

Comhairle Chontae Atha Cliath Theas

PR/1281/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22A/0333 **Application Date:** 16-Aug-2022
Submission Type: New Application **Registration Date:** 16-Aug-2022

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

Proposed Development: Construction of 2 adjoined single storey data centres with associated office and service areas with an overall gross floor area of 15,274sq.m comprising of the construction of 2 adjoined single storey data centres with a gross floor area of 12,859sq.m that will include a single storey goods receiving area / store and single storey office area (2,415sq.m) with PV panels above, located to the east of the data centres as well as associated water tower, sprinkler tank, pump house and other services; The data centres will also include plant at roof level; with 24 standby diesel generators with associated flues (each 25m high) that will be located within a generator yard to the west of the data centres; New internal access road and security gates to serve the proposed development that will provide access to 36 new car parking spaces (including 4 electric and 2 disabled spaces) and sheltered bicycle parking to serve the new data centres; New attenuation ponds to the north of the proposed data centres; Green walls are proposed to the south and east that will enclose the water tower and pump house compound; 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 and Ref. SD21A/0042; 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 and SD21A/0042; An Environmental Impact Assessment Report (EIAR) has been submitted with this application.

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

Applicant Name: EdgeConneX Ireland Limited

Application Type: Permission

Description of Site and Surroundings:

Site Area

Stated as 5.14Ha.

Site Description:

The subject site is located within the centre of an overall landholding measuring approximately 22.1ha site on the western side of the recently re-aligned R120 within the townland of Ballymakailly, Lucan.

The overall landholding has a relatively flat topography, with an increase in levels in the north-east corner. The subject site is greenfield in nature, with extant permission for a substation, compound and client control building which for part of the overall development of 4 No. data halls, associated office and service areas, service road infrastructure and car parking, substation and transformer yard permitted under SD19A/0042 and SD21A/0042, as amended.

Proposal:

The proposed development consists of:

- Construction of **2 adjoined single storey data centres** with associated office and service areas with an overall gross floor area of 15,274sq.m
 - comprising of the construction of 2 adjoined single storey data centres with a **gross floor area of 12,859sq.m** that will include a single storey goods receiving area / store and **single storey office area (2,415sq.m)** with PV panels above, located to the east of the data centres as well as associated water tower, sprinkler tank, pump house and other services;
- The data centres will also include plant at roof level;
- with 24 standby diesel generators with associated **flues (each 25m high)** that will be located within a generator yard to the west of the data centres;
- New internal access road and security gates to serve the proposed development that will provide access to 36 new car parking spaces (including 4 electric and 2 disabled spaces) and sheltered bicycle parking to serve the new data centres;
- New attenuation ponds to the north of the proposed data centres;
- Green walls are proposed to the south and east that will enclose the water tower and pump house compound;

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- 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 and Ref. SD21A/0042;
- 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 and SD21A/0042;
- An Environmental Impact Assessment Report (EIAR) has been submitted with this application.

Power Supply

Section 2.27 of the EIAR (Main Report) states that permitted Gas Plant 3 will provide power to the data centres that are the subject of this application. Paragraph 2.28 states that a further SID application will be made directly to the Board following the pre-application consultation (ABP Ref V06S.311907) for the provision on an underground line. This will be lodged in Q3 2022. 2.29 states the interim power supply will be provided by the permitted power plants that formed part of the permission granted under SD21A/0042.

2.67 states the data centre development will have a critical capacity of c 30MW. This will be provided by the National Grid in the medium-term but will require the use of power from the permitted Gas Power Plants in the short to medium term to provide power adequate to facilitate the full utilisation of the already permitted development, as well as the proposed data centre under this application. 2.68 states the third Gas Plant has the capacity to provide a short to medium-term power supply for the proposed development. These permitted power plants will provide the back-up power in the medium term above that of the short term back-up generators attached to the data centre. This permanent back-up power is required by EirGrid due to the Flexible Demand Offer.

The proposed power supply is, in summary:

- Short term (not defined) - Onsite, via permitted power plant
- Medium term (not defined) – connection to grid. EirGrid offer is flexible, so power plant required as ‘back-up’ still
- Emergency diesel generators (back up only and not used as main power source).

Zoning

The majority of the subject site is zoned objective ‘EE’ - *‘To provide for enterprise and employment related uses’* in the South Dublin County Development Plan 2022-2028.

An element of the site, to the north, is zoned objective ‘RU’ *‘To protect and improve rural amenity and to provide for the development of agriculture’*.

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Development Plan Maps: Bird Hazards, Conical Surface (Weston), Inner Horizontal Surface (Casement).

EDE4 SLO1 is situated just north of the site, within the blue line. There are a number of protected structures, adjacent to the canal. The Canal is a proposed Natural Heritage Area. The Grand Canal Greenway (cycleway) also runs down the canal.

Consultations

Department of Defence – Observations submitted.

Inland Fisheries Ireland – Observations submitted.

Irish Aviation Authority – No report received at time of writing.

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

Transport Infrastructure Ireland – No objections, subject to conditions.

Irish Water – Additional information requested.

Roads – No objections, subject to conditions.

Public Lighting – No report received at time of writing.

Water Services – Additional information requested.

Waste Management – No report received at time of writing.

Parks – Additional information requested.

Environmental Health Officer – Additional information requested.

Heritage Officer – No report received at time of writing.

Commission for Regulation of Utilities – No report received at time of writing.

SEA Sensitivity Screening

Overlap with the following SEA Sensitivity Screening layers

- *Rural 2016* – located in the northern portion

pNHA – Grand Canal – is situated to the north

Protected Structures – are situated to the north.

Submissions/Observations /Representations

Two submissions received. This is considered in the overall assessment of the planning application.

- Planning Authority must assess the application in accordance with the Planning and Development Regulations
- Planning Authority must assess the application in accordance with the Planning and Development Act
- Planning Authority must assess the application in accordance with the Habitats Directive
- Planning Authority must assess the application in accordance with the Energy Efficiency Directive, as recast in 2018, so far as it is transposed into Irish Law and in accordance with the direct effect of the directive in relation to elements not transposed into Irish Law.
- CRU not notified

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- Applicant has not demonstrated compliance with the CDP 2022-2028
- Sectoral emissions under the Climate Action and Low Carbon Development (Amendment) Act 2021 were issued by the Government on 28 July 2022. No statement in the EIAR Technical Summary as to how this development would aid the state in achieving its legally mandated CO2 and Nox reduction nor how the 24 diesel generators assist in the national and local environmental policies.
- Disproportionate number of data centres in SDCC.
- EIAR does not look at cumulative effects in combination with other data centres. Data centres in immediate area (see SD20A/0295 and SD20A/0283).
- Applicant has failed to set out how development will contribute to carbon budget
- The applicant has underplayed the importance of the lands to migratory birds, native birds and bats in the area, particularly due to the destruction of hedgerows with insufficient mitigating factors.
- Applicant has failed to reference July 2022 Department of Enterprise, Trade and Employment 'Government Statement on the Role of Data Centres in Ireland's Enterprise Strategy'
- No intention by the applicant to supplement the significant energy demands of the data centre with alternative energy supply to include renewable energy.
- 10 year permission is excessive
- See SD22A/0156 – it will be 6-8 years before connection to the grid would be possible.

Relevant Planning History

Application Site

SD22A/0289

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 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

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Is subject of this amendment application. **SDCC Decision:** Grant Permission, subject to conditions. **Currently subject to third party appeal.**

SD22A/0105

Amendments to the electrical substation compound and structures permitted under Reg. Ref. SD19A/0042 and ABP Ref. 305948-19 comprising of amendment to the layout and extent of the permitted substation compound, to include an extension of the compound area to c. 0.77 hectares; reorientation of the Gas Insulated Switchgear (GIS) substation building to a northsouth orientation, and associated amendments to the building footprint, layout, and elevations, providing for a two storey building with a gross floor area (GFA) of c. 1,456 sq.m; alterations to the permitted single storey Client Control Building to provide for the substitution of this structure with 5 single storey modular client control units, with a combined total GFA of c. 231 sq.m (GFA of c. 46.2 sq.m per module); associated amendments to the permitted substation access arrangements (3 gated access points provided), transformers, security fencing (to be 2.6 metres high in place of the 2.4 metre high fencing permitted), lighting, services, MV substation, parking, utility cabling, amendments to permitted landscaping and berms adjoining the substation compound and associated and ancillary works. **SDCC Decision:** Grant Permission, subject to conditions

ABP-311907-21

Strategic Infrastructure declaration sought in relation to proposed underground 110kV transmission line connections between the Kishoge 110kV GIS substation in Ballymakailly, West of Newcastle Road, Lucan, Co. Dublin and the permitted Aungierstown-Castlebaggot underground 110kV transmission line at Grange Castle South Business Park, Baldonnel, Dublin 22. **ABP Decision:** Proposal does fall within the scope of Section 182(a) of the Planning and Development Act (2000) as amended, and that an application should be made directly to the Board.

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 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

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

D19A/0042 / ABP 305948-19

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 Ballymakaily; 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.) 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

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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. **SDCC Decision:** Grant Permission, subject to conditions. The decision was subject to a Third Party Appeal. **ABP Decision:** Grant Permission, subject to conditions.

SD19A/0004 – permission is sought for 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). **SDCC Decision:** Grant Permission, subject to conditions.

Adjacent Sites

SD18A/0298 – Permission **granted** for Amendment and completion of the permissions granted under Reg. Ref. SD16A/0214, SD16A/0345, SD17A/0141 and SD17A/0392 as well as the construction of two new single storey data halls and associated office areas and plant, with a gross floor area of 5,823sq.m. 1 new single storey data hall (1,857sq.m) plus single storey offices (719sq.m) will be located to the immediate east of the data hall that was permitted and subsequently extended under Reg. Ref. SD17A/0141 and SD17A/0392. The new data hall will include plant at roof level; associated support services, 4 standby generators with associated flues (each 15m high) and service road. 1 new single storey data hall (3,005sq.m) plus delivery bay (242sq.m) will be located to the north of the extended data centre granted under Reg. Ref. SD17A/0141 and SD17A/0392 and to the south of the permitted attenuation pond. The new data hall will include plant at roof level; associated support services, 8 standby generators with associated flues (each 15m high) and service road. Relocation and redesign of the two storey ESB substation (556sq.m) with associated transformer yard and single storey transformer building (180sq.m) permitted under SD16A/0345 to the immediate north of the entrance into the site from Grange Castle Business Park. The development will also include a revised location for the sprinkler tank and pump room permitted under SD17A/0392, as well as a revision and extension to the permitted service road to provide vehicular access to all data halls and relocation of the 3 car parking spaces permitted under SD17A/0392 as well as the creation of 14 new spaces (17 spaces overall) and sheltered bicycle parking to serve this element of the development. The development will also include modifications to the attenuation pond, and to the landscaping previously permitted. The development will continue to include ancillary site works, connections to the existing Grange Castle infrastructural

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services as well as fencing and signage. An Environmental Impact Assessment Report (EIAR) has been submitted with this application.

SD17A/0392 – Permission **granted** for Amendment and completion of the permission granted under SD17A/0141 to facilitate a 125sq.m extension to the north and south of the permitted stand-alone single storey data hall of 1,515sq.m to create an extended stand-alone single storey data hall of 1,640sq.m. The permitted data hall will remain located as per SD17A/0141 - that is to the north of the data hall and its extension and to the west of the temporary gas powered generation plant permitted under Reg. Ref. SD16A/0214, SD16A/0345 and SD17A/0027 and to the immediate east of the R120. This amendment application will increase the height of the compound and data hall building by 1.2m - 1.96m and it will remain single storey. Internal alterations to the data hall layout are also proposed. No changes are proposed to the plant at roof level; associated support services, with a slight repositioning to the north of the 4 no. standby generators with associated flues (each 15m high). The development will include a revised location for the sprinkler tank and pump room, as well as revisions and extensions to the permitted service road and new access gate to provide vehicular access to the data hall and 3 car parking spaces permitted under SD17A/0141. The development will also include modifications to the landscaping to all frontages permitted under SD16A/0214, SD16A/0345 and SD 17A/0141. This application also includes for revisions to the former access off the R120 that will allow emergency access only from this point into the site. It will continue to maintain local access to the rear of the property to the south of this former access as permitted and will reduce the number of car parking spaces permitted under SD16A/0214 from 26 to 25 car parking spaces. The development will continue to include ancillary site works, connections to existing Grange Castle infrastructural services as well as fencing and signage. No changes to the permitted attenuation pond are proposed. An Environmental Impact Assessment Report (EIAR) has been submitted with this application.

SD17A/0141 – Permission **granted** for Construction of a new stand-alone data hall of 1,515sq.m that will be located to the north of the data hall and its extension, and to the west of the temporary gas powered generation plant permitted under Reg. Ref. SD16A/0214 and SD16A/0345 and to the immediate east of the R120. The new data hall will include plant at roof level; associated support services, 4 standby generators with associated flues (each 15m high). The development will also include ancillary site works, a new water tower, pump room and connections to existing Grange Castle infrastructural services as well as fencing, signage, and will include an extension to the permitted service road as granted under Reg. Ref. SD16A/0214 to provide vehicular access as well as 3 car parking spaces to serve this development. It will include modifications to the permissions granted under SD16A/0214 and SD16A/0345 that will include new and revised landscaping to all frontages as well as modifications to the attenuation pond and will maintain local access to the rear of the property to the south of the former access off the R120. An Environmental Impact Statement (EIS) has been submitted with this application.

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SD16A/0345 – Permission **granted** for Construction of a new single storey data hall of 4,176sq.m as an extension to the immediate south of the data hall and single storey office (5,776sq.m) permitted under Reg. Ref. SD16A/0214 to create an overall development of 9,952sq.m. The new data hall will include plant at roof level, associated support services, 5 standby generators with associated flues (each 15m high) and services road. The development will also include a temporary gas powered generation plant within a walled yard containing 12 generator units with associated flues (each 15m high) to be located within and to the rear of the Takeda Ireland complex to the east side of the site. The development will also include a new two storey ESB substation (507sq.m) with associated transformer yard and single storey transformer building (157.5sq.m) to replace aforementioned temporary gas generation plant and will be located to north of entrance into the site from Grange Castle. The development will also include ancillary site works, including attenuation pond, connections to existing Grange Castle infrastructural services as well as fencing, signage, and will include new vehicular access to the generator farm and sub-station off the permitted service road as granted under Reg. Ref. SD16A/0214. The development will be enclosed with landscaping to all frontages. An Environmental Impact Statement (EIS) has been submitted with this application.

SD16A/0214 – Permission **granted** for Construction of a single storey data centre (4,435sq.m) with plant at roof level: associated support services and 6 standby generators with associated flues (each 15m high): and single storey office and loading bay (1,341sq.m) as well as an electricity sub-station (63sq.m) with a total floor area of 5,839sq.m. The development will also include ancillary site works, including attenuation tank, to connect to existing Grange Castle infrastructural services as well as fencing, signage, services road, entrance gate, 26 car parking spaces including 2 disabled car parking spaces, as well as sheltered bicycle parking. The development will be enclosed with landscaping to all frontages. An Environmental Impact Statement (EIS) has been submitted with this application. An application for enabling works to facilitate this development has been made under Reg. Ref. SD16A/0176.

Relevant Enforcement History

None recorded for subject site.

Pre-Planning Consultation

PP041/22 Construction of two pairs of single storey data storage facility buildings within the north-eastern part of the overall lands to be located to the north of the data centre granted under Ref. SD19A/0042 west, and to the east of the data centres granted under Ref. SD21A/0042; The data halls will include emergency generators (to the west of each data hall), emission stacks for each data hall etc. that will be c. 25m in height; Each data hall with parapet will be c. 12.9m in height; the development will include suitable attenuation, suitable boundary treatment and slight modification to the permitted landscaping granted both of the above permissions.

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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):

CS5 Objective 2:

To ensure that, insofar as possible, space extensive enterprise is located on lands which are outside the M50, and which do not compromise labour intensive opportunities on zoned lands adjacent to public transport.

Chapter 4 Green Infrastructure

Section 4.1 Methodology

GII Objective 4: To require development to incorporate GI as an integral part of the design and layout concept for all development in the County including but not restricted to residential, commercial and mixed use through the explicit identification of GI as part of a landscape plan, identifying environmental assets and including proposals which protect, manage and enhance GI resources providing links to local and countywide GI networks.

Section 4.2.1 Biodiversity

GI2 Objective 4: To integrate GI, and include areas to be managed for biodiversity, as an essential component of all new developments in accordance with the requirements set out in Chapter 12: Implementation and Monitoring and the policies and objectives of this chapter.

Section 4.2.2 Sustainable Water Management

GI4 Objective 1: To limit surface water run-off from new developments through the use of Sustainable Drainage Systems (SuDS) using surface water and nature-based solutions and ensure that SuDS is integrated into all new development in the County and designed in accordance with

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South Dublin County Council's Sustainable Drainage Explanatory Design and Evaluation Guide, 2022.

Chapter 5 Quality Design and Healthy Placemaking

Section 5.2.1 The Delivery of Sustainable Neighbourhoods 'The Plan Approach'

QDP2 Objective 1:

To ensure that applications for new development are accompanied by a statement from a suitably qualified person detailing how 'The Plan Approach' has been taken into consideration and incorporated into the design of the development including the materials and finishes proposed and demonstrating how the overarching principles for the achievement of successful and sustainable neighbourhoods have been integrated as part of the design proposal.

Section 5.2.2 Context

Policy QDP3: Neighbourhood Context

Support and facilitate proposals which contribute in a positive manner to the character and setting of an area.

QDP3 Objective 1:

To ensure new development contributes in a positive manner to the character and setting of the immediate area in which a proposed development is located taking into consideration the provisions set out in Chapters 3 and 4 of this Plan and having regard to the requirements set out in Chapter 12: Implementation and Monitoring in relation to design statements.

SECTION 5.2.3 Healthy Placemaking

QDP4 Objective 2:

To promote a high standard of building and urban design, creating public spaces that are distinctive, safe, universally accessible and facilitate social and cultural diversity and interaction.

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.

QDP7 Objective 6:

To ensure that development provides an integrated and balanced approach to movement, healthy placemaking and streetscape design in accordance with the requirements of the Design Manual for Urban Roads and Streets, DTTAS and DEHLG (2019).

QDP7 Objective 7:

To ensure that all proposals for development contribute positively to providing a coherent enclosure of streets and public spaces, taking into consideration the proportions and activities of buildings on both sides of a street or surrounding a public space, providing for good standards of

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daylight and sunlight, and micro climatic conditions and having regard to the guidance and principles set out in the South Dublin County's Building Height and Density Guide and the Design Manual for Urban Streets and Roads (DMURS) (2019).

QDP7 Objective 8:

To promote and support a Universal Design Approach to residential and non-residential development – having regard in particular to the universal design principles and guidance in relation to Buildings for Everyone, Housing and Shared Space as promoted by the Centre for Excellence in Universal Design at the National Disability Authority – ensuring that all environments are inclusive and can be used to the fullest extent possible by all users regardless of age, ability or disability consistent with RPO 9.12 and 9.13 of the RSES. (See also Chapter 8: Community Infrastructure and Open Space).

QDP8 Objective 1:

To assess development proposals in accordance with the Building Height and Density Guide set out in Appendix 10 of this Development Plan and associated planning guidelines. In this regard, all medium to large scale and complex planning applications (30 + residential units, commercial development over 1,000 sq. m or as otherwise required by the Planning Authority) shall be accompanied by a 'Design Statement'. The Design Statement shall include, inter alia, a detailed analysis of the proposal and statement based on the guidance, principles and performance-based design criteria set out in South Dublin County's Height and Density Guide. Any departures within the proposed development from the guidance set out in the Building Height and Density Guide for South Dublin County (Appendix 10) shall be clearly highlighted in the Design Statement. (See Chapter 12: Implementation and Monitoring).

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.

QDP11 Objective 1:

To require the use of high quality and durable materials and finishes that make a positive contribution to placemaking.

QDP11 Objective 2:

To promote the use of structural materials that have low to zero embodied energy and CO2 emissions and ensure a wood-first policy on public buildings funded or part-funded by the Council.

QDP11 Objective 3:

To promote the reuse and recycling of materials to promote the circular economy and reduce construction and demolition waste.

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EDE1: Overarching

EDE1 Objective 6:

To ensure that economic and enterprise related development is provided in a manner which facilitates a reduction in greenhouse gas emissions by supporting and promoting the following measures:

- An increase in employment densities within walkable distances of communities and on public transport routes;*
- Promotion of walking and cycling and use of public transport through increased permeability and mobility management measures within and outside employment areas;*
- The sourcing of power from district heating and renewables including wind, hydro and solar;*
- Additional native tree planting and landscaping on existing and proposed enterprise zones and development sites to aid with carbon sequestration, contribute to the green infrastructure network of the County and promote quality placemaking.*

EDE2: Green Economy

Section 9.2.1 Green and Innovative Economy

EDE3 Objective 5:

To promote, through good placemaking, the delivery of places and communities which encourage employers and workers alike to live in the County, closer to their workplaces, promoting more sustainable travel and a good quality of life.

EDE4: Urban Growth, Regeneration and Place Making

Urban Growth, Regeneration and Placemaking Support urban growth and regeneration through the promotion of good placemaking to attract employees and employers and to provide a competitive advantage to the County and diverse investment opportunity.

EDE4 Objective 1:

To ensure that economic and employment development is located to optimise existing infrastructure and to support development and investment in the County's urban centres supporting orderly growth and placemaking.

EDE4 Objective 4:

To direct people intensive enterprise and employment uses such as major office developments (>1,000 sq. m gross floor area) into appropriately zoned lands subject to their location within approximately 500 metres of a high frequency urban bus service and / or within 1000 metres walking distance of high capacity transport stops (Train / Luas), and to demonstrate the required walking distance or provision of a permeability project, in accordance with the Permeability Best Practice Guide (2015), to achieve same.

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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.

EDE7 Objective 1:

To ensure that, insofar as possible, space extensive enterprise is located on lands which are outside the M50, and which do not compromise labour intensive opportunities on zoned lands adjacent to public transport.

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.

EDE7 Objective 3:

To ensure that landscaping and site layout in space extensive developments provides for demonstrated biodiversity measures and that landscape and biodiversity measures integrate into the green infrastructure network, in accordance with the Green Infrastructure Strategy set out in Chapter 4 of this Plan.

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.

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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.

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

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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.

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

12.5.1 Universal Design

12.5.2 Design Considerations and Statements

12.5.3 Density and Building Heights

12.5.4 Public Realm: (At the Site Level)

12.5.5 Healthy Placemaking and Public Realm: (At the Neighbourhood Level)

12.7.1 Bicycle Parking / Storage Standards; Bicycle Parking Design / Provision

12.7.2 Traffic and Transport Assessments

12.7.3 Travel Plans

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Table 12.24: Thresholds for the Submission of a Workplace Travel Plan

Land Use	Workplace Travel Plan Statement	Indicative Number of Jobs	Standardised Workplace Travel Plan	Indicative Number of Jobs
Offices / Financial	>500 sq. m	25-100	>2,000 sq. m	>100
Warehousing	>2,500 sq. m	25-100	>2,500 sq. m	>100

12.7.4 Car Parking Standards

12.7.5 Car Parking / Charging for Electric Vehicles (EVs)

12.7.6 Car Parking Design and Layout

12.8.6 Public Art

Major new commercial developments greater than 5,000 sq. m in size, in the case of non-residential development, and in excess of 500 units in the case of residential development, will be required to incorporate a physical artistic feature into the scheme to improve the built environment / public realm. This may include high quality features within the environment or landscaping, in agreement with the Council.

12.9.2 Enterprise and Employment Areas:

Table 12.27: Key Principles for Development within Enterprise and Employment Zones.

12.9.4 Space Extensive Enterprises

12.9.8 Seveso Sites

12.10.1 Energy Performance in New Buildings

Development proposals for medium to large scale residential and commercial developments in excess of 10 residential units and / or 1,000 sq. m of commercial floor space should be accompanied by an Energy Efficiency and Climate Change Adaptation Design Statement. The statement should detail:

- How any on-site demolition, construction and long-term management of the development will be catered for;
- How energy and climate change adaptation considerations have been inherently addressed in the design and planning of the scheme.

12.10.2 Low Carbon District Heating Networks

12.10.3 Energy from Waste

12.10.4 Solar Photovoltaic

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12.11.1 Water Management

- (i) Flood Risk Assessment
- (ii) Surface Water
- (iii) Sustainable Urban Drainage System (SuDS)
- (iv) Groundwater
- (v) Rain Water Harvesting

12.11.3 Waste Management

- (ii) Design and Siting of Refuse Storage, Recycling and Bring Facilities in Developments
- (iv) Construction and Demolition Waste

12.11.4 Environmental Hazard Management

- (i) Air Quality
- (ii) Noise
- (iii) Lighting

12.11.5 Aviation, Airports and Aerodromes

12.11.6 Restricted and Prohibited Development

12.11.7 Shielding / Safeguarding

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.

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Assessment:

The main issues for assessment are:

- Zoning and Council policy
 - Implementation
- Design and Visual Impact
- Residential amenity
- Traffic and access
- Landscaping and green infrastructure
- Drainage and Water Services
- Aviation
- Heritage and Biodiversity
- Environmental Health
- Environmental Impact Assessment
- Appropriate Assessment

Zoning and Council Policy

The subject site is subject the 'EE' zoning objective: '*to provide for enterprise and employment related uses*'. 'Data Centres' are 'open for consideration'. Offices 100 sq. m-1,000 sq. m, Offices over 1,000 sq. m are open for consideration.

The north part of the site is zoned 'RU' further detail is required in relation to works within this location.

The applicant has requested a 10 year permission. Justification for this should be provided via **additional information**.

Employment Development – General

The applicant has not demonstrated compliance with EDE1 Objective 6 and EDE3 Objective 5. This should be requested as **Additional Information**.

EDE4 SLO1 is situated just north of the site, within the blue line. The applicant states in their cover letter that this is being complied with, however, no justification is provided. The applicant is requested to demonstrate how the SLO has been taken into consideration as **additional information**.

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Data Centres

Data Centre is defined as a space extensive use. The following CDP objectives must be met.

CS5 Objective 2:

To ensure that, insofar as possible, space extensive enterprise is located on lands which are outside the M50, and which do not compromise labour intensive opportunities on zoned lands adjacent to public transport.

Policy 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 1:

To ensure that, insofar as possible, space extensive enterprise is located on lands which are outside the M50, and which do not compromise labour intensive opportunities on zoned lands adjacent to public transport.

EDE7 Objective 2:

To require that space extensive enterprise demonstrates the following:

- a. The appropriateness of the site for the proposed use having regard to EDE7 Objective 1;*
- b. Strong energy efficiency measures to reduce their carbon footprint in support of national targets towards a net zero carbon economy, including renewable energy generation;*
- c. 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);*
- d. Sufficient capacity within the relevant water, wastewater and electricity network to accommodate the use proposed;*
- e. Measures to support the just transition to a circular economy;*
- f. Measures to facilitate district heating or heat networks where excess heat is produced;*
- g. A high-quality design approach to buildings which reduces the massing and visual impact;*
- h. A comprehensive understanding of employment once operational;*
- i. A comprehensive understanding of levels of traffic to and from the site at construction and operation stage;*
- j. Provide evidence of sign up to the Climate Neutral Data Centre Pact.*

EDE7 Objective 3:

To ensure that landscaping and site layout in space extensive developments provides for demonstrated biodiversity measures and that landscape and biodiversity measures integrate into the green infrastructure network, in accordance with the Green Infrastructure Strategy set out in Chapter 4 of this Plan

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In terms of location, the site is outside the M50. The proposal is considered acceptable in terms of CS5 Objective 2 and EDE7 Objective 1.

In terms of EDE7 Objective 2 the applicant states in their submission that this has been fully complied with, however, the applicant has not demonstrated this. It is noted that EDE7 Objective 2 requires detailed consideration and assessment under each relevant section of the policy. Particular concern is maintained in relation to the third and fourth sub point of this policy as the development plan places a key emphasis on the requirement for a Data Centre to be sustainable, with a key requirement for the applicant to demonstrate that there is sufficient capacity within the relevant water, wastewater and electricity network to accommodate the use proposed.

Concerns are especially maintained in respect to electricity and the Planning Authority notes that the Government, within the recently published a statement titled "*Government Statement on the Role of Data Centres in Ireland's Enterprise Strategy -July 2022*". The document sets out that while fully acknowledging the vital role Data Centres play in the modern economy, in the short term, there is only limited capacity for further data centre development, as the key state bodies, regulators and the electricity sector work to upgrade our infrastructure, connect more renewable energy and ensure security of supply.

It is therefore considered vital that the applicant is requested to fully and comprehensively set out how each criterion is met and also how the provisions of objective 3 are met. **Additional information** is requested in this regard.

Offices

Offices are open for consideration within zoning objective EE.

EDE4 Objective 4:

To direct people intensive enterprise and employment uses such as major office developments (>1,000 sq. m gross floor area) into appropriately zoned lands subject to their location within approximately 500 metres of a high frequency urban bus service and / or within 1000 metres walking distance of high capacity transport stops (Train / Luas), and to demonstrate the required walking distance or provision of a permeability project, in accordance with the Permeability Best Practice Guide (2015), to achieve same

The applicant has not demonstrated the appropriateness of the offices in light of the above. **Additional information** is requested

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Other Development Proposed

The other elements of the proposal are considered ancillary to the main units. It is noted that an element of the site is zoned 'RU.' The applicant is requested to submit a plan indicating the delineation of this area and also to detail what works would take place within 'RU' zoned lands. **Additional information** is requested.

CDP Policy - Implementation

12.3.1 Appropriate Assessment

AA is discussed later in the report.

12.3.2 Ecological Protection

The applicant has included biodiversity within their EIAR.

12.3.3 Environmental Impact Assessment

EIAR is discussed later in the report.

12.4.2 Green Infrastructure and Development Management

Green Infrastructure

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, having regard to the following:

- *In the case of small-scale developments this may consist of a simple landscape plan which includes objectives to protect or restore existing on site GI assets, provides for connection to local or primary GI corridors or includes elements which allow the site to act as a local stepping stone;*
- *Where the development site is located within or close to a Core or Corridor the development should, at a minimum, protect any existing GI assets and enhance same (for example, not breaking a GI Corridor but enhancing same with a connecting piece of planting, retaining hedgerows or woodlands);*
- *The characteristics and assets of the proximate GI Core, Corridor or Stepping- Stone should be reflected within proposed development, for example continuation of hedgerows, tree planting, waterways;*
- *Development should seek to enhance or restore features that act as ecological corridors, particularly water features, hedgerows, tree lines, areas of un-cultivated land. These, or some element of them, should be incorporated into the proposed development to create pathways for wildlife and / or increase amenity value;*
- *Development sites which are not located proximate to designated GI Cores or Corridors should identify the nearest designated GI Core, Corridor or Stepping Stone and make provision for GI interventions on the site which could eventually provide a link to local Stepping Stones, Cores or Corridors;*

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- *Developers should be aware that ecological corridors can also act to quickly spread non-native invasive species. Therefore, identification and control of invasive species site should be included in planning applications and the GI Plan.*

*All development proposals shall be accompanied by a **Green Infrastructure Plan**, which will normally be submitted as part of the suite of Landscape Plans that are required for a development. Plans shall include the following:*

- *Site location plan showing the development site in the context of the wider GI as shown on the Council's GI Plan for the County;*
- *Site survey and analysis, identifying existing GI Infrastructure and key assets within the site;*
- *Indicate how the development proposals link to and enhance the wider GI Network of the County;*
- *Proposed GI protection, enhancement and restoration proposals as part of the landscape plan, where appropriate, for the site;*
- *Proposals for identification and control of invasive species.*

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.*

The applicant is requested to submit the relevant plan via **additional information**.

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. Qualifying developments are required to reach the minimum Green Space Factor (GSF) score established by their land use zoning. Developers can improve their score by both retaining and enhancing existing landscape features and incorporating new features. A developer will be required to specify the GSF measures included within a proposed development as part of the submitted Green Infrastructure Plan and Landscape Plan. To facilitate the evaluation of the GSF score for a proposed development the Council will make available a Green Space Factor Worksheet to applicants which will be required to be submitted with a qualifying planning application. A Green Space Factor Guidance Note will also be made available on the Council's website under the Development Plan section setting out the applicable weightings and scorings. This will allow developers to calculate the overall site area and the surface areas of contributing to the GSF to see whether a proposed development achieves

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the required minimum score. Where applicable, a completed worksheet shall be submitted with the Green Infrastructure

The applicant is requested to submit the relevant details via **additional information**.

12.5.1 Universal Design

Larger scale development proposals should include an Access Statement setting out how universal design approaches will be featured within the development. All development proposals should incorporate best practice design including the elements set out below, where relevant (it should be noted that some of these areas are regulated by other local authority functions such as Building Control):

- *Promotion of lifetime housing design;*
- *Incorporation of adaptable home offices to facilitate working from home;*
- *Provision of designated accessible parking and set down points for people with disabilities and parents with children;*
- *Level pedestrian routes with sufficient width;*
- *Use of surfaces suitable for wheelchairs and buggies;*
- *Use of tactile and blister paving;*
- *Use of colour contrast, particularly in the public realm;*
- *Provision of wayfinding and signage at appropriate levels, particularly in the public realm;*
- *Ensuring level access to buildings from the street that is suitable for wheelchairs and buggies;*
- *Provision of automatic doors.*

The applicant is requested to submit an Access Statement via **additional information**.

12.5.2 Design Considerations and Statements

'The Plan Approach' Compliance Report:

Applications for new development shall be accompanied by a statement from a suitably qualified person detailing how 'the plan approach' has been taken into consideration and incorporated into the design of the development, including the materials and finishes proposed, and demonstrating how the eight overarching principles for the achievement of successful and sustainable neighbourhoods have been addressed which are:

- *The Context of an area (Character / Infrastructure – GI / Natural / Physical);*
- *Healthy Placemaking;*
- *Connected Neighbourhoods;*
- *Public Realm;*
- *The Delivery of High-Quality and Inclusive Development;*
- *Appropriate Density and Building Heights;*

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- *Mix of dwelling types;*
- *Materials, Colours and Textures.*

The principles set out above shall be demonstrated through the submission of a report clearly detailing how careful consideration has been given to each element within the context and character of a site including analysis and integration in so far as possible of natural, cultural and built heritage and key green infrastructure elements in line with the policies and objectives set out in Chapters 3 and 4 of this Plan. In addition, all planning applications for development must demonstrate how the proposal constitutes a positive urban design response to the local context and how it contributes to placemaking and the identity of an area.

The applicant is requested to submit the relevant statement via **additional information**.

Design Statements:

In line with the provisions of Policy QDP7 Objective 1, all medium to-large scale and complex planning applications (30 + residential units, commercial development over 1,000 sq. m or as otherwise required by the Planning Authority) shall be accompanied by a Design Statement. The Design Statement should address contextual and urban design issues and clearly explain the design process, the design options considered and the rationale behind the adopted design development strategy. A Design Statement should consist of:

- *A detailed analysis of the proposal and statement based on the 12 design criteria set out in the 'Urban Design Manual' (2009) and reflected in the South Dublin County Council's Building Height and Design Guide*
- *Detailed design including materials and external finishes which should have regard to the policy, objectives and provisions of the South Dublin County Development Plan 2022-2028. In particular the guidance, and performance-based design criteria set out in the South Dublin County's Building Height and Density Guide must be incorporated with due regard being had to relevant Ministerial Guidelines including the 'Urban Design Manual' (2009); 'Sustainable Residential Development in Urban Areas' (2009); 'Urban Development and Building Height – Guidelines for Planning Authorities' (2018); and 'Design Standards for New Apartments – Guidelines for Planning Authorities' (2020) or as may be superseded.*
- *A statement or Quality Audit addressing street design as outlined within the Design Manual for Urban Roads and Streets.*

Any departures within the proposed development from the guidance set out in the Building Height and Density Guide for South Dublin County (Appendix 10) shall be clearly highlighted in the Design Statement.

All planning applications for development must demonstrate how the proposal constitutes a positive urban design response to the local context and how it contributes to placemaking and the identity of

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an area. This should form part of 'the plan approach' statement demonstrating how the eight principles for sustainable and successful neighbourhood development have been addressed and responded to in the development proposal.

The applicant is requested to submit the relevant statement via **additional information**.

12.5.3 Density and Building Heights

In line with the provisions of the South Dublin Building Heights and Density Guide, development proposals for increased building heights and densities shall be accompanied by a contextual analysis by which the suitability or otherwise of different density and height levels can be assessed with reference to the receiving environment of the proposed development.

The applicant is requested to submit the relevant statement via **additional information**.

12.5.4 Public Realm: (At the Site Level)

Developments that include public realm proposals should provide for the following:

- *Accessible public open space that retains natural or artificial landscape features such as trees, hedges, rivers / streams using minimal visual or physical clutter;*
- *A landscape design that creates welcoming open spaces or a parkland setting, or a landscape to enhance an urban setting complementing the character of the area;*
- *A layout which allows the use of sustainable forms of transport such as walking, cycling and public transport, with clearly defined footpaths and cycleways linking all buildings and public areas. Parking areas should not be a dominant feature;*
- *The location of public space close to public transport connections and interchanges or other major linkages;*
- *Promote greater connectivity and permeability throughout the development through the provision of a network of well-connected public spaces and streets, with materials, and signage that is easily interpreted by all;*
- *Crossing points and routes should be clearly identifiable, appropriately located with respect to facilities and follow pedestrian desire lines;*
- *Quality of materials, especially at significant locations is important to sustainable placemaking.*

The applicant is requested to address the above requirements via **additional information**.

12.5.5 Healthy Placemaking and Public Realm: (At the Neighbourhood Level)

Table 3.18 Key Principles for Healthy Placemaking and Public Realm at Neighbourhood level.

The applicant is requested to address the above requirements via **additional information**.

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12.7.1 Bicycle Parking / Storage Standards; Bicycle Parking Design / Provision

Table 12.23 - Offices: Long Term 1 per 200 sq. m GFA 1 per 200 sq. m GFA Short Stay
Warehousing Long Term 1 per 200 sq. m

(Note: data centre not defined)

The Roads Department has raised no objections to the proposed development in this regard.

12.7.2 Traffic and Transport Assessments

The Planning Authority may also require such assessments where a particular development may have a significant impact on the County road network. All such statements should also be prepared in accordance with the Guidelines.

The Roads Department has raised no objections to the proposed development in this regard.

12.7.3 Travel Plans

Table 12.24:

<i>Land Use</i>	<i>Workplace Travel Plan Statement</i>	<i>Indicative Number of Jobs</i>	<i>Standardised Workplace Travel Plan</i>	<i>Indicative Number of Jobs</i>
<i>Offices Financial</i>	<i>>500 sq. m</i>	<i>25-100</i>	<i>>2,000 sq. m</i>	<i>>100</i>
<i>Warehousing</i>	<i>>2,500 sq. m</i>	<i>25-100</i>	<i>>2,500 sq. m</i>	<i>>100</i>

The applicant is requested to submit the required statement via **additional information**.

12.7.4 Car Parking Standards

Zone 2 (Non Residential): More restrictive rates for application within town and village centres, lands zoned REGEN, and brownfield / infill sites within Dublin City and Suburbs settlement boundary within 800 metres of a train or Luas station and within 400-500 metres of a high quality bus service (including proposed services that have proceeded to construction).

The provision of parking spaces for car sharing / pooling will be encouraged and will not impact on the maximum rates in Table 12.25

Table 12.25

Offices 1 per 75 sq. m GFA

Manufacturing 1 per 200 sq. m GFA

The Roads Department has raised no objections to the proposed development in this regard.

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12.7.5 Car Parking / Charging for Electric Vehicles (EVs)

- *EV charging shall be provided in all residential, mixed use and commercial development and shall comprise a minimum of 20% of the total parking spaces provided, with higher provision within this range required in urban areas.*
- *The remainder of the parking spaces should be constructed to be capable of accommodating future charging points.*
- *In residential and mixed-use schemes EV charging should be provided in blocks or pods unless it can be satisfactorily demonstrated that it can be provided in a more satisfactory and efficient manner.*
- *It should be designed and located in such a way as to ensure passive surveillance and avoid anti-social behaviour.*
- *The applicant should indicate the mechanism for EV charging and payment (for example, fob / credit card or other means) and should ensure that it is available to residents and visitors.*
- *EV charging facilities should not impinge on shared parking allocation.*
- *EV charging facilities should not obstruct or impinge on walking or cycling paths.*
- *Charge points should avoid areas which are already restricted by existing street furniture for example, bollards, road signs, benches, bike racks.*
- *Charge points should not impede lower carbon forms of passenger transport.*
- *Charge points should not be located at the back of the footpath (that is, the side furthest from the road) to avoid cables becoming a trip hazard.*
- *For residential multi-unit buildings, the necessary ducting for all car parking spaces should be installed, allowing provision for additional electrical infrastructure.*
- *For new dwellings with in-curtilage parking, appropriate infrastructure should be provided to allow for installation of a charging point at a later date.*

The Roads Department has raised no objections to the proposed development in this regard.

12.7.6 Car Parking Design and Layout

Parking in Town, District and Shopping Centres and Large Commercial / Residential Development

- *Parking arrangements for specific user requirements including disabled drivers, motorcycles and scooters will be required in town and district centres, shopping centres, public transport nodes and other destinations;*
- *Payment systems will be required for car parks associated with major shopping centres and other large commercial developments where new facilities or major extensions to existing facilities are proposed;*

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- *For residential densities of 40-50 dwellings per hectare and within town and village centres, a combination of on-street parking and supplementary off-street parking will be required;*
- *For large commercial developments or residential developments of over 50 dwellings per hectare, large areas of off-street parking will be required as follows:*
 - *Parking Courts: To ensure surface parking does not dominate the urban landscape, parking courts that are highly visible from the public domain, should be restricted in size (with no more than 40 spaces per court) and should be well landscaped. Where larger areas of surface parking are proposed they should be located behind buildings, and / or in the centre of blocks, so that they are obscured from view.*
 - *Basements: To ensure a safe and secure environment, basement car parks should be well lit and well ventilated. Basement car parks that protrude above the ground level as a street interface will generally not be acceptable in town and village centres due to their visually obtrusive and inactive nature. A protrusion of up to 1.2m may be acceptable in residential areas provided the facade is screened with planting and it does not inhibit levels of passive surveillance from residences or the formation of 'own door' access from the street.*
 - *Multi-Storey Car Parks: To ensure that an attractive interface is created large areas of blank facade should be avoided. In town and village centres car park structures should be wrapped with or placed over retail and commercial units. Upper storeys should be suitably treated to ensure they make a positive contribution to the public domain.*

The Roads Department has raised no objections to the proposed development in this regard.

12.8.6 Public Art

Major new commercial developments greater than 5,000 sq. m in size, in the case of non-residential development, and in excess of 500 units in the case of residential development, will be required to incorporate a physical artistic feature into the scheme to improve the built environment / public realm. This may include high quality features within the environment or landscaping, in agreement with the Council.

The applicant has not submitted details indicating compliance. **Additional information** is requested.

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12.9.2 Enterprise and Employment Areas:

Table 12.27: Key Principles for Development within Enterprise and Employment Zones

<p>Access and Movement</p>	<ul style="list-style-type: none"> • Major links to and through a site are provided as identified within the County Development Plan or relevant Local Area Plan, Masterplan and / or as determined by a site analysis process and / consultation with the planning authority; • The street network is easy to navigate with a clear hierarchy of streets identifying the function of each street; • Individual streets are designed in accordance with the requirements of the (DMURS) Design Manual for Urban Roads and Streets; • Large areas of parking (in particular staff parking) are located to the rear of buildings and screened from the street. Smaller areas of parking may be located to the front of buildings provided they are well designed (including areas of planting) and do not result in excessive setbacks from the street; • The design and layout of new business parks shall promote walking, cycling and the use of public transport, including adequate provision of cycle and pedestrian linkages. 	<ul style="list-style-type: none"> • No assessment undertaken
<p>Open Space and Landscape</p>	<ul style="list-style-type: none"> • Provision of a detailed landscape plan showing site appropriate open space which may include a hierarchy of spaces suited to a variety of functions and activities. The landscape plan will also incorporate GI elements (see GI below); • Important natural features of the site such as trees, hedgerows and watercourses are retained, integrated within the landscape plan, and reinforced with the planting of native species; 	

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	<ul style="list-style-type: none"> • <i>Natural buffer zones and defensive planting are used to define private space and the use of fencing to the front of buildings is minimised. Where fences interface with the public domain they should be of a high quality and incorporate elements of landscaping (for screening);</i> • <i>Development within business parks shall maintain and promote a parkland-like setting with high quality landscaping</i> 	
<p>Green Infrastructure (GI)</p>	<ul style="list-style-type: none"> • <i>All development proposals shall be accompanied by a GI Infrastructure Plan, which will normally be submitted as part of the suite of Landscape Plans that are required for a development. Plans shall include the following:</i> • <i>Site location plan showing the development site in the context of the wider GI as shown on the GI Strategy for the County;</i> • <i>Site survey and analysis, identifying existing GI and key assets within the site;</i> • <i>Indicate how the development proposals link to and enhance the wider GI network of the County;</i> • <i>Proposed GI protection, enhancement, and restoration proposals as part of the landscape plan, where appropriate, for the site;</i> • <i>Proposals for identification and control of invasive species.</i> • <i>Regardless of development size or type, applicants must submit an overall site summary quantifying and detailing the following:</i> • <i>tree and hedgerow removal;</i> • <i>tree and hedgerow retention;</i> • <i>new tree and hedgerow planting.</i> 	

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	<ul style="list-style-type: none">• <i>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.</i>	
<i>Built Form and Corporate Identity</i>	<ul style="list-style-type: none">• <i>Building heights respond to the surrounding context with transitions provided where necessary which reinforce the urban structure with taller buildings located along key movement corridors, gateways, and nodes;</i>• <i>Individual buildings should be of contemporary architectural design and finish (including use of colour);</i>• <i>Various treatments, finishes and colours should be employed to reduce the bulk, massing, and scale of larger buildings;</i>• <i>The layout and design of buildings should maximise frontages onto the public realm and enclose private external spaces (such as service yards and car parks) and storage areas behind them;</i>• <i>Signage should be simple in design and designed to integrate with architectural features and / or the landscape setting (see also Section 12.5.7 Advertising, Corporate Identification and Public Information Signs).</i>	

The applicant is requested to provide the required assessment via **additional information**.

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12.9.4 Space Extensive Enterprises

Insofar as possible, space extensive enterprise should be located on lands which are outside the M50 and which do not compromise labour intensive opportunity on zoned lands adjacent to public transport, as per EDE7 Objective 1.

To require that space extensive enterprises demonstrate the following:

- *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 onsite 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 (PPA) in Ireland;*
- *Sufficient capacity within the relevant water and 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.*

The applicant is requested to show compliance with the above via **additional information**.

12.9.8 Seveso Sites

In assessing development proposals pertaining to or in the vicinity of SEVESO sites, the Planning Authority will consult and have regard to the technical advice of the Health and Safety Authority (HSA) in relation to proposed development and proposed land use(s). The HSA published revised guidance in 2021 titled Guidance on technical land-use planning advice for planning authorities and COMAH establishment operators.

For some types of development, particularly those involving large numbers of people and vulnerable occupants, the Planning Authority will consider the societal risk (that is, the risk of large numbers of people being affected in a single accident).

The site is not close to Seveso sites.

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12.10.1 Energy Performance in New Buildings

Development proposals for medium to large scale residential and commercial developments in excess of 10 residential units and / or 1,000 sq. m of commercial floor space should be accompanied by an Energy Efficiency and Climate Change Adaptation Design Statement.

The statement should detail:

- *How any on-site demolition, construction and long-term management of the development will be catered for;*
- *How energy and climate change adaptation considerations have been inherently addressed in the design and planning of the scheme.*

This statement has not been provided. The applicant has provided a Commercial Energy Statement. The applicant is requested to address the matters not covered in the submitted statement via **additional information.**

12.10.2 Low Carbon District Heating Networks

Development proposals for large scale residential, commercial or mixed use developments (100 + dwellings at a density of 50 dwelling per hectare (mph) or more and / or non-residential development of 10,000 sq. m or over) in Tallaght, Clonburriss / Grangecastle and Clondalkin which have been identified as Areas of Potential for Low Carbon District Heating should support the delivery of District Heating Proposals.

The site is adjacent to Grangecastle. The applicant is therefore requested to address the above via **additional information.**

12.10.3 Energy from Waste

Development proposals for new industrial and commercial developments and large extensions to existing premises, where the processes associated with the primary operation of the proposal generates significant waste heat, must:

- *Carry out an Energy Analysis of the proposed development and identify the details of potential waste heat generated and suitability for waste heat recovery and utilisation with adjoining sites;*
- *Include heat recovery and re-use technology on site;*
- *Include heat distribution infrastructure above or below ground, (including future proofing of the building fabric to facilitate future connection, safeguarding any pipe work routes up to the boundary to adjoining sites);*
or
- *Provide evidence that heat recovery and distribution has been fully explored and is not feasible.*

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Ensure that appropriate conditions are attached to planning applications to achieve district heating in identified areas having regard to above.

The proposed development would result in waste heat. The applicant is therefore requested to address the above via **additional information**.

12.11.1 Water Management

(i) Flood Risk Assessment

Site is not within a flood risk area. Applicant has provided FRA.

(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.

- *The maximum permitted surface water outflow from any new development should not exceed the existing situation, and on greenfield lands, that of a greenfield site before any development took place;*
- *All new development must take account of the 'precautionary principle' in relation to climate change;*
- *Development proposals should not give rise to the pollution of ground or surface waters either during construction phases or subsequent operation. This will be achieved through adherence to best practice in the design, installation and management of systems for the interception, collection and appropriate disposal or treatment of all surface water and effluents.*

(iii) Sustainable Urban Drainage System (SuDS)

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

- *Sustainable Drainage Systems include devices such as swales, permeable pavements, filter drains, storage ponds, constructed wetlands, soakways and green roofs;*
- *In some exceptional cases and at the discretion of the Planning Authority, where it is demonstrated that SuDS devices are not feasible, approval may be given to install underground attenuation tanks or enlarged pipes in conjunction with other devices to achieve the required water quality. Such alternative measures will only be considered as a last resort;*
- *Development should seek to maximise the use of permeable surfaces, as well as opportunities for stormwater attenuation and storage through SuDS and limit the use of underground attenuation and storage;*

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- *Watercourses should remain open in their natural valley and culverting should be confined to road crossings. In exceptional circumstances and at the discretion of the Planning Authority, approval may be given to install a culvert within a development where it is demonstrated that this is the most appropriate design response based on site specific constraints / circumstances.*

(iv) Groundwater

The Planning Authority requires adequate and appropriate investigations to be carried out into the nature and extent of any soil and groundwater contamination and the risks associated with site development work at sensitive locations, in particular, where brownfield development is proposed.

(v) Rain Water Harvesting

Where a development proposal includes rain water harvesting, liaison should take place with the relevant stakeholders, to ensure the implementation of BS8515-2009 (Rain & Grey Water Harvesting), subject to class of use (SI 600 2001) and the economic viability for the end user.

Additional information is requested to address the above.

12.11.3 Waste Management

(ii) Design and Siting of Refuse Storage, Recycling and Bring Facilities in Developments

The following criteria will be considered in the assessment of the design and siting of waste facilities and bring facilities:

- *The location and design of any refuse storage or recycling facility should ensure that it is easily accessible both for residents and / or the public and for bin collection, be insect and vermin proofed, will not present an odour problem, and will not significantly detract from the residential amenities of adjacent property or future occupants;*
- *Provision for the storage and collection of waste materials shall be in accordance with the guidelines for waste storage facilities in the relevant Regional Waste Management Plan and the design considerations contained in Section 4.8 and 4.9 of the guidelines Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities, DHLGH (2020). Refuse storage for houses should be externally located, concealed / covered and adequate to cater for the size and number of bins normally allocated to a household. For terraced houses, the most appropriate area for bins to be stored is to the front of the house, which should be located in well-designed enclosures that do not detract from visual amenity;*
- *Access to private waste storage in residential schemes should be restricted to residents only.*

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(iv) Construction and Demolition Waste

Construction and Demolition Waste Management Plans should be submitted as part of development proposals for projects in excess of any of the following thresholds:

New residential development of 10 units or more;

New developments other than above, including institutional, educational, health and other public facilities, with an aggregate floor area in excess of 1,000 square metres;

Demolition / renovation / refurbishment projects generating in excess of 100 cubic metres in volume, of Construction and Demolition (C&D) waste;

Civil engineering projects in excess of 500 cubic metres of waste materials used for development works on the site.

The Construction and Demolition Waste Management Plan, as a minimum, should include provision for the management of all construction and demolition waste arising on site, and make provision for the reuse of said material and / or the recovery or disposal of this waste to authorised facilities by authorised collectors. Where appropriate, excavated material from development sites is to be reused on the subject site.

Additional information is requested to address the above.

12.11.4 Environmental Hazard Management

(i) Air Quality

In considering development proposals for planning permission, the Planning Authority will have regard to the Air Quality Management Plan for the Dublin Region. Air quality standards are set by the Air Quality Standards Regulations 2011 (S.I. No. 180 of 2011) which transposes the Ambient Air Quality and Cleaner Air for Europe (CAFE) Directive (2008 / 50 / EC) into Irish legislation.

(ii) Noise

- *The Planning Authority will have regard to the Dublin Agglomeration*
- *Environmental Noise Action Plan (2018-2023), or superseding plan, when assessing development proposals along major road and rail transport corridors, with a view to reducing noise from new sources and to identify and protect areas of low sound levels.*
- *à Development proposals with the potential to give rise to significant noise impacts may require a Sound Impact Assessment and Mitigation Plan to minimise noise disturbances and protect the amenities of the area.*
- *à The Planning Authority will carefully consider the location of noise sensitive developments to ensure they are protected from major noise sources where practical. Furthermore, the provision of appropriate mitigation measures for existing areas adjacent to major noise sources is supported and will be considered having regard to the visual amenity and the proper planning and sustainable development of the area.*

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- *à Where development sites adjoin residential properties, the Planning Authority will generally attach a condition to grants of planning permission restricting the operation of equipment or machinery (to include pneumatic drills, construction vehicles, generators) on or adjacent to the site before 07.00 hours on weekdays and 09.00 hours on Saturdays, after 19.00 hours on weekdays and 13.00 hours on Saturdays and at any time on Sundays, Bank Holidays or Public Holidays.*

(iii) Lighting

The co-ordination of proposed Landscape Plans and Public Lighting Plans (and other utilities) to include Environmental Zones, where applicable, will be required from the pre-planning stage all the way through the planning application process to compliance. This is to ensure that all landscape proposals and public lighting on site are practical, viable and compatible.

Lighting should be designed to minimise light pollution and should be designed to avoid light spillage, the creation of glare or the emission of light above a horizontal plane.

External lighting schemes and illuminated signage on commercial and industrial premises, sports grounds, and other community facilities, should be designed, installed and operated so as to prevent nuisance to adjoining occupiers and road users, in the interests of amenity and public safety.

Where sites are environmentally sensitive, a lighting plan for Environmental Zones will be required.

Table 12.28: Environmental Zones for Lighting Suburban - Lighting Environment: Medium; District Brightness; Examples - Small towns centres or urban locations

The proposals should ensure appropriate levels of light and dark throughout the site to respond to ecological surveys, the conditions on site, the proposals for the site and the need to protect biodiversity and provide appropriate levels of lighting for public safety.

The proposals should provide for the mitigation of proposed lit areas, where appropriate. This can include variations in light levels and intensity and other mitigation measures such as light direction, cowling, light colour and so on.

Where applicable, the provisions of the "Institute of Lighting Professionals" Guidance Document Note. 8 Bats and Artificial Lighting, 2018, shall be applied.

The EHO has requested **additional information**.

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12.11.5 Aviation, Airports and Aerodromes

The Planning Authority will consult with the Department of Defence (DoD) and the Irish Aviation Authority (IAA), as relevant, in this assessment. For development close to an aerodrome, or under an Approach or Take-off Surface, or on elevated ground under an Inner Horizontal Surface, the Planning Authority will require the applicant to submit a longitudinal section through the relevant 'Obstacle Limitation Surface' [for instance, Approach Surface, and so on].

This longitudinal section drawing shall include the following:

- *For the development:*
 - *The elevation OD of the highest point, and elevation OD of the predominant heights, of the proposed development;*
 - *Elevations OD for a range of reference points at existing ground levels on the subject site.*
- *For the relevant aerodrome / airport:*
 - *The OD elevations of the relevant runway threshold, and its distance from the proposed development;*
 - *The horizontal distance of the subject site from the relevant runway.*
- *For the relevant 'obstacle limitation surfaces':*
 - *The elevation(s) OD and the slope of any 'obstacle limitation surface(s)' extending above the site, as defined within current ICAO "Annex 14" requirements, and in accordance with current IAA Guidance Material 1.*
- *For the surroundings:*
 - *Elevations OD of the tops of existing permanent obstacles in the vicinity of the site if applying the principle of 'shielding' (in accordance with International Civil Aviation Organisation (ICAO) and IAA Guidance Material in relation to this).*

For significant developments and in instances of marginal cases, the applicant may be requested to submit an individual aeronautical assessment.

The Inner Horizontal Surface of Casement Aerodrome is at elevation 131.6m OD.

The Outer Horizontal Surface of Casement is at 231.6m OD, and the Outer Horizontal Surface of Dublin Airport is at 212m OD.

Figure 12.1 Site is identified as location in which developments of up to 30m in height above ground are unlikely to have significant in relation to aviation.

Referrals / Consultation

The Planning Authority will refer planning applications to the Department of Defence and / or to the Irish Aviation Authority and Dublin Airport Authority (daa), where relevant, in relation to the following development:

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- *Development within the outline of the aerodromes conical surfaces and approach surfaces;*
- *Proposed Landfills or Civic Amenity facilities within 13km radius of aerodromes;*
- *Industrial processes that may generate smoke, dust, or steam, which may restrict visibility within 4km of the runway approaches;*
- *Overhead electric lines, strategic pipelines and generating stations within 4km of aerodromes;*
- *Any proposed development exceeding an ordnance datum elevation of 45 metres above the datum level of the aerodromes;*
- *Any activities or development which may attract birds to areas under Approach Surfaces or Inner Horizontal Surfaces ;*
- *Any significant external lighting or reflective surfaces beneath Approach Surfaces, or in the vicinity of aerodromes, that may interfere with aviation or cause dazzle or glare;*
- *Any proposed wind turbines (or wind farm) near an aerodrome or extending above any 'obstacle limitation surface' or within 15km of the airport / aerodrome.*

12.11.6 Restricted and Prohibited Development

Bird Strike Hazard

Irish Aviation Authority guidance provides that development which may attract birds, such as rubbish dumps, may not be located within 13km of Casement Aerodrome or Dublin Airport, or within 8km of Weston, and the approaches to runways in particular must be kept free of bird strike hazard. Uses and landscaping such as refuse tips, sewage works, reservoir, wetlands or nature reserves, or major planting schemes, which may attract birds should be avoided, particularly on runway approaches.

Smoke, dust, steam, or fume-generating activities

Smoke, dust, steam, or fume-generating activities, such as quarrying, mineral extraction, or other industrial development which may hinder visibility should not be located on the approaches to runways.

Solar / PV Panel Arrays

Solar / Photovoltaic Panel Arrays can give rise to glare problems for pilots and for air traffic controllers, so that proposed arrays in the vicinity of aerodromes or helipads, or on their approaches, should be assessed in submitted 'Glint and Glare' studies in relation to runway thresholds, flight paths, and control towers (See section 10.2.6, Solar PV).

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12.11.7 Shielding / Safeguarding

The main ICAO (and EASA) 'surfaces' which may affect heights of development in South Dublin are:

- (i) Two inclined imaginary surfaces leading to / from the ends of all Runways, and
 - (ii) Two (or three) further imaginary race-track-shaped "obstacle limitation surfaces" surround each airport, to provide protection for the manoeuvring and circling of aircraft:
 - (a) a flat 'Inner Horizontal Surface' ■ set at 45m above the airport's datum elevation;
 - (b) an inclined 'Conical Surface' ■ which rises from the edge of the Inner Horizontal Surface at 5% gradient; and
 - (c) for Casement and Dublin Airport (but not for Weston) – a large circular flat 'Outer Horizontal Surface' ■ commencing at the outer (upper) rim of the Conical Surface and extending at 145m above the airport's datum elevation to 15km from the aerodrome reference point.
- Of the Surfaces listed above, the Approach and Take-off Climb Surfaces are the more important.

Cranes During Construction:

Any temporary structures, such as cranes to be used during construction, must also be assessed in relation to the ICAO (or EASA) obstacle limitation surfaces. This applies in particular to tower cranes which may extend to a considerable height above a proposed development (and well above the 45m height of an Inner Horizontal Surface). Under S.I. 215 of 2005, prior notification of any crane which might breach an obstacle limitation surface is required to be given, 30 days in advance, to the IAA and to the airport / aerodrome operator, who may set conditions for its operation.

The Department of Defence has made observations, which shall be addressed via **additional information**.

Design and Visual Impact

The Plan Approach

QDP2 Objective 1:

To ensure that applications for new development are accompanied by a statement from a suitably qualified person detailing how 'The Plan Approach' has been taken into consideration and incorporated into the design of the development including the materials and finishes proposed and demonstrating how the overarching principles for the achievement of successful and sustainable neighbourhoods have been integrated as part of the design proposal.

The applicant is requested to provide a statement via **additional information**.

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Neighbourhood Context

Policy QDP3: Neighbourhood Context

Support and facilitate proposals which contribute in a positive manner to the character and setting of an area.

QDP3 Objective 1:

To ensure new development contributes in a positive manner to the character and setting of the immediate area in which a proposed development is located taking into consideration the provisions set out in Chapters 3 and 4 of this Plan and having regard to the requirements set out in Chapter 12: Implementation and Monitoring in relation to design statements.

The applicant is requested to provide a statement via **additional information**.

Healthy Placemaking

QDP4 Objective 2:

To promote a high standard of building and urban design, creating public spaces that are distinctive, safe, universally accessible and facilitate social and cultural diversity and interaction.

The applicant is requested to provide a statement via **additional information**.

High Quality and Inclusive Development

QDP7 Objective 6:

To ensure that development provides an integrated and balanced approach to movement, healthy placemaking and streetscape design in accordance with the requirements of the Design Manual for Urban Roads and Streets, DTTAS and DEHLG (2019).

QDP7 Objective 7:

To ensure that all proposals for development contribute positively to providing a coherent enclosure of streets and public spaces, taking into consideration the proportions and activities of buildings on both sides of a street or surrounding a public space, providing for good standards of daylight and sunlight, and micro climatic conditions and having regard to the guidance and principles set out in the South Dublin County's Building Height and Density Guide and the Design Manual for Urban Streets and Roads (DMURS) (2019).

QDP7 Objective 8:

To promote and support a Universal Design Approach to residential and non-residential development – having regard in particular to the universal design principles and guidance in relation to Buildings for Everyone, Housing and Shared Space as promoted by the Centre for Excellence in Universal Design at the National Disability Authority – ensuring that all environments are inclusive and can be used to the fullest extent possible by all users regardless of age, ability or disability consistent with RPO 9.12 and 9.13 of the RSES. (See also Chapter 8: Community Infrastructure and Open Space).

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The applicant is requested to provide a statement via **additional information**.

Design Statement

QDP8 Objective 1:

To assess development proposals in accordance with the Building Height and Density Guide set out in Appendix 10 of this Development Plan and associated planning guidelines. In this regard, all medium to large scale and complex planning applications (30 + residential units, commercial development over 1,000 sq. m or as otherwise required by the Planning Authority) shall be accompanied by a 'Design Statement'. The Design Statement shall include, inter alia, a detailed analysis of the proposal and statement based on the guidance, principles and performance-based design criteria set out in South Dublin County's Height and Density Guide. Any departures within the proposed development from the guidance set out in the Building Height and Density Guide for South Dublin County (Appendix 10) shall be clearly highlighted in the Design Statement. (See Chapter 12: Implementation and Monitoring).

The applicant is requested to provide a statement via **additional information**

Materials Colours and Textures

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.

QDP11 Objective 1:

To require the use of high quality and durable materials and finishes that make a positive contribution to placemaking.

QDP11 Objective 2:

To promote the use of structural materials that have low to zero embodied energy and CO2 emissions and ensure a wood-first policy on public buildings funded or part-funded by the Council.

The applicant is requested to provide a statement via **additional information**

Photomontages

The applicant has submitted a number of photomontages. In the submitted images, the proposal is generally not visible. It is apparent that, in a number of instances, new planting is used as a screening method and to achieve the desired screening, relatively mature trees etc are indicated. The applicant is requested to provide details via **additional information** of the visual impact without screening. The applicant is also requested to indicate the length of growing time required to achieve the desired landscape mitigation. Photomontages of the development from closer angles where the development would be most notable in the surrounding landscape are also requested.

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Fencing and signage

The applicant is requested to provide full details of these via **additional information**.

Residential Amenity

The EHO has requested **additional information**.

Traffic and Access

The Roads Department have assessed the proposed development and has made the following comments:

“Access:

Vehicular and pedestrian access is via a single security gated entrance to the south east. Access to and from the R120 is via a T-junction permitted under SDCC Ref. SD19A/0042 (ABP-305948-19)

The applicant has submitted a visibility splay of 2.4 x 65m for the 60km/h speed limit on the R120. This is compliant with Section 4.4.5 of DMURS.

The applicant has submitted swept path analysis showing the possible movements of Fire Tenders, HGVs, Cranes, Low Loaders and Oil Tankers around the site.

A proposed 2m wide footpath ties into the existing footpath along the R120 and runs to the car parking area outside the main building entrance. Dropped Kerbs and tactile paving are indicated at uncontrolled pedestrian crossings.

Car Parking:

A total of 38 No. car parking spaces are proposed;

- *32 No. standard car parking spaces*
- *2 No. mobility impaired spaces*
- *4 No. EV charging spaces*

SDCC Roads Department is satisfied that this is an acceptable overall parking rate for a building with low employee numbers relative to its size along with its proximity to the future Clonburris SDZ and the related transport connections.

Section 12.7.5 of the SDCC Development Plan 2022-2028 sets a minimum rate of 20% of the total car parking spaces to be EV charging spaces. As a result, 8 No. EV charging spaces are required, with the remaining spaces to be ducted for future charging points.

6m wide internal roads provide adequate reversing distances for egressing vehicles.

Bicycle parking:

The applicant has not given any details on the number and location of bicycle parking spaces.

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Transport Statement:

The applicant has submitted a Transport Statement which examines the traffic impact of the proposed development and its access arrangements on the local area road network. SDCC Roads Department is satisfied that the surrounding road network is capable of accommodating the additional traffic generated as a result of the proposed development.

Construction Traffic Management Plan:

The applicant has submitted a preliminary Construction Traffic Management Plan which anticipates the haulage routes, predicted traffic generation, traffic management measures and road closures associated with the construction of the proposed development.

The plan concludes that this outline plan should be used as the basis for a more detailed final Construction Traffic Management Plan to be prepared by the appointed works contractor.

Construction and Demolition Waste Management Plan:

The applicant has not submitted a C&DWMP.

Mobility Management Plan:

The applicant has not submitted a Mobility Management Plan”.

The Roads Department have no objection to the proposed development.

Landscaping and Green Infrastructure

Green Infrastructure (GI)

The northern part of the site is located within Strategic Corridor 3.

GI Plan

GII Objective 4: To require development to incorporate GI as an integral part of the design and layout concept for all development in the County including but not restricted to residential, commercial and mixed use through the explicit identification of GI as part of a landscape plan, identifying environmental assets and including proposals which protect, manage and enhance GI resources providing links to local and countywide GI networks.

Section 4.2.1 Biodiversity

GI2 Objective 4: To integrate GI, and include areas to be managed for biodiversity, as an essential component of all new developments in accordance with the requirements set out in Chapter 12: Implementation and Monitoring and the policies and objectives of this chapter.

Section 4.2.2 Sustainable Water Management

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GI4 Objective 1: To limit surface water run-off from new developments through the use of Sustainable Drainage Systems (SuDS) using surface water and nature-based solutions and ensure that SuDS is integrated into all new development in the County and designed in accordance with South Dublin County Council's Sustainable Drainage Explanatory Design and Evaluation Guide, 2022.

The applicant has not provided details of this. **Additional information** is requested.

Green Space Factor (GSF)

The applicant has not provided details of this. **Additional information** is requested.

Parks and Public Realm

The Parks and Public Realm Department has reviewed the application and made the following comments:

1. *“Impacts of the proposed development on existing trees, hedgerows and local biodiversity. The proposals involve the removal of all hedgerows on site including boundary hedgerow.*
2. *Impacts on bat commuting and foraging routes. The hedgerows proposed for removal have a high biodiversity value and provide good commuting and foraging routes for bats, a protected species.*
3. *Does not comply with SDCC Green Infrastructure (GI) Strategy A GI Strategy has not been provided. The proposals involve the removal of all hedgerows on site. The applicant needs to demonstrate how they will re-instate these connections.*
4. *Greening Factor not provided. The applicant has not submitted any information in relation to the Green Space Factor. This is a requirement of the SDCC County Development Plan 2022-2028.*
5. *Pond proposals There appears to be variations between the landscape architect's pond edge detail showing shallow planting and those shown in the engineer's drawings (steep section which doesn't allow for a stepped profile with varied habitat).”*

Additional information is requested.

Water & Drainage

The file was referred to both the Drainage and Water Services Section of South Dublin County Council and to Irish Water. Water Services has requested **additional information** in relation to flood risk.

Irish Water has also requested **additional information**.

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Aviation

A report was received from the Department of Defence. **Additional information** is requested.

The IAA has raised no objections, subject to conditions. The site is located within the Conical Surface for Weston (91.3 OD min height and 146.3 OD max height). The proposed development would sit at 77.9OD, with the flues at 90 OD.

Heritage & Biodiversity

The site of the proposed development is located a short distance from the Grand Canal (pNHA) to the north of the overall landholding associated with the extant permission (SD19A/0042). Although a report was not received from the Heritage Officer has indicated that recommendations were provided in relation to the extant permission (SD19A/0042) which subsequently informed conditions attached to the permission. Should the Planning Authority be minded to Grant Permission for this Planning Application, the conditions attached to the extant permission will continue to apply, including the conditions relating to the implementation of the mitigation measures outlined in the Environmental Impact Assessment Report.

Environmental Health

A report received from the HSE Environmental Health Officer (EHO) has indicated that the following ADDITIONAL INFORMATION is required

Environmental Impact Assessment Report

The applicant has submitted an Environmental Impact Assessment Report having regard to Article 103 of the Planning and Development Regulations, 2001 as amended for an EIAR to be undertaken as it was considered that significant impacts on the environment could not be excluded in this instance.

An EIAR process is defined in the EIA regulations and Directive. That an environment impact assessment means a process consisting of:

- (i) The preparation of an environmental impact assessment report;
- (ii) The carrying out of consultations;
- (iii) The examination by the competent authority of the information presented in the EIA report and any supplementary information provided, where necessary, by the developer;
- (iv) The reasoned conclusion by the competent authority on the significant effects of the project on the environment, taking into account the results of the examination referred to in point (iii) and, where appropriate, its own supplementary examinations and;
- (v) The integration of the competent authority's reasoned conclusion into any of the decisions.

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The EIAR is prepared by the developer and is submitted to a Competent Authority as part of a consent process. The EIAR consists of a systematic analysis and assessment of the potential effects of a proposed project on the receiving environment. The amended EIA Directive prescribes a range of environmental factors which are used to organise descriptions of the environment and these factors must be addressed in the EIAR. These are listed in Article 3 (1) of the amended directive.

What an EIAR is to contain:

The developer shall include at least:

- (a) a description of the project comprising information on the site, design, size, and other relevant features of the project;*
- (b) a description of the likely significant effects of the project on the environment;*
- (c) a description of the features of the project and/or measures envisaged in order to avoid, prevent, or reduce and, if possible, offset likely significant adverse effects on the environment;*
- (d) a description of the reasonable alternatives studied by the developer, which are relevant to the project and its specific characteristics, and an indication of the main reasons for the option chosen, taking into account the effects of the project on the environment;*
- (e) a non-technical summary of the information referred to in points (a) to (d); and*
- (f) any additional information specified in Annex IV relevant to the specific characteristics of a particular project or type of project and to the environmental features likely to be affected.*

Adequacy of Environmental Impact Assessment Report (EIAR)

The EIAR sets out:

- Chapter 1 – Introduction
- Chapter 2 – Description of the Proposed Development
- Chapter 3 – Planning and Development Context
- Chapter 4 – Consideration of Alternatives
- Chapters 5 – 15 sets out the required topics
- Chapter 16 – sets out interactions

An Environmental Impact Assessment Report (EIAR) has been submitted as part of the planning application which contains the EIAR and an Appendices. The direct, indirect, and cumulative effects of the proposed project on the specified factors are identified, described, and assessed in the following sections:

- Alternatives
- Population and human health
- Biodiversity
- Land, soil, geology and hydrogeology
- Hydrology
- Noise and vibration
- Air quality and climate

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- Landscape and visual assessment
- Traffic and transportation
- Cultural heritage
- Waste management
- Material assets
- Interactions

Subject to Article 108 of the Planning and Development Regulations 2001 (as amended) the Planning Authority is required to examine the adequacy of the EIAR submitted. It is considered that the proposed EIAR contains the information as set out in Schedule 6 of the Planning and Development Regulations (2001) as amended and in accordance with European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018.

Alternatives

The EIAR examines the following alternatives:

- Do nothing alternative
- Alternative project locations
- Alternative design/layouts
- Alternative processes
- Alternative mitigation

In terms of alternatives, the EIAR concludes:

- The site is an appropriate location
- Design proposed is most appropriate
- Site would be developed still under “do nothing” scenario
- This siting and design are suitable.

Whilst the Planning Authority consider that the applicant has considered alternatives, it is noted that there are concerns regarding compliance with policy in relation to space extensive uses and also Green Infrastructure. It is therefore considered that further assessment of alternatives is required, once overall policy considerations have been incorporated, via **additional information**.

EIAR Reasoned Conclusion

Having regard to the environmental information contained within the EIAR and information submitted as part of the application, it is considered that the main significant direct and indirect residual effects of the proposed development on the environment are as follows:

- Population and human health:
 - Construction phase: slight but short term negative impact on the local community, human health and population, short term positive impact on the economy and

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- employment, short term slight negative impact on the local community and the amenity of the area.
- Operational phase: slight and long term positive impact.
 - Biodiversity: details of residual impacts have not been provided. This should be requested via **additional information**.
 - Land, soil, geology and hydrogeology: impacts are long term and imperceptible.
 - Hydrology: short term, imperceptible, neutral impact in construction. Long term imperceptible, neutral in operational phase.
 - Noise and vibration: **additional information** has been requested by the EHO.
 - Air quality and climate: the applicant is requested to provide further analysis following assessment of relative space extensive policies. **Additional information**.
 - Landscape and visual assessment: further detail requested via **additional information**.
 - Traffic and transportation: No residual impacts.
 - Cultural heritage: No residual impacts.
 - Waste management: No residual impacts.
 - Material assets (this includes the electricity supply network/generation): during construction the impact is described as impact is neutral, long term and not significant; during the operational phase the impact is described as long-term, neutral and moderate.

It is considered that the information contained within the EIAR requires amending following any changes in the scheme following **additional information** to ensure the proposed development allows for adequate assessment of the potential impacts of the proposed development on the receiving environment and complies with the requirements of Article 94 of the Planning and Development Regulations 2001 (as amended).

In particular, amendments should include update to the noise assessment, updates to GI plan and layout of the scheme / siting design, changes following assessment against spaces extensive policies and other policies that require further consideration. Further assessment of cumulative impacts in terms of data centres permitted close to the site should also be undertaken.

In addition, more comprehensive data and analysis is required in the EIAR in relation to the impact of the development on the energy generation and supply network (material assets) during its operational phase by itself and in combination with other permitted and existing data centres. **Additional information** is required in this regard.

Appropriate Assessment

Having regard to the nature and scale of the proposed development and the findings of the Appropriate Assessment prepared by Scott Cawley the Planning Authority has concluded that, having regard to the nature of the development, connection to public services and the distance from

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the Natura 2000 sites, the proposed development would not require a Stage 2 Appropriate Assessment.

Conclusion

Having regard to the information submitted, it is considered that **additional information** is required to ensure compliance with the County Development Plan 2022-2028 and to ensure that the proposed development is in keeping with the sustainable planning and development of the area.

Recommendation

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

1. Employment.

The applicant is requested to demonstrate compliance with the following employment policies of the SDCC County Development Plan 2022-2028:

- EDE1 Objective 6
- EDE3 Objective 5
- EDE4 Objective 4
- EDE4 SLO1

2. It is noted that an element of the site is zoned 'RU'. The applicant is requested to submit a plan indicating the delineation of this area and also to detail what works would take place within 'RU' zoned lands.

3. Space Extensive.

The applicant is requested to demonstrate compliance with each section of the following space extensive policies of the SDCC County Development Plan 2022-2028:

- EDE7 Objective 2
- EDE7 Objective 3

4. Implementation.

The applicant is requested to demonstrate compliance with the following implementation sections of the SDCC County Development Plan 2022-2028:

- 12.4.2 Green Infrastructure and Development Management
- 12.5.1 Universal Design
- 12.5.2 Design Considerations and Statements
- 12.5.3 Density and Building Heights
- 12.5.4 Public Realm: (At the Site Level)
- 12.5.5 Healthy Placemaking and Public Realm: (At the Neighbourhood Level) and Table 3.18 Key Principles for Healthy Placemaking and Public Realm at Neighbourhood level
- 12.7.3 Travel Plans
- 12.8.6 Public Art

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- 12.9.2 Enterprise and Employment Areas
 - Table 12.27: Key Principles for Development within Enterprise and Employment Zones
 - 12.9.4 Space Extensive Enterprises
 - 12.10.1 Energy Performance in New Buildings - The applicant has provided a Commercial Energy Statement. The applicant is requested to address the matters not covered in the submitted statement.
 - 12.10.2 Low Carbon District Heating Networks
 - 12.10.3 Energy from Waste
 - 12.11.1 Water Management
 - 12.11.3 Waste Management
5. Design.
- (a) The applicant is requested to demonstrate compliance with the following design policies of the SDCC County Development Plan 2022-2028:
- QDP2 Objective 1
 - Policy QDP3: Neighbourhood Context and objective 1
 - QDP4 Objective 2
 - QDP7 Objective 6
 - QDP7 Objective 7
 - QDP7 Objective 8
 - QDP8 Objective 1
 - Policy QDP11: Materials, Colours and Textures and objectives 1 and 2
- (b) The applicant is requested to provide details / photomontages of the visual impact without screening. The applicant is also requested to indicate the length of growing time required to achieve the desired landscape mitigation. Photomontages of the development from closer angles where the development would be most notable in the surrounding landscape are also requested.
- (c) The applicant is requested to provide full details of fencing and signage.
6. EHO.
1. An acoustic assessment must be undertaken by a suitably qualified acoustic consultant describing and assessing the impact of noise emissions from the proposed development to include accumulative noise impacts. 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) An assessment of the existing background (LA90,15 min) and ambient (LAEq,15 Min) acoustic environment at each receiver locations representative of the time periods

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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.

(d) Distances between the development and the nearest noise sensitive receiver and the predicted level of noise (L_{aeq}, 15min) at each receiver for each development activity. These noise predictions must be conducted for all operational noise and the construction noise activities. The predicted level of noise should be assessed at the boundary of each receiver.

(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

(f) The applicant is required to demonstrate whether the propose development can meet the standards set out by South Dublin County Council as detailed in Councils Standard condition below:

Noise due to the normal operation of the proposed development, expressed as L_{aeq} over 15 minutes at the façade of a noise sensitive location, shall not exceed the daytime background level by more than 10 dB(A) and shall not exceed the background level for evening and night time. Clearly audible and impulsive tones at noise sensitive locations during evening and night shall be avoided irrespective of the noise level.

7. 1. Arboricultural Impact of the Proposed Development

The proposals involve the removal of all hedgerows on site including boundary hedgerow which is contrary to the objectives of the SDCC County Development Plan 2022-2028, in particular:

NCBH11 Objective 3: To protect and retain existing trees, hedgerows, and woodlands which are of amenity and / or biodiversity and / or carbon sequestration value and / or contribute to landscape character and ensure that proper provision is made for their protection and management taking into account Living with Trees: South Dublin County Council's Tree Management Policy (2015-2020) or any superseding document and to ensure that where retention is not possible that a high value biodiversity provision is secured as part of the phasing of any development to protect the amenity of the area.

NCBH11 Objective 4: To protect the hedgerows of the County, acknowledging their role as wildlife habitats, biodiversity corridors, links within the County's green infrastructure network, their visual amenity and landscape character value and their significance as demarcations of historic field patterns and townland boundaries. (Refer also to Chapter 4: Green Infrastructure).

GI1 Objective 4: To require development to incorporate GI as an integral part of the design and layout concept for all development in the County including but not restricted to residential, commercial and mixed use through the explicit identification of GI as part of a

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landscape plan, identifying environmental assets and including proposals which protect, manage and enhance GI resources providing links to local and countywide GI networks.

GI2 Objective 1: To reduce fragmentation and enhance South Dublin County's GI network by strengthening ecological links between urban areas, Natura 2000 sites, proposed Natural Heritage Areas, parks and open spaces and the wider regional network by connecting all new developments into the wider GI Network.

GI2 Objective 2: To protect and enhance the biodiversity and ecological value of the existing GI network by protecting where feasible (and mitigating where removal is unavoidable) existing ecological features including tree stands, woodlands, hedgerows and watercourses in all new developments as an essential part of the design and construction process, such proactive approach to include provision to inspect development sites post construction to ensure hedgerow coverage has been protected as per the plan.

GI2 Objective 4: To integrate GI, and include areas to be managed for biodiversity, as an essential component of all new developments in accordance with the requirements set out in Chapter 12: Implementation and Monitoring and the policies and objectives of this chapter.

GI2 Objective 5: To protect and enhance the County's hedgerow network, in particular hedgerows that form townland, parish and barony boundaries recognising their historic and cultural importance in addition to their ecological importance and increase hedgerow coverage using locally native species including a commitment for no net loss of hedgerows on any development site and to take a proactive approach to protection and enforcement.

- i. Revised proposals that include the western boundary hedgerow into the layout by moving the building proposals eastward.
- ii. Revised proposals to include an updated Arboricultural Impact Report and Plan, Tree Protection Plan and Arboricultural Method Statement.

8. Impacts on bat commuting and foraging routes

The Environmental Impact Assessment Report (EIAR) identifies the hedgerow habitat proposed for removal as providing good commuting and foraging routes for bats, a protected species. The applicant is requested to demonstrate what mitigation is proposed for bats foraging along these routes which are to be kept dark.

9. The EIAR identifies the 'hedgerows located along field boundaries' forming 'part of a wider ecological corridor network which connects the site to the surrounding area...and beyond'. The submitted plans propose removal of these hedgerows, in conflict with the County's Green Infrastructure Strategy. Please refer to Chapter 4 of the County Development Plan: chapter-4-green-infrastructure.pdf (sdcc.ie).

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GI1 Objective 4: To require development to incorporate GI as an integral part of the design and layout concept for all development in the County including but not restricted to residential, commercial and mixed use through the explicit identification of GI as part of a landscape plan, identifying environmental assets and including proposals which protect, manage and enhance GI resources providing links to local and countywide GI networks.

GI2 Objective 2: To protect and enhance the biodiversity and ecological value of the existing GI network by protecting where feasible (and mitigating where removal is unavoidable) existing ecological features including tree stands, woodlands, hedgerows and watercourses in all new developments as an essential part of the design and construction process, such proactive approach to include provision to inspect development sites post construction to ensure hedgerow coverage has been protected as per the plan.
GI2 Objective 4: To integrate GI, and include areas to be managed for biodiversity, as an essential component of all new developments in accordance with the requirements set out in Chapter 12: Implementation and Monitoring and the policies and objectives of this chapter.

GI2 Objective 5: To protect and enhance the County's hedgerow network, in particular hedgerows that form townland, parish and barony boundaries recognising their historic and cultural importance in addition to their ecological importance and increase hedgerow coverage using locally native species including a commitment for no net loss of hedgerows on any development site and to take a proactive approach to protection and enforcement.

This development has not considered the impacts on Green Infrastructure and is in direct conflict with the above objectives. Additional Information is requested to address this.

10. The applicant is requested to 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, having regard to the following:
 - i. In the case of small-scale developments this may consist of a simple landscape plan which includes objectives to protect or restore existing on site GI assets, provides for connection to local or primary GI corridors or includes elements which allow the site to act as a local stepping stone;
 - ii. Where the development site is located within or close to a Core or Corridor the development should, at a minimum, protect any existing GI assets and enhance same (for example, not breaking a GI Corridor but enhancing same with a connecting piece of planting, retaining hedgerows or woodlands;
 - iii. The characteristics and assets of the proximate GI Core, Corridor or Stepping Stone

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should be reflected within proposed development, for example continuation of hedgerows, tree planting, waterways;

iv. Development should seek to enhance or restore features that act as ecological corridors, particularly water features, hedgerows, tree lines, areas of un-cultivated land. These, or some element of them, should be incorporated into the proposed development to create pathways for wildlife and / or increase amenity value;

v. Development sites which are not located proximate to designated GI Cores or Corridors should identify the nearest designated GI Core, Corridor or Stepping Stone and make provision for GI interventions on the site which could eventually provide a link to local Stepping Stones, Cores or Corridors;

vi. Developers should be aware that ecological corridors can also act to quickly spread non-native invasive species. Therefore, identification and control of invasive species site should be included in planning applications and the GI Plan.

vii. All development proposals shall be accompanied by a Green Infrastructure Plan, which will normally be submitted as part of the suite of Landscape Plans that are required for a development. Plans shall include the following:

viii. Site location plan showing the development site in the context of the wider GI as shown on the Council's GI Plan for the County;

ix. Site survey and analysis, identifying existing GI Infrastructure and key assets within the site;

x. Indicate how the development proposals link to and enhance the wider GI Network of the County;

xi. Proposed GI protection, enhancement and restoration proposals as part of the landscape plan, where appropriate, for the site; à Proposals for identification and control of invasive species.

11. The applicant has not submitted any information in relation to the Green Space Factor.

GI5 Objective 4: To implement the Green Space Factor (GSF) for all qualifying development comprising 2 or more residential units and any development with a floor area in excess of 500 sq m. Developers will be required to demonstrate how they can achieve a minimum Green Space Factor (GSF) scoring requirement based on best international standards and the unique features of the County's GI network. Compliance will be demonstrated through the submission of a Green Space Factor (GSF) Worksheet (see Chapter 12: Implementation and Monitoring, Section 12.4.2).

The quantity and quality of green infrastructure provided by new development will be improved by the implementation of a Green Space Factor (GSF) for South Dublin. The GSF is a measurement that describes the quantity and quality of landscaping and GI across a defined spatial area. This measurement comprises a ratio that compares the amount of green space to the amount of impermeable 'grey' space in a subject site. As a

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planning tool, this ratio is used to assess both the existing green cover within a site and the impact of new development, based on the quantity and quality of new green space provided. Greening factors have been adopted and implemented across the UK, Europe and the United States to help ensure that new development makes a positive contribution to the local environment. By ensuring that new development meets minimum standards for the provision of GI the GSF aims to secure a positive contribution to biodiversity, amenity, air quality, stormwater management, temperature regulation and other ecosystem services. The GSF prioritises the retention of existing GI features within a subject site, in order to support the protection of the County's existing GI network. At the same time, the GSF will ensure that new development incorporates new landscaping and GI features, contributing to the enhancement of the overall GI network. Chapter 12, section 12.4.2 provides further detail on the requirements for the GSF as part of planning applications.

12. Resolution of the variations between landscape architect's pond edge detail and planting plan indicating shallow planting and varied slopes and those shown in the engineer's drawings (steep section which doesn't allow for a stepped profile with varied habitat is required. The applicant is requested to submit pond proposals and details to demonstrate delivery of the four pillars of SuDS: amenity, biodiversity, water treatment and attenuation. Refer SDCC Sustainable Drainage Explanatory Design and Evaluation Guide 2022.
13. The proposed development in its current configuration would have a significant detrimental impact on hedgerows and biodiversity and lacks a green infrastructure strategy. The proposed development would materially contravene policies and objectives for green infrastructure, biodiversity, sustainable drainage, in SDCC County Development Plan (2022-2028).
The Public Realm Section is requesting that the applicant alter the layout of the proposed development providing:
 - i. Proposals that retain the western boundary hedgerow
 - ii. Proposals that mitigate the loss of commuting and foraging routes for bats
 - iii. a green infrastructure strategy
 - iv. green space factor
 - v. landscape architect and engineer proposals for pond profile and habitat proposals to be in accord - demonstrate all four pillars of SuDS can be achieved
14. a. The applicant is requested to submit a drawing in plan and cross sectional views clearly showing additional Sustainable Drainage Systems (SuDS) features for the development. SuDS features could include but are not limited to:
 - Swale
 - Tree pits
 - Permeable Paving
 - Grasscrete

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- Green roofs
- Planter Boxes
- Other such SuDS

Note: Instead of using oil interceptors use swales and /or reed bed type biodiversity SuDS to replace oil interceptors. Refer to SuDS Guide [sdcc-suds-explanatorydesign-and-evaluation-guide.pdf](#)

Where practical replace pipe with Swales or other such SuDS systems.

b. The applicant is requested to Submit a CFRAM Flood Risk Drawing showing the location of proposed site on flood map. The applicant is requested to outline the boundary of site with a red line on flood map

15. (a) Submit a Pre connection enquiry with Irish Water for both water supply and wastewater for the proposed development.
- (b) The applicant is requested to submit a copy of the letter of confirmation from Irish Water as mentioned in the "Engineering Planning Report" which states the foul network on site is under the charge of SDCC.
16. The applicant is requested to submit:
- A wildlife aviation impact assessment
 - Aviation impact assessment on all potential emissions
17. EIAR.
- (a) Whilst the Planning Authority consider that the applicant has considered alternatives, it is noted that there are concerns regarding compliance with policy in relation to space extensive uses and also Green Infrastructure. It is therefore considered that further assessment of alternatives is required, once overall policy considerations have been incorporated.
- (b) It is considered that the information contained within the EIAR requires amending following any changes in the scheme following additional information to ensure the proposed development allows for adequate assessment of the potential impacts of the proposed development on the receiving environment and complies with the requirements of Article 94 of the Planning and Development Regulations 2001 (as amended). In particular, amendments should include update to the noise assessment, updates to GI plan and layout of the scheme / siting design, changes following assessment against spaces extensive policies and other policies that require further consideration. Further assessment of cumulative impacts in terms of data centres permitted close to the site should also be undertaken.
- (c) Also, additional data and more comprehensive analysis is requested in the EIAR in relation to the impact of the development (i) by itself and (ii) in combination with other data centres - permitted and existing; locally and nationally - on the power generation and supply network (Material Assets) during the operational phase of the development. In particular, the powering of the proposed data centres by the national grid in the medium

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term (unspecified time horizon) should be considered. Existing off grid material assets that are to be used in the short-term should also be included in the assessment report. Additional consideration should focus on available technology in the first instance, before any consideration is given to emerging/potential future technologies. Justification for the absence of renewable energy generation on-site or other measures in operation elsewhere, such as the use of waste heat from data centres should be provided. Energy consumption off-setting within the national grid may also be considered where related proposals have been fully conceived, can be inextricably linked to these proposals and are readily deliverable.

(d) The applicant is requested to assess the development in light of July 2022 Department of Enterprise, Trade and Employment 'Government Statement on the Role of Data Centres in Ireland's Enterprise Strategy'.

18. The applicant is requested to provide justification for the proposed 10 year permission duration.

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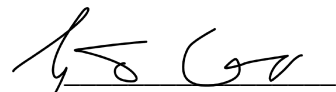
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REG. REF. SD22A/0333


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


Colm Harte,
Senior Executive Planner


Gormla O'Corrain,
Senior Planner

ORDER: I direct that **ADDITIONAL INFORMATION** be requested from the applicant as set out in the above report and that notice thereof be served on the applicant.

Date: 10/10/2022


Mick Mulhern,
Director of Land Use, Planning &
Transportation