouse to an electronic technology facility in 2011². The campus was enlarged into Grange Castle Business Park following the 2014 grant of permission for development of the principal data storage two-storey building, a warehouse building, and an electrical substation and transformer compound and a warehouse structure.

The campus lands are fully enclosed with security fencing and are landscaped with maturing tree lines and wild-grass meadows. Prior to Google's development the site comprised green field agricultural lands, the transition to the existing campus use was considered in the Environmental Impact Statement submitted as part of the primary governing permission SD14A/0023, permitted in 2014.

There are no watercourses running through the campus. Existing surface water management infrastructure is in place as part of the governing planning permission (Reg. Ref. see section 3.2 below). This provides managed discharge via a flow control device, surface water attenuation pond and petrol interceptors to the water drainage system installed by SDCC as part of the Milltown Access Road scheme associated with the development Grange Castle Business Park.

The subject site is the existing permitted principal entrance to the campus. It is located within campus lands and consists of a security building adjacent to two road access lanes with traffic barriers and road marking to control traffic flow. To gain access staff and visitors must check-in to the Security Gatehouse. No change to the Security Gatehouse is proposed.

Adjacent lands comprise developed and undeveloped enterprise and industrial lands of Grange Castle Park and the adjoining Profile Park. To the south west of the campus, along Baldonnel Road there are a number of single residential properties, agricultural lands and small scale commercial outlets. The closest residential dwelling is approximately 400m from the site. The closest commercial neighbour is located approximately 220m east of the proposed site. Baldonnel Aerodrome is located approximately 800m south of the campus.

2.2 Proposed Development

It is proposed to modify and upgrade the existing, permitted, campus entrance to the Google Data Storage facility. This entrance is the primary entrance to the facility. All proposed works are set-out in drawing ref. IE0313027-30-DR-0010, which also provides details on the existing permitted security arrangement at the entrance. The proposed works will comprise the following:

- Adjustment of internal access road and lane alignment with revised road markings, traffic island and bollards.
- Replacement of 3 no traffic arms and associated card reader at the site entrance.
- Installation of 3 no. lifting underground security roadblockers and associated control equipment.
- Provision of 2 no set-down car spaces for visitor waiting at the existing permitted security gatehouse.
- Associated construction works, and drainage provision.

² This building formed part of Profile Park industrial and enterprise estate.

All works will be undertaken within the campus area, no works are proposed at the public road. No change to the existing security gatehouse is proposed, though 2 no. set-down parking spaces will be provided at on its northern side. The set-down spaces are intended for us of visitors who need to enter the security gatehouse to check-in.

The purpose of the proposed development is to make access by staff and visitors more efficient. The existing security arrangement requires lifting of security barriers after staff or visitors are validated at the entrance. The proposed system will use a card-based procedure to validate access. The underground security roadblockers will be deployed in the event of attempted unauthorised access.

The existing surface water drainage with associated silt and hydro carbon traps will be utilised.

No change to the existing permitted lighting at the entrance is proposed.

2.2.1 Construction Management

An outline Construction Environmental and Waste Management Plan (oCEWMP) has been prepared and is submitted with this application. The CEWMP is an integral part of the site health, safety, environmental and quality management system and constitutes a component of the Construction Management Plan documentation. The plan sets out roles, responsibilities and tasks for environmental and waste management of construction activity for the proposed works.

The oCEWMP sets-out the construction timeframe, key features and environmental controls for construction of the proposed development. The oCEWMP also addresses management of construction waste.

3 Planning and Legislative Context

3.1 Planning Policy

The adopted Development Plan for the subject lands is the South County Dublin County Development Plan 2022 -2028³. The Core Strategy of the Development Plan confirms Grange Castle as strategic employment area in accordance with the Dublin Metropolitan Area Strategic Plan (MASP)⁴. Core Strategy Objective, CS1-2, seeks to ensure continued support for investment plans to promote strategic development areas. Section 2.6.8 of the Core Strategy sets-out the rationale for the employment strategy of the county. The role South County Dublin plays for economic development of the Dublin and Eastern & Midlands Region is emphasised.

The subject lands are included in Zoning Objective 'EE', of Zoning Map 4, "*To provide for enterprise and employment related uses*".

Table 12.10 of the Development Plan provides guidance for the general appropriateness of particular land uses for 'Zoning Objective 'EE'. This indicates, inter alia, that Science and Technology Based Enterprises, Office Based Industry, General Industry and Warehousing are permitted in principle on the subject lands.

Table 12.27 'Key Principles for Development within Enterprise and Employment Zones' of section 12.9.2 of the development plan sets out details of key features required for enterprise and employment development proposals. These include; that "*...street network is easy to navigate with a clear hierarchy of streets identifying the function of each street*"; that roads are designed in accordance with the requirements of Design Manual for Urban Roads and Streets (DMURS); and that building form and landscaping are appropriate their context and setting.

Zoning Map 4 also indicates Google Ireland's campus is outside the 'Inner Public Safety Zone' and 'Noise Sensitive Area' for the flight paths for Casement Aerodrome, and that the site is located approximately 500m away from the Zone of Notification for the Sites and Monuments Record No. 183274.

³ The Development Plan was adopted in June 2022 and came into effect from 02 August 2022.

⁴ See Figure 4, of Section 2.4.4 of the SDCC County Development Plan 2022-2028

The Development Plan Zoning map has no specific transport/accessibility, landscape or green infrastructure objectives relating to the subject lands or its immediate vicinity.

Lands to the south of the campus are zoned RU, "To protect and improve rural amenity and provide for the development of agriculture".

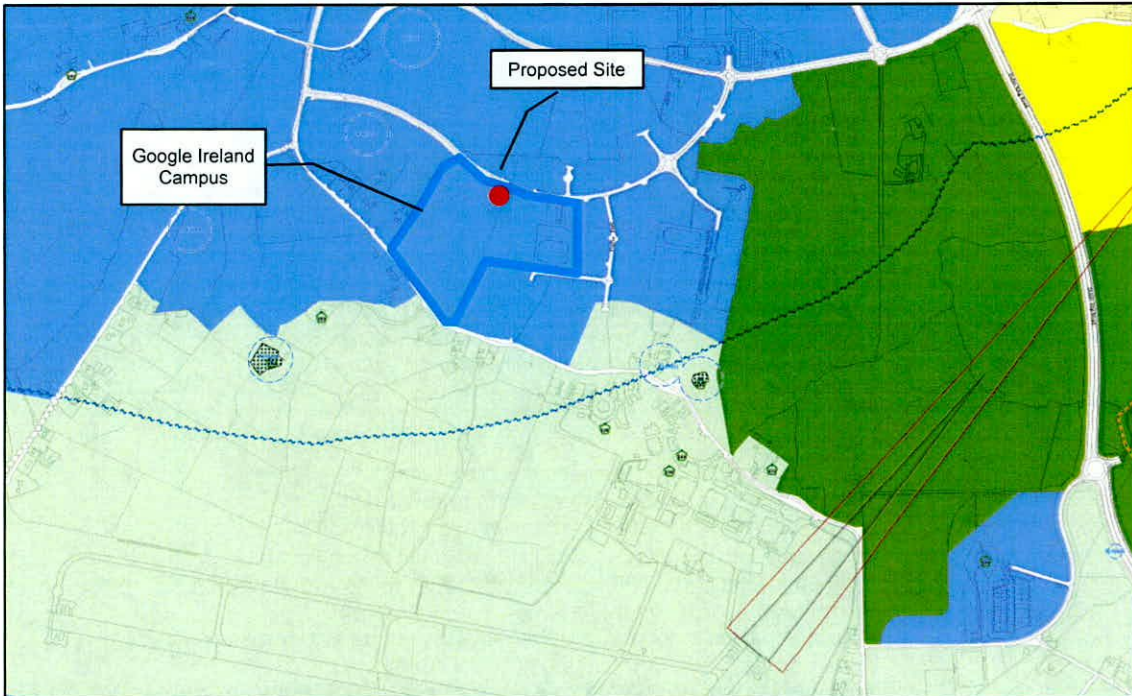


Figure 3-1 Extract from Map 4, SDCC County Development Plan 2022-2028

Chapter 9, 'Economic Development and Employment' identifies Grange Castle as key strategic employment area, where Objective EDE5-1 states:

"To prioritise hi-tech manufacturing, research and development and associated uses in the established Business and Technology clusters to the west of the County (Grange Castle and Citywest areas) maximising the value of higher order infrastructure and services that are required to support large scale strategic investment."

Promotion and support employment development at Grange Castle and the subject lands are consistent National Planning Framework (2018) (NPF) and the Eastern and Midlands Regional Spatial and Economic Strategy for the (2019) (RSES). Where National Strategic Outcome 5 of the NPF and policies 3.5 and 5.6 of the RSES are particularly relevant.

3.2 Relevant Planning History

The key governing permission for the Google campus is associated with Reg. Ref. SD14A/0023 which granted permission for the two storey data storage facility and associated infrastructure and support structures. This permission included the existing site entrance where the subject upgrades are proposed. The planning application was subject of Environmental Impact Assessment (EIA) and an Environmental Impact Statement (EIS) was submitted with the application. An Appropriate Assessment screening of the project concluded Appropriate Assessment was not required.

A later grant of permission under Reg. Ref. SD14A/0284, provided for minor alterations of the permitted development under SD14A/0023. This included repositioning of the Security Gatehouse.

Prior to these, in 2011 (Reg. Ref. SD11A/0121), SDCC granted permission for a change of use for an existing logistics/distribution warehouse facility, (permitted under Reg. Ref. SD08A/0052),

located at Profile Park, to an electronic technology facility. This represents the initial development of the data storage campus.

Recently, under Reg. Ref. ED22/0001, the applicant submitted a Section 5 declaration request for development works comparable to the proposed development. South Dublin County Council determined, the proposed works, as submitted, were development and were not exempt development.

Table 3-1 Relevant Planning History

Planning Reference	Development Description	Applicant	Decision
ED22/0001 Section 5 Declaration Request	Entrance upgrade comprising: (1) 3 heavy duty barriers & controls with 3 new smaller traffic arms and 3 road blockers; (2) Upgrade includes removal of existing island and construction of a smaller central island in a new position and all ancillary works in relation to the upgrade.	Google Ireland Ltd.	Determined Not Exempt Development 23 March 2022
SD14A/0023	Construction of a two storey data storage facility (30,361sq.m.), a double height warehouse building (1,670 sq.m) and a HV Substation area with two buildings; 1 no. 2 storey building (968sq.m.) and 1 no. single storey building (190 sq.m) and associated site development works. Permission is also sought for a new site access and entrance gates, a security gatehouse, security gates, load bank garage, perimeter fencing, internal roadways, sprinkler tank, pump house, 10KV substation, water and fuel tanks, attenuation ponds, hard and soft landscaping, 83 no. new car parking spaces and bicycle shelter with ancillary site works. The highest point of any of the buildings is within 20m of the original ground level with the 25 no. stacks at 25m. Provision for a temporary construction entrance and haul road off the Baldonnel Road to the south of the site has been allowed for; an EIS (Environmental Impact Statement) will be submitted with this application, all on a 11.25 ha site.	Google Ireland Ltd.	Grant 15 May 2014
SD14A/0284	Alterations to previously granted Reg. Ref. SD14A/0023 consisting of alterations to the position of the security gatehouse and security gates, internal roads layout, attenuation ponds, access road to the two storey substation; alterations to the double height warehouse elevations plus an additional internal mezzanine level (floor area 165sq.m); alterations to the single storey substation building (increase in additional floor area of 88sq.m and compound area; alterations to the height of the Load Bank Garage Building; additional 27 car parking spaces; removal of previously granted MV substation to north west of site; all associated site development works required as part of the above mentioned alterations.	Google Ireland Ltd.	Grant 27 Mar 2015

SD11A/0121	<p>Change of use of an existing logistics/distribution warehouse facility (approved under planning ref. no. SD08A/0052) to an electronic technology facility, associated works including modifications to existing structure. The development will consist of the following works and modifications to the existing building: installation of external plant over two storeys along the east and west elevations of the building on a new steel support system clad with acoustic louvered screens to match existing cladding colours; installation of a new first floor to provide additional plant areas; extension to the administration area at ground floor level with new windows to the south elevation to match existing; installation of additional windows at upper level over the existing administration area and existing roof lights removed; removal of existing doors to north facade and replacement with new cladding to colour match existing; associated internal alterations. Extent of site works includes: a sprinkler tank and pump house to the north east corner; extension of existing single storey substation in the south east corner to include a customer switch room; provision of a new main entrance to the east of the existing entrance to Unit 502, a new road layout, entrance gates and new entrance gates south of the building to access the car park; block existing main entrance to Unit 502 to provide set down area to access the ESB substation; construct a single storey security building to the east of the site with new gates and new visitor car parking; remove one existing dock leveller and an on-grade roller shutter door from the north west corner of the building with the existing depressed loading dock filled in; installation of self contained emergency stand by generators and other plant to the north west corner of the site, including all supporting structures for flues, and a 1.8m high fence and gate to generator enclosure; construct roadway around the building to the west, north and east of the site; boundary fencing around site with site landscaping; existing site entrance to Unit 503 to be retained as an alternative access point; divert existing culvert along eastern side of the site to facilitate development; install a bicycle shelter to the south west of the site; increase in site area from 9131sq.m. to 13925sq.m.</p>	Elume Ltd.	Grant 02 August 2011
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4 Planning Assessment

4.1 Development Rationale & Principle of Development

The proposed development involves minor works intended to improve internal traffic flow and provide efficient site access of staff and authorised visitors to the data centre. The development is in full accordance with the zoning provision for the lands and will enhance the facilities operations; it is therefore acceptable in principle.

The development is confined to the area of the existing entrance facility and is fully contained within the Data Storage Campus. The proposal will not require changes the public road, to the adjacent landscaped areas within the campus, nor any change to adjoining lands. No change to the existing Security Gatehouse is proposed.

Construction works are minor in nature and no significant noise or dust emissions are likely. The submitted oCEWMP sets-out a plan for environmental and waste management during construction works for the proposed development.

4.2 Appropriate Assessment

The proposed site or adjacent Google campus is located within any European site. European sites located within a 15km radius are listed below, there are no pathways that affect the following designed sites:

Rye Water Valley / Carton SAC (Site Code 2122)	Distance: c. 6km	No Pathway
Wicklow Mountains SAC & SPA (Site Code 2122)	Distance: c.9 & 14km	No Pathway
Glenamole SAC (Site Code 1209)	Distance: c.8km	No Pathway
Red Bog SAC (Site Code 397)	Distance: c. 14km	No Pathway
PoulaPhouca SPA (Site Code 4063)	Distance: c. 15km	No Pathway

Appropriate Assessment screening was undertaken for the governing permission for the campus and as part of the assessment for later amendments (Reg. Refs. SD14A/0023 and SD14A/0284 respectively). As part of the assessment of these planning applications, the SDCC determined that there would be no likelihood of significant effects on any European sites and no impacts to European site integrity, either alone or in combination with other plans or projects.

Given the scale of the subject development and its similarity to the existing permitted entrance, which was subject to Appropriate Assessment screening by SDCC, we consider Appropriate Assessment is not required for the proposed development.

4.3 Environmental Impact Assessment.

Based on the small-scale nature the type of works proposed and the site context it is submitted Environmental Impact Assessment is not required.

4.4 Traffic and Mobility

A detailed assessment of potential traffic impact has been undertaken by Malachy Walsh Partners (MWP). This report is included in Appendix 1 of this report.

The traffic assessment concluded:

“...the proposed campus entrance upgrade will have a beneficial traffic and transport impact for existing campus entrance users by reducing existing delays at staff arrival times and enhancing security access for visitors.”

5 Conclusion

The proposed development is small scale in nature and will provide enhanced site access while maintaining its security provisions. The lands are zoned for industrial development and the proposed development fully accords to the provisions of the South Dublin County Development Plan 2022-2028. The development will have a beneficial impact on traffic flow within the facility and no significant impacts to the local environment or adjoining uses is anticipated. We submit the proposed development supports the proper planning and sustainable development of the area and we urge South Dublin County Council to grant planning permission.