

DB080-MOR-LS-XX-RP-V-XXXX-8053

# Environmental Impact Assessment

## Screening Report

Proposed Data Centre Equinix DB8,  
Power Generator

# RKD

On behalf of

**RKD Architects Ltd.**

**Profile Park, Co. Dublin**

**MOR**

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**Title: Environmental Impact Assessment Screening Report, for the Proposed Data Centre Equinix DB8, Power Generator, on behalf of RKD Architects Ltd., Profile Park, Co. Dublin**

**Job Number: E1739**

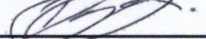
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### Revision Record

Issue No.	Date	Description	Remark	Prepared	Checked	Approved
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01A	18/10/22	RFI Response EIA Screening Report	Final	SDC	DH	DH

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**Environmental Impact Assessment Screening Report**  
**Proposed Data Centre Equinix DB8, Power Generator**  
**RKD Architects Ltd.**  
**Profile Park, Co. Dublin**

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# 1 INTRODUCTION

Malone O'Regan Environmental (MOR) were commissioned by RKD Architects Ltd on behalf of Equinix (Ireland) Ltd. to undertake an updated Environmental Impact Assessment (EIA) Screening Report for the construction of a proposed onsite power generation plant and all ancillary works (the 'Proposed Development'), at Profile Park, Kilcarbery, Dublin, Co. Dublin (OS Reference O 04052 30807) in response to Point 8 of the Request for Further Information (RFI) issued by South Dublin County Council on 25<sup>th</sup> July 2022 (see Table 1-1 below).

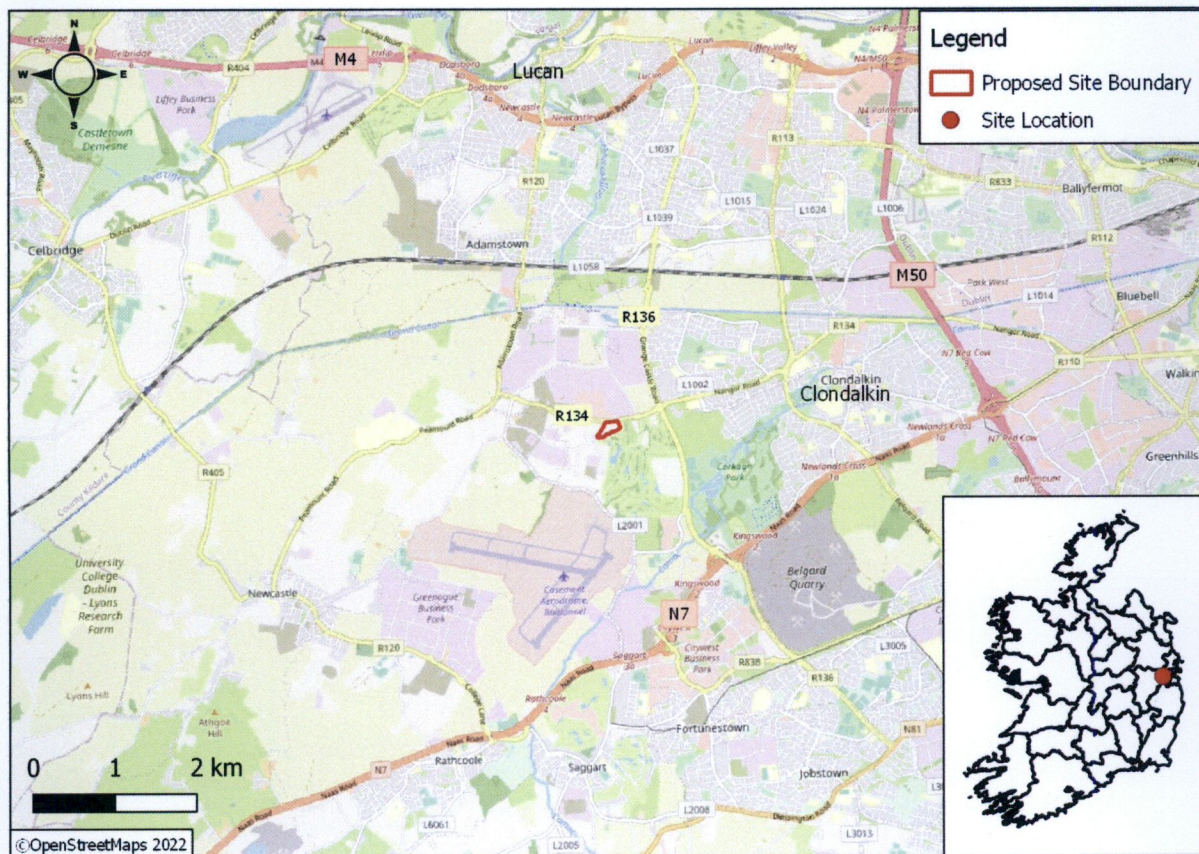
**Table 1-1: Request for Further Information – Point 8**

Point	Further Information Requested
8	The applicant has submitted an Environmental Impact Assessment Screening Report. This sets out that the development does not require a mandatory EIAR nor does it meet the criteria where a subthreshold EIA would be warranted. The Planning Authority is concerned that the cumulative impacts of recently permitted developments, particularly within Profile Park have not been considered and, as such, the applicant is requested to undertake a wider screening process. The Planning Authority is concerned that, cumulatively, the proposal is of a scale and nature that would result in significant effects on the environment. The applicant is requested to undertake a revised EIAR Screening and, if necessary, undertake a full EIA.

This report contains modifications to the planning application (SD21A/0186), which proposed to construct a 3-4No. storey data centre, plant room, ESB substation, parking facilities and all other auxiliary works within the boundary outlined below (Figure 1-1). This planning application has been granted as of the 24<sup>th</sup> of March 2022.

The location of the Proposed Development ('the Site') is shown in Figure 1-1.

**Figure 1-1: Site Location**



This revised EIA Screening Report has been prepared to consider the requirement, or otherwise, of carrying out an EIA in respect of the Proposed Development. This screening exercise was undertaken in two stages:

- Stage 1 considered the requirement for a mandatory EIA; and,
- Stage 2 considered the requirement for a sub-threshold EIA.

As part of the sub-threshold screening exercise, the potential impacts on environmental sensitivities, alone and in-combination with other granted and proposed developments, were considered in addition to the interrelationship between those environmental sensitivities.

This EIA Screening Report will be submitted in response to Point 8 of the Request for Further Information as outlined above.

## 1.1 Previous Planning History

The Site is located west of the M50 and south of the Nagor Road. Figure 1-2 below, shows the locality within the South Dublin County Council planning portal [1].

**Figure 1-2: Extract SDCC Planning Portal, 16/08/2022**

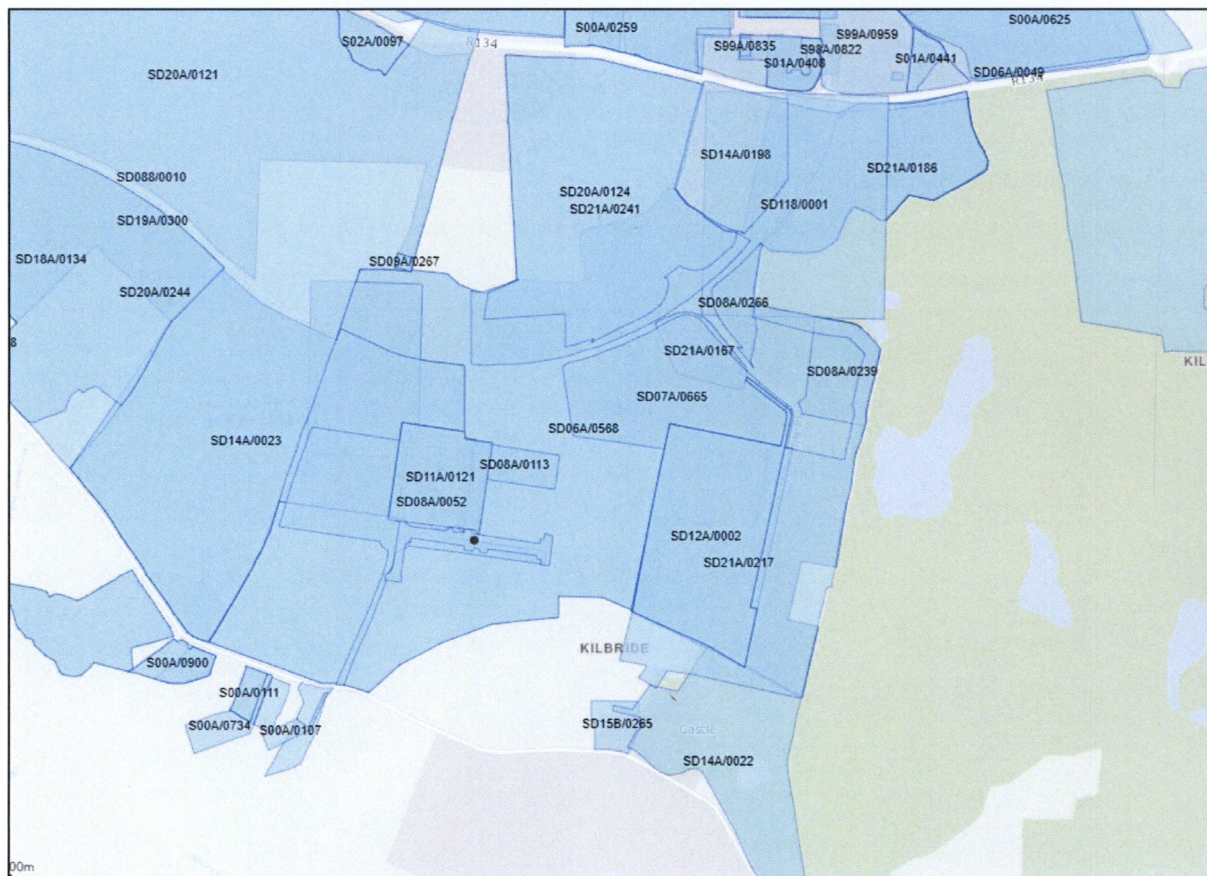


Table 1-2: Planning History within the Site Boundary

Planning Reference	Applicant	Project Description*	Decision	Link
SD06A/0568/EP	DASNOC Limited	Provision of roads and services infrastructure to facilitate the future development of a business park, to be known as 'Profile Park' on these lands. The development includes the provision of 1,675 metres of internal distributor roads consisting of 267 metres to dual carriageway standard (at the main entrance) with a further 1,408 metres to single carriageway standard and one internal roundabout. The development also includes surface water drainage, foul drainage and water supply infrastructure, associated landscaping and all ancillary works, on a site of 39.84 hectares. Access to the site will be provided at the northern boundary off the existing roundabout to Kilcarbery Business Park. This application is accompanied by an Environmental Impact Statement.	Granted on 30/11/2006	<a href="#">SD06A/0568</a>
			Granted Extension of Duration on 13/01/2012	<a href="#">SD06A/0568/EP</a>
SD07A/1059	DASNOC Limited	Phase 1 of a services and retail centre and will consist of 3 no. office blocks as follows: (1) Block A comprises a five storey office building of 3,019.6 sq.m. gross floor area which fronts onto the Nangor Road and which will accommodate 18 no. own door office units and 1 no. ESB substation; (2) Block B comprises a five storey office building of 2,905.1 sq.m gross floor area which fronts onto the Nangor Road and is located adjacent to the boundary with Grange Castle Golf Course - this block will accommodate 26 no. own door office units; (3) Block C comprises a four storey office building of 2,684.8 sq. m. gross floor area located adjacent to the boundary with Grange Castle Golf Course which will accommodate 24 no. own door office units. The proposed blocks are arranged in a u-shaped configuration around a central landscaped square. Vehicular access to the site is proposed via a left-turning entry and exit slip lane from the Nangor Road and also via the internal Spine Road permitted under application Reg. Ref. SD06A/0568. The proposed development includes 30 no. surface level car parking spaces and one level of underground car parking which will accommodate 200 no. car spaces. The development also includes all ancillary services, landscaping and site works on a site of 1.3163 hectares. This application is being lodged pursuant to application Reg. Ref. SD06A/0568 under which planning permission was granted for the development of roads and services to facilitate the 'Profile Park' Business Park.	Granted on 01/04/2008	<a href="#">SD07A/1059</a>
SD118/0001	South Dublin County Council	Construct a new access road off the Nangor Road, Clondalkin Dublin 22 as described below: <ul style="list-style-type: none"> <li>• Construction of new single and dual carriageway in 2 phases;</li> <li>• Construction of cycle tracks and footpaths;</li> <li>• Provision of drainage and associated features;</li> <li>• Provision of public lighting and signing;</li> <li>• Relocation of services where necessary;</li> <li>• Provision of other services where necessary.</li> </ul>	Submitted under PVIII by South Dublin County Council on 16/05/2011	<a href="#">SD118/0001</a>

Planning Reference	Applicant	Project Description*	Decision	Link
SD12A/0150	Crowe Howarth	Erection of a 2.4m high perimeter fence along Nangor Road boundary (approximately 250m long) with separate entrance gates for vehicular, bicycle and pedestrian access; construction of a single storey security hut with security barriers	Granted 22/10/2012	<a href="#">SD12A/0150</a>
SD21A/0186	Equinix (Ireland) Ltd.	Construction of a 3 storey (part 4 storey) data centre known as 'DB8' to include data halls, electrical/plant rooms including internal generators, offices, lobbies, ancillary staff areas including break rooms and toilets, stores, stair/lift cores throughout and photovoltaic panels at roof level; the total gross floor area excluding hot air plenums and external staircase is c.9,601sq.m and the overall height of the data centre ranges from c.16m to c.20m to roof parapet level and up to c.24.48m including roof top plant, flues and lift overrun; provision of 5 external generators, 8 fuel tanks and ancillary plant contained within a plant yard to the north of DB8; provision of a water tank plant room, air cooled chillers and ancillary plant contained within a chiller plant yard to the south of DB8; provision of a water sprinkler pump room (c.23sqm), 2 sprinkler tanks (c.12m high each), heat recovery plant room (c.17sqm), ESB substation (c.44sqm), waste/bin stores (c.52sqm); total floor area of ancillary structures and plant (c.303sqm); provision of a delivery yard and loading bays, 64 car parking spaces, 5 motorcycle spaces, bicycle shelter serving 14 spaces, smoke shelter, internal access roads and footpaths, vehicular and pedestrian access to the west from Falcon Avenue and closure of an existing vehicular entrance from Falcon Avenue; all associated site development works, services provision, drainage works including attenuation, landscape and boundary treatment works including berming, hedgerow protection areas and security fencing; no buildings are proposed above the existing ESB wayleave and SDCC watermain wayleave to the west and north of the site; the area to the southwest of the site (temporary meadow) is reserved for a future data centre, subject of a separate application to South Dublin County Council on a site bounded to the east and south by Grange Castle Golf Club, to the north by Nangor Road (R134) and to the west by an estate road known as Falcon Avenue. This application is accompanied by a Natura Impact Statement.	Granted 24/03/2022	<a href="#">SD21A/0186</a>

\*Please note proposed development descriptions appear as listed on the planning portal website.



**Table 1-3: Previous Planning History within / associated with Profile Park**

Planning Reference	Applicant	Direction and Distance from Site	Project Description*	Decision	Link
SD06A/0568/EP	DASNOC Limited	Encompasses Site boundary.	<i>Provision of roads and services infrastructure to facilitate the future development of a business park, to be known as 'Profile Park' on these lands. The development includes the provision of 1,675 metres of internal distributor roads consisting of 267 metres to dual carriageway standard (at the main entrance) with a further 1,408 metres to single carriageway standard and one internal roundabout. The development also includes surface water drainage, foul drainage and water supply infrastructure, associated landscaping and all ancillary works, on a site of 39.84 hectares. Access to the site will be provided at the northern boundary off the existing roundabout to Kilcarbery Business Park. This application is accompanied by an Environmental Impact Statement.</i>	Granted on 30/11/2006	<a href="#">SD06A/0568</a>
				Granted Extension of Duration on 13/01/2012	<a href="#">SD06A/0568/EP</a>
SD14A/0198	Bernadette & Liam Kelly	Adjacent, ca.40km W	<i>Retention permission for existing palisade fence on the boundary with adjoining property and permission for relocation of existing palisade fence and reinstatement of original site entrance.</i>	Grant Retention and Refuse Permission 21/09/2015	<a href="#">SD14A/0198</a>
SD20A/0124	Moffash Ltd.	Ca.40m W	<i>(1) Demolition of existing single storey dwelling (c.108.5sq.m); (2) construction of a Distribution Warehouse Building comprising warehousing and ancillary areas at ground floor and support offices, staff areas and plant across two floors; (3) the development will be accessed from the existing Profile Park estate road; (4) provision of car parking, cycle parking, security gatehouse, landscaping and boundary treatments (including security fencing and gates); (5) all associated site development and services works (including diversion/culverting/reprofiling of existing stream on site); (6) total gross floor area of the development c.17,006sq.m.</i>	Granted 17/12/2020	<a href="#">SD20A/0124</a>
SD21A/0241	Vantage Data Centres Dub 11 Ltd.	Ca.20m W	<i>Demolition of the abandoned single storey dwelling and associated outbuilding (206sqm); construction of 2 two storey data centers with plant at roof level of each facility and associated ancillary development which will have a gross floor area of 40,589sq.m consisting of 1 two storey data center (Building 11) which will be located to the south of the site and will have a gross floor area of 24,667sq.m. including 22 emergency generators located at ground floor level within a compound to the western side of the data center with associated flues that will be 22.3m in height; 1</i>	Granted 19/07/2022	<a href="#">SD21A/0241</a>

Planning Reference	Applicant	Direction and Distance from Site	Project Description*	Decision	Link
			<p>two storey data center (Building 12) which will be located to the north of the site, and to the immediate north of Building 11 and will have a gross floor area of 12,915sq.m including 11 emergency generators located at ground floor level within a compound to the western side of the data center with associated flues that will be 22.3m in height; each of the two data centers will include data storage rooms, associated electrical and mechanical plant rooms, loading bays, maintenance and storage spaces, office administration areas, and plant including PV panels at roof level as well as a separate house generator for each facility which will provide emergency power to the admin and ancillary spaces; each generator will include a diesel tank and there will be a refuelling area to serve the proposed emergency generators; the overall height of each data center apart from the flues and plant at roof level is c. 14.23m above the finished floor level; the overall height of each data center apart from the flues and plant at roof level is c. 14.23m above the finished floor level; single storey step-up substation (38sq.m) as well as 2 single storey switch substations (121sq.m); AGI Gas Regulator compound that include 3 single storey buildings (134sq.m); construction of a gas powered generation plant in the form of a 13m high single storey building with a gross floor area of 2,714sq.m that will contain 10 gas generators with associated flues that will be 25m in height, and grouped in pairs and threes; the Gas Plant will be located to the west of Building 11; ancillary site development works, that will include reorientation of the Baldonnell Stream, biodiversity management initiatives, attenuation ponds and the installation and connection to the underground foul and storm water drainage network, and installation of utility ducts and cables, that will include the drilling and laying of ducts and cables under the internal road network within Profile Park; other ancillary site development works will include hard and soft landscaping, lighting, fencing, signage, services road, entrance gates, sprinkler tanks and pump room; a temporary gas powered generation plant within a fenced yard containing 21 generator units in containers, each with associated flues (each 25m high), 12 transformers and 10 containers of controls to be located to the west of, and associated with the first phase of Building 11, and will be required for a period of up to 2 years if connection to the national grid is delayed; this temporary plant will not be built if the connection to the national grid is in place prior to the operation of Building 11 at this site that includes an abandoned single storey residential property on the New Nangor Road (R134), Dublin 22; and on land within the townlands of Ballybane and Kilbride within Profile Park, Clondalkin, Dublin 22 on an overall site of 8.7 hectares.</p>		

Planning Reference	Applicant	Direction and Distance from Site	Project Description*	Decision	Link
SD118/0001	South Dublin County Council	Partially within the Site boundary.	<p>Construct a new access road off the Nangor Road, Clondalkin Dublin 22 as described below:</p> <ul style="list-style-type: none"> <li>• Construction of new single and dual carriageway in 2 phases;</li> <li>• Construction of cycle tracks and footpaths;</li> <li>• Provision of drainage and associated features;</li> <li>• Provision of public lighting and signing;</li> <li>• Relocation of services where necessary; and,</li> <li>• Provision of other services where necessary.</li> </ul>	Submitted under PVIII by South Dublin County Council on 16/05/2011	<a href="#">SD118/0001</a>
SD07A/0665	Dasnoc Ltd.	Ca.120m	<p>A 'Trade Park' consisting of 35 units in 5 separate blocks and a single office/showroom building (5 units). The units range in scale from 171 sqm (gross floor area) to 1,519 sqm (gross floor area) with a total gross floor of approx. 10,998 sqm, and 336 no. parking spaces. Each trade park unit (in Blocks B to F) shall be for trade park use only comprising storage/enterprise/workshop use and customer service/showroom/sales space for both trade and public customers. Block A (804 sqm) is a signature two storey building comprising of 4 no. units for office and showroom use and a coffee shop of approx. 120 sqm (in Unit 2); Block B (2,130 sqm) is a double height single storey building (including 534 sqm at mezzanine level) comprises of 9 no. units for trade park use; Block C (2,130 sqm) is a double height single storey building (including 534 sqm at mezzanine level) comprises of 9 no. units for trade park use; Block D (1,519 sqm) is a double height single storey unit for trade park use with single storey element to North elevation; Block E (3,195 sqm) is a double height single storey building (including 795 sqm at mezzanine level) and comprises of 15 no. units for trade park use; Block F (1,519 sqm) is a double height single storey unit for trade park use with single storey element to North elevation. The development also includes surface water drainage, 3 no. ESB substations, foul drainage and water supply infrastructure, yard areas, associated landscaping and all ancillary works, on a site of approx. 3.54 hectares. Access to the site will be provided from the Northern boundary off the existing roundabout to Kilcarbery Business Park, via the internal road network permitted under Reg. Ref. SD06A/0568.</p>	Granted 20/11/2007	<a href="#">SD07A/0665</a>
SD08A/0239	Dasnoc Limited	Ca.80m S	<p>Temporary single storey prefabricated 'shomera' structure of 98.58sq.m. which will be used as a marketing suite/site office for the 'Profile Park' business park for a period of approximately 3-5 years. The structure is located adjacent to the eastern boundary of the business park, to the south and west of Grange Castle Golf Course.</p>	Granted 15/06/2008	<a href="#">SD08A/0239</a>

Planning Reference	Applicant	Direction and Distance from Site	Project Description*	Decision	Link
			<i>The development includes a temporary new access off the internal road network which amends the road layout permitted under planning application reg. ref. SD06A/0568, landscaping and site works, all on a site of approximately 1 hectare.</i>		
SD21A/0167	Greener Ideas Limited	Ca.115m SW	<i>Construction of a gas fired power plant with an electrical output of up to 125MW with associated balance of plant, equipment and buildings including; an Engine Hall building with a height of 18.9m, comprising 6 gas engines and ancillary infrastructure; an Electrical Annex Building with a height of 18.7m; a Workshop building with a height of 5.1m; a Tank Farm building with a height of 5.68m; a Security hut with a height of 3.27m; an Exhaust Stack with a height of 31.8m; a Gas AGI including a kiosk with height of 3.3m; Radiator Coolers with a height of 8.46m; 2 electrical transformers with a height of 4.98m; Tanks including 2 x Diesel Oil Storage Tanks (volume of 2500m<sup>3</sup> combined); SCR Urea Tank (26m<sup>3</sup>); Lube Oil Storage Tank (26m<sup>3</sup>); Lube Oil Maintenance Tank (26m<sup>3</sup>); Pilot Oil Tank (26m<sup>3</sup>); Fire Water Storage Tank (1000m<sup>3</sup>); Effluent Collecting Tank (26m<sup>3</sup>); Underground Surface Water Attenuation Tank (490m<sup>3</sup>); 2 new access onto the existing private road network with Profile Park; 12 parking spaces, footpaths, landscaping; fencing and all other associated site development plant and equipment and other works including surface water and foul wastewater drainage. An EIAR was submitted with this application.</i>	Granted 19/07/2022	<a href="#">SD21A/0167</a>
SD08A/0266	Dasnoc Limited	SW, adjacent	<i>Five storey headquarter office building which includes four storeys of office accommodation with a gross floor area of 2657.31sq.m. over a single storey level of undercroft car parking. The development also includes two no. single storey plant rooms of 69.42sq.m. at roof level. Access to the development is proposed from the Nangor Road via the internal Spine Road within the 'Profile Park' Business Park permitted under Planning Application Reg. Ref. SD06A/0568. The development includes 60 number car parking spaces which will be provided at undercroft level and 40 no. surface car parking spaces which will be provided at podium level above. The development also includes an ESB sub-station, all ancillary services, landscaping and site works on a site of 4899 hectares.</i>	Granted 30/07/2008	<a href="#">SD08A/0266</a>
SD11A/0023	Digital Realty Trust	Ca.240m S	<i>Development of a data processing facility on a 4.04ha site consisting of: the construction of four buildings totalling 21090sq.m. and associated site works comprising the following: two 'Type A' buildings each with a data hall (1870sq.m.), offices/reception (607sq.m.), support space/staff facilities and internal plant with a</i>	Granted 15/06/2011	<a href="#">SD11A/0023</a>

Planning Reference	Applicant	Direction and Distance from Site	Project Description*	Decision	Link
			<p>floor area of 3572sq.m. each and external plant 1975sq.m. each (total 'Type A' structures is 11094sq.m.); two 'Type B' buildings each with a data hall (1870sq.m.), reception (67sq.m.), support space/staff facilities and internal plant with a floor area of 3005sq.m. each and external plant of 1993sq.m. each (total Type B structures is 9996sq.m.). The Data Centre part is single storey reaching a maximum of 8.2 metres in height; the plant area is to a maximum of 9.2 metres and the office block is 10 metres in height. A substation to facilitate the development is also proposed with 16sq.m. area and will be 2.6 metres in height. The development will be constructed in two phases with building No.s 3. and 4 built initially. 84 car parking spaces will be provided together with recycling storage. There will be 2 site entrances from the existing crossovers already established as part of business park infrastructure. Surface and foul drainage has been designed to utilize existing sewer system and all retention of surface water and drainage will be in accordance with the agreed design criteria. Lighting and landscaping have been designed with the approved masterplan and site owners.</p>		
SD12A/0002/EP	Digital Realty Trust	Ca.240m S	<p>Revisions and alterations to the permitted development of a data processing facility under planning reference SD11A/0023 consisting on minor alterations to the four permitted data centre/warehouse structures, additional internal floor areas, alterations to sub-station structures and car park layout to be provided on a phased basis (it is proposed to extend the life of the planning permission to 7 years). The construction of the four data centre/warehouse buildings totals 23278 sq.m. (an increase of 2188sq.m.) and associated site works comprising the following areas:</p> <p>Two Type 'A' buildings each with 1872sq.m. of data halls, 697sq.m. of offices/reception, 1934sq.m. of support space/staff facilities/internal plant giving each a total internal floor area of 4503sq.m. (previously 3582sq.m.) and 1483sq.m.</p>	Granted 10/04/2012	<a href="#">SD12A/0002</a>

Planning Reference	Applicant	Direction and Distance from Site	Project Description*	Decision	Link
			<p>of external plant - total area for both Type 'A' is 11972sq.m. (previously 11094sq.m.); Two Type 'B' buildings each with 1872sq.m. of data halls, 419sq.m. (previously 67sq.m.) of offices/reception; 1879sq.m. support space/staff facilities/internal plant giving a total internal floor area of 4170sq.m. (previously 3005sq.m.) and 1483sq.m. of external plant - total area for both Type 'B' structures is 11306sq.m. (previously 9996sq.m.) The Data Centre part of the building is single storey reaching a maximum of 8.6m in height; the plant area is to a maximum of 10.7m high (increase from 9m) and the tallest building is Type 'A' office building is 12.5m in height (increase from 10m). 4 substations accessed from the estate road to facilitate the development are now proposed; each has an area of 49sq.m. and will be 3.75 metres in height. The development will be constructed in 5 phases initially with the enabling site works and 2 substations; the subsequent phases will contain a single warehouse building starting with the northern-most building. A total of 84 car parking spaces will be provided together with recycling storage and all ancillary services and landscaping. There will be 2 site entrances from vehicular accesses permitted as part of business park infrastructure (SD06A/0568).</p>	<p>Refuse  Extension of  Duration on  07/08/2019</p>	<p><a href="#">SD12A/0002/EP</a></p>
SD17A/0377	Digital Realty Trust	Ca.160m S	<p>Revisions and alterations of the permitted development of a data processing facility under planning Ref: SD12A/0002 on a 3.85 hectare site. The revised application consists of alterations to the DUB14 (previously DUB12) data centre/warehouse structure, granted in the previous application. The alterations to the DUB14 (Previously DUB12) include: (i) 2 data halls 2137 sq.m (increase of 180sq.m), (ii) offices/reception 478sq.m (decrease of 190 sq.m), (iii) support space/staff facilities and internal plant with a floor area of 953sq.m (increase of 84sq.m), (iv) external plant of 1,777sq.m (footprint increase of 35sq.m). The data centre part of the building is single storey reaching a maximum of 8.6 m in height. The plant area is to a maximum of 10.5m high and the office building has been lowered one storey and is 9.1m in height (decrease from 12.3m). The development will be constructed in 5 phases, currently Phases 1 &amp; 2 have been completed with the enabling site works and 2 substations and single warehouse building to the North of the site. The subsequent phases will contain a single warehouse building starting with Phase 3, the application in which this Site Notice relates. A total of 84 (60 at the end of Phase 3) car parking spaces will be provided together with recycling storage and all ancillary services and landscaping. There will be 2 site entrances from vehicular accesses permitted as part of business park infrastructure (SD06A/0568).</p>	<p>Granted  20/01/2018   Expired  11/06/2019  (see above)</p>	<p><a href="#">SD17A/0377</a></p>

Planning Reference	Applicant	Direction and Distance from Site	Project Description*	Decision	Link
SD21A/0217	Digital Netherlands VIII B.V.	Ca.68m S	10 year permission for development consisting of removal of an existing unused waste water treatment facility on site and the erection of two data centre buildings, gas powered energy generation compound, and all other associated ancillary buildings and works; the two data centre buildings, DUB 15 and DUB 16, will comprise a total floor area of c. 33,577sq.m over two storeys; the first 2 storey data centre building (DUB15), located to the southwest of the site, will comprise 16,865sq.m data storage use, ancillary office use and associated electrical and mechanical plant rooms, loading bays, maintenance and storage space; a second 2 storey data centre building (DUB16), located to the southeast of the site, will comprise 16,712sq.m data storage areas, ancillary office use and associated electrical and mechanical plant rooms, loading bays, maintenance and storage space; both data centre buildings will reach a height of 20m; emergency generators and associated emission flues and plant are proposed in compounds adjacent to each data centre building; gas powered energy generation is proposed to the north east corner of the site to provide electricity for the proposed development; the application proposes to re-route and widen an existing watercourse constructed following an earlier planning permission; it is proposed to reroute this watercourse along the eastern and southern boundary of the site; landscaping is proposed to the south of the site to screen the buildings; fencing and security gates are proposed around the site; new access roads within the site are proposed along with 71 car parking spaces and 26 cycle spaces, bin stores, site lighting, and all associated works including underground foul and storm water drainage attenuation and utility cables and all other ancillary works; a Natura Impact Statement will be submitted to the planning authority with the application.	Granted 02/08/2022	<a href="#">SD21A/0217</a>
SD07A/0280	Percam Ltd.	Ca.465m SW	Further Information - The proposed development now consists of: 43 Units in 7 blocks comprising 16 Industrial Units (Blocks 1, 2 and 7), 24 Warehouse Units (Blocks 4, 5 and 6) and 3 Science and Technology Units (Block 3) all with ancillary office space (total floor area approximately 12,558 sq. m.). Site development works including storm water attenuated works, water services, boundary fencing, temporary access haul road, estate roads and 2 no. E.S.B. sub-stations, 241 car parking spaces, all on a site of approx. 3.314 hectares. (An increase in the overall floor area of the proposed development from 11,416 sq. m. to 12, 558 sq. m., increase in parking spaces from 168 to 241, a reduction in the number of units from 45 to 43, alterations to overall area and internal configuration of unit types A, B, C, D and D1, and reduction in floor area of ancillary office space, removal of 2 units	Granted 23/10/2007	<a href="#">SD07A/0280</a>

Planning Reference	Applicant	Direction and Distance from Site	Project Description*	Decision	Link
			onto internal access road (Block 4), relocation of unit from Block 5 to Block 3, relocation of waste collection area, cycle parking and 2 electricity sub-stations/switch rooms, and alterations to elevation onto internal access road, and alterations to internal access road layout).		
SD08A/0113	Percam Ltd.	Ca.365m SW	1 no detached logistics / distribution warehouse unit with ancillary offices (total floor area c.1842.sq.m) and associated site works including storm - water , attenuation, water services and boundary fencing	Granted 20/05/2008	<a href="#">SD08A/0113</a>
SD08A/0052	Percam Ltd.	Ca.445m SW	(a) 2 no. semi-detached logistics / distribution warehouse units with ancillary offices (total floor c.3,574sq.m.) and associated site works including storm water attenuation, water services, boundary fencing; (b) extension of estate road previously permitted (SD07A/0280);(c) temporary access haul road previously permitted (SD07A/0280).	Granted 28/04/2008	<a href="#">SD08A/0052</a>
SD11A/0121	Elume Limited	Ca.435m SW	Change of use of an existing logistics/distribution warehouse facility (approved under planning ref. no. SD08A/0052) to an electronic technology facility, associated works including modifications to existing structure. The development will consist of the following works and modifications to the existing building: installation of external plant over two storeys along the east and west elevations of the building on a new steel support system clad with acoustic louvered screens to match existing cladding colours; installation of a new first floor to provide additional plant areas; extension to the administration area at ground floor level with new windows to the south elevation to match existing; installation of additional windows at upper level over the existing administration area and existing roof lights removed; removal of existing doors to north facade and replacement with new cladding to colour match existing; associated internal alterations. Extent of site works includes: a sprinkler tank and pump house to the north east corner; extension of existing single storey substation in the south east corner to include a customer switch room; provision of a new main entrance to the east of the existing entrance to Unit 502, a new road layout, entrance gates and new entrance gates south of the building to access the car park; block existing main entrance to Unit 502 to provide set down area to access the ESB substation; construct a single storey security building to the east of the site with new gates and new visitor car parking; remove one existing dock leveller and an on-grade roller shutter door from the north west corner of the building with the existing depressed loading dock filled in; installation of self contained emergency stand by	Granted 02/08/2011	<a href="#">SD11A/0121</a>



Planning Reference	Applicant	Direction and Distance from Site	Project Description*	Decision	Link
			<i>generators and other plant to the north west corner of the site, including all supporting structures for flues, and a 1.8m high fence and gate to generator enclosure; construct roadway around the building to the west, north and east of the site; boundary fencing around site with site landscaping; existing site entrance to Unit 503 to be retained as an alternative access point; divert existing culvert along eastern side of the site to facilitate development; install a bicycle shelter to the south west of the site; increase in site area from 9131sq.m. to 13925sq.m.</i>		
SD14A/0023	Google Ireland Ltd.	Ca.405m SW	<i>Construction of a two storey data storage facility (30,361sq.m.), a double height warehouse building (1,670 sq.m) and a HV Substation area with two buildings; 1 no. 2 storey building (968sq.m.) and 1 no. single storey building (190 sq.m) and associated site development works. Permission is also sought for a new site access and entrance gates, a security gatehouse, security gates, load bank garage, perimeter fencing, internal roadways, sprinkler tank, pump house, 10KV substation, water and fuel tanks, attenuation ponds, hard and soft landscaping, 83 no. new car parking spaces and bicycle shelter with ancillary site works. The highest point of any of the buildings is within 20m of the original ground level with the 25 no. stacks at 25m. Provision for a temporary construction entrance and haul road off the Baldonnel Road to the south of the site has been allowed for; an EIS (Environmental Impact Statement) will be submitted with this application, all on a 11.25 ha site.</i>	Granted 15/05/2014	<a href="#">SD14A/0023</a>
SD14A/0284	Google Ireland Ltd.	Ca.405m SW	<i>Alterations to previously granted Reg. Ref. SD14A/0023 consisting of alterations to the position of the security gatehouse and security gates, internal roads layout, attenuation ponds, access road to the two storey substation; alterations to the double height warehouse elevations plus an additional internal mezzanine level (floor area 165sq.m); alterations to the single storey substation building (increase in additional floor area of 88sq.m and compound area; alterations to the height of the Load Bank Garage Building; additional 27 car parking spaces; removal of previously granted MV substation to north west of site; all associated site development works required as part of the above mentioned alterations.</i>	Granted 27/03/2015	<a href="#">SD14A/0284</a>
SD16A/0148	Google Ireland	Ca.420m SW	<i>The painting of 5 murals max. 12.25m high totalling (1,192sq.m) on external walls of existing building, smaller images on 3 external flues (total 10sq.m) also mural painting on a 7.5m high external sprinkler tank (surface area 250sq.m). The installation of an external fence 1.8m high x 18m long inside the existing perimeter fence at external dining area with mural painted on the internal face (area 33sq.m)</i>	Granted 03/08/2016	<a href="#">SD16A/0148</a>

Planning Reference	Applicant	Direction and Distance from Site	Project Description*	Decision	Link
			Total area of all murals is 1485sq.m. The murals will be lit with light fittings either on the building or nearby poles or ground.		

\*Please note proposed development descriptions appear as listed on the planning portal website.

## 1.2 Site Zoning

The Site is located on lands zoned under Objective EE of the County Development Plan 2016-2022 [2]. The aim of Objective EE is:

*“To provide for enterprise and employment related uses”*

Profile Park is an IDA managed industrial park, targeting data centres. Their website (<https://www.profilepark.com/index.php/the-park/>) notes:

*“Profile Park comprises a 100 acre (40.5 Ha) fully enclosed, private business park which has been developed to the highest of standards to provide truly world-class infrastructure and finishes throughout. Strategically located on the outskirts of Dublin City the Park is easily accessible from the major arterial roads in the City including the M50, M7 and M4, and is served by excellent public transport links also.*

*Having recently sold a total of 60 acres to Google and Digital Realty Trust, the remaining approximately 40 acres in the Park is now immediately available and “Shovel-Ready” to satisfy further data centre requirements.*

*Profile Park is the very heart of what is rapidly becoming “Ireland’s Data Centre Cluster” with Google, Microsoft, Digital Realty Trust and Telecity all located in the immediate vicinity.”*

## 1.3 Need for the Proposed Development

Data centres play a fundamental role in our society and digital economy. Everything that happens online, needs to be housed in data centres. Data centres house many digital applications and thus form the foundation of the internet. These data centres comprise of servers and other digital equipment, where files are stored, important software runs, and data is exchanged between different networks that form a data distribution hub. Data centres support a wide range of activities of the government, business, and society.

They therefore form an important part of our critical digital infrastructure, contribute to the national economy.

In order to supply the required energy demand for the data centre, a gas-powered energy generation compound has been included as part of the Proposed Development design.

Furthermore, the inclusion of a gas-powered energy generation compound onsite will provide a stable energy source and reduce the transport costs given the connection to the main grid supply.

## 2 DESCRIPTION OF THE PROPOSED DEVELOPMENT

### 2.1 Site Context

The Site is located within the townlands of Ballybane, Dublin 22, in the Profile Park business park. The Site is ca.2.649 hectares (ha). Under the South Dublin County Development Plan 2016-2022, the Site is zoned under objective EE which aims to, 'provide for enterprise and employment related uses.'

The Site is accessed from the existing Site entrance off Profile Park Road, which borders the western Site Boundary, via the R134 Regional Road that runs parallel to the northern Site boundary.

The Site currently comprises a construction compound, disturbed ground and spoil heaps, which are currently overgrown with vegetation. A drainage ditch runs along the southern and eastern Site boundary adjacent to a mature hedgerow / treeline. The Baldonnell Stream is located within close proximity to the southwestern corner of the Site. The Grange Castle Golf Club borders the southern and eastern Site boundaries.

### 2.2 Granted Planning

The following development has been granted planning permission under the South Dublin County Council (ref. SD21A/0186) within the Site boundary. The following elements are proposed for construction as part of this development:

- Construction of a 3 storey (part 4 storey) data centre known as 'DB8.' The total gross floor area excluding hot air plenums and external staircase is ca.9,601m<sup>2</sup>. The overall height of the data centre ranges from ca.16m to ca.20m to roof level and ca.20m to ca.24m including roof top plant, flues and lift overrun. This building will include:
  - Data halls,
  - Electrical / plant rooms,
  - Offices,
  - Lobbies,
  - Ancillary staff areas including breakrooms and toilets,
  - Stores,
  - Stair/lift cores throughout and photovoltaic panels at roof level.
- Provision of 5No. external generators, 8No. x 75m<sup>3</sup> fuel tanks and ancillary plant contained within a plant yard to the north of DB8;
- Provision of a water tank plant room, air cooled chillers and ancillary plant contained within a chiller plant yard to the south of DB8;
- Provision of a sprinkler pump room (ca.23m<sup>2</sup>), 2No. sprinkler tanks (ca.12m high each), heat recovery plant room (ca.17m<sup>2</sup>), ESB substation (ca.44m<sup>2</sup>), waste/bin stores (ca.52m<sup>2</sup>). Total floor area of ancillary structures and plant (ca.303m<sup>2</sup>);
- Provision of a delivery yard and loading bays, 64No. car parking spaces, 5No. motorcycle spaces, bicycle shelter serving 14No. spaces, smoke shelter, internal access roads and footpaths, vehicular and pedestrian access to the west from Falcon Avenue and closure of an existing vehicular entrance from Falcon Avenue; and,
- All associated Site development works, services provision, drainage works including attenuation, landscape and boundary treatment works including berming, hedgerow protection areas and security fencing.

## 2.3 Proposed Development

The Proposed Development will consist of:

- Modifications to the permitted data centre granted under SDCC Reg. Ref. SD21A/0186 comprising the following:
  - Reconfiguration and alteration to the data centre building to include removal of front of house offices at third floor level, alterations to floor levels at second floor to provide consistency between front of house and data halls, parapet height increase of front of house to ca.16.8m, provision of storage at second floor level in lieu of relocated internal generators to the external generator yard and associated elevational alterations.
  - Extension of loading dock at ground floor level by ca.60m<sup>2</sup> in area with minor height increase to ca.5.3m.
  - Removal of 3No. air plenums to the front (north) elevation and provision of screening to generator flues in lieu of omitted plenums.
  - Alterations at roof level to include removal of 2m high gantry screening.
  - Alterations to the permitted generator plant yard to the north of the data centre to include the removal of fuel tanks, reconfiguration of plant and generators, provision of 2No. additional external generators (increase from 5 to 9No. external generators), provision of 4No. additional external plant rooms, provision of diesel pump tank cabinets and stepover, relocation of generator yard doors and enlarged generator yard to accommodate the proposed modifications.
  - All fuel storage facilities for the back-up generators have been designed in line with the relevant industrial standards which conform to Irish regulations. All fuel storage units will be integrally bunded and fitted with leak detection systems.
  - Reconfiguration of plant within the permitted chiller plant yard to the south of the data centres.
  - Removal of 1No. sprinkler/ water tank and removal of stairs and door to the side of the waster compound.
  - Reconfiguration of car parking and motorcycle spaces and removal of 1No. accessible space. 64No. total number of car parking spaces.
- The proposal also includes provision of on-site gas power generation compound (ca.2604m<sup>2</sup> in area) in the area previously reserved for a future data centre. The compound comprises 7No.modular plant rooms (totalling ca.180m<sup>2</sup> in area), 10No. gas fired generators and associated flues ca.14.7m high, gas skid, associated modular plant, boundary treatment surrounding the compound ca.6.5m high and 2No. vehicular access points including general and emergency access.
- All associated site development works, services provision, drainage works, access, landscaping and boundary treatment works.
- No buildings are proposed above the existing ESB and SDCC wayleaves to the west and north of the Site.
- Overall Gross Floor Area of the development is reduced by ca.44m<sup>2</sup> to ca. 9,795m<sup>2</sup> from previously permitted under SDCC Reg. Ref. SD21A/0186.

Refer to Appendix A for Site Layout.

### **2.3.1 Gas Supply**

The proposed On-Site Power Generation (OSPG) compound will be connected to the Gas Networks Ireland (GNI) low pressure network. An application has been made and GNI have confirmed that the Proposed Development will receive a 45MW Connection @400mbar. Refer to RED Response to Further Information Request for full details.

### **2.3.2 Drainage**

#### **2.3.2.1 Surface Water Drainage**

The OSPG covers a site area of 2 604m<sup>2</sup>. The runoff generated from this area and surface water storage requirements have already been included in the site attenuation pond and overall drainage scheme of the site, as granted under Planning Registration No. SD21A/0186. Thus, no additional attenuation storage elements are required for the proposed OSPG development, in order to meet the GDSDS requirements.

The OSPG will drain by pipes, gully's and channels towards the central pond where storage capacity for a 1:100yr storm event + 20% climate change has already been catered for. The central pond provides a storage volume of circa 756m<sup>3</sup> and is adequately sized to cater for this development, particularly as this area was considered as being 100% hardstanding under the aforementioned granted application and now, as can be seen, this area consists largely of concrete plinths and gravel type surfaces - refer to Dwg. No.'s DB080-PIN-00-ZZ-DR-C-PLAN-1207 Rev. P04 & DB080-PIN-00-ZZ-DR-C-PLAN-1295 Rev. P04.

The overall site QBar is 3.9l/s and the total site surface water drainage will be restricted to this discharge rate. Please refer to the Planning Letter prepared by Pinnacle Consulting Engineers for further details.

### **2.3.3 External Lighting**

The external lighting will be installed as per the External Lighting Design Report, reference DB080-RED-ZZ-Z-RP-E-LITE-0001. .

### **2.3.4 Landscaping**

The Proposed Development design includes for boundary landscaping works. The proposed layout masterplan, reference DB080-MA-LS-XX-DR-L-PLNT-1050, presents both boundary and internal Site breakout landscaping works.

## **2.4 Construction Procedures**

During the construction phase, the methods of working will comply with all relevant legislation and best practice guidelines in reducing the environmental adverse effects of the works. Although construction phase adverse effects are generally of a short-term duration and are localised in nature, the adverse effects will be reduced as far as practicable through compliance with current construction industry guidelines.

A Construction Environmental Management Plan (CEMP) has been prepared and submitted as part of this application for the proposed works. The following Construction Industry Research and Information Association (CIRIA) guidance has been referred to and will be adhered to during the construction phase of the project to prevent water pollution:

- C532 – Control of Water Pollution from Construction, Guidance for Consultants and Contractors [3];
- CIRIA C741- Environmental Good Practice on Site (4<sup>th</sup> edition) [4];
- Guidance for the Treatment of Bats Prior to the Construction of National Road Schemes [5]; and,

- Guidance for the Treatment of Badgers Prior to the Construction of National Road Schemes [6].
- Guidelines on the Management of Noxious Weeds and Non-Native Invasive Plant Species on National Roads [7]; and,
- All works will be undertaken in accordance with the 'Requirements for the Protection of Fisheries Habitat during Construction and Development' [8].

A temporary construction compound will be set up within the northern section of the Site away from the Baldonnell stream.

Works will be limited to:

- Monday - Friday 07:00 hours – 19:00 hours
- Saturday 09:00 hours – 13:00 hours
- Sundays and Public Holidays Closed

An Ecological Clerk of Works (ECoW) will be appointed to the project and will inspect the Site in advance of works commencing and will undertake monthly Site inspections during the works as well as being present during any works adjacent to or near any waterbodies or the trees lines to ensure that they will be completed in line with the mitigation measures detailed within the CEMP.

#### **2.4.1 Temporary Compound**

A temporary construction compound will be set up within the northern section of the Site away from the Baldonnell Stream.

## **3 METHODOLOGY**

### **3.1 Desk Based Studies**

In undertaking this EIA Screening Assessment, a detailed desk-based study was undertaken that included a review of the following information:

- Relevant legislation and guidance;
- Relevant published information pertaining to the Site and surrounding area in regard to all of the stipulated EIAR topics; and,
- Information supplied by the client in relation to the Proposed Development.

### **3.2 Regulatory Context**

#### **3.2.1 Environmental Impact Assessment Screening Legislative and Regulatory Context**

EIA screening requirements derive from the EIA Directive (Directive 2011/92/EU as amended by Directive 2014/52/EU). The amended Directive came into force on 16<sup>th</sup> May 2017 and regulations transposing it into national legislation were signed into law on 19<sup>th</sup> July 2018 as the Planning and Development (Amendment) Act 2018 [9]. There are no changes to the prescribed project types or EIA thresholds under the amended EIA Directive 2014/52/EU. The project types and thresholds set out in the 2001-2010 Regulations remain in effect.

To determine whether it is required to undertake an EIA for the Proposed Development, the following legislation was consulted:

- The Planning and Development Regulations, 2001 (as amended) [10]; and,
- EU Directive 2014/52/EU on the assessment of the effects of certain public and private projects on the environment ('2014 EIA Directive') [11].

In addition, the following guidance documents were reviewed:

- European Commission (June 2017), Environmental Impact Assessment of Projects. Guidance on Screening [12];
- Department of the Environment, Heritage and Local Government (August 2003), Environmental Impact Assessment (EIA) Guidelines for Consent Authorities regarding Sub-threshold Development [13];
- Environmental Protection Agency (EPA) Guidelines on the Information to be contained in Environmental Impact Assessment Reports Draft [14]; and,
- Department of Housing, Planning and Local Government (DHPLG) Transposing Regulations (S.I. No. 296 of 2018) Guidelines for Planning Authorities and An Bord Pleanála on Carrying out Environmental Impact Assessment [15].

### **3.3 Field Based Studies**

An initial habitat survey was undertaken on the 6<sup>th</sup> of November 2020, by two (2No.) suitably qualified MOR Ecologists, with update surveys completed on the 7<sup>th</sup> of June 2021, and the 14<sup>th</sup> of March 2022. These surveys aimed to assess the extent and quality of habitats present on the Site and to identify any potential ecological receptors.



## 4 RECEIVING ENVIRONMENT

This section describes the existing conditions at the Site.

The lands to the immediate east and south comprises the outer grounds of Grange Castle Golf Club. The northern boundary is bounded by the Nagor Road (regional road R134). Beyond the R134 is the Kilcarbery Park a commercial and industrial park.

To the south and west the grounds of Profile Park extend, providing lands serviced and ready for the development of a data centre specifically.

The Site comprises the opening site for Profile Park, facing onto the regional road. The general locality therefore changes from amenity to the east to commercial and industrial /warehousing to the west and north.

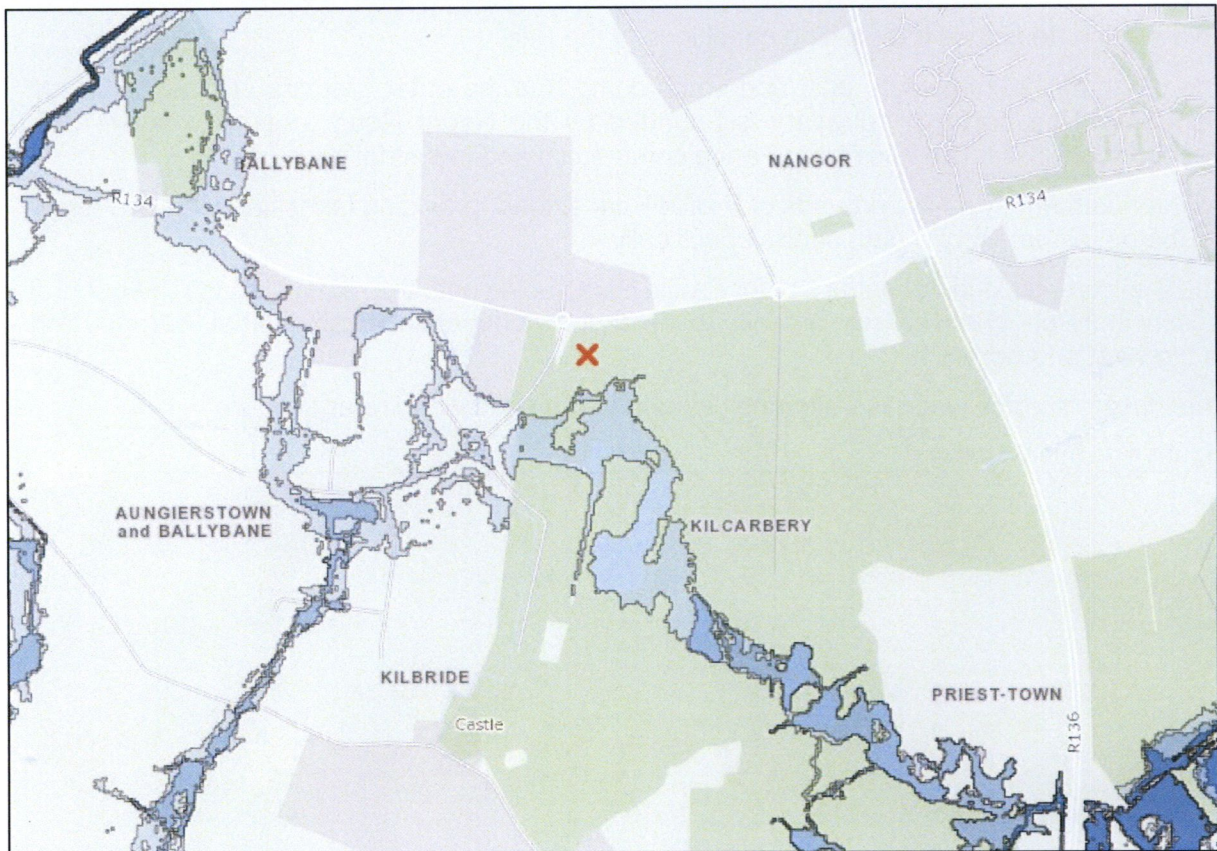
The closest surface water is Baldonnell stream to the southwest, refer to figure 4-1.

**Figure 4-1: Site Context**



Floodinfo.ie was reviewed on 24/03/2022 and confirms that there are no likely flood events on the Site, refer to figure 4-2 below this shows all rivers with high, medium and low risk of flooding and their extents.

Figure 4-2: Extract <https://www.floodinfo.ie/map/floodmaps/> 24/03/2022



There are no SAC, SPA, National Parks adjoining or in close proximity to the Site, refer to Figure 4-3 below.

Figure 4-3: EPA Maps excerpt SAC, SPA, National Parks, 24/03/2022.



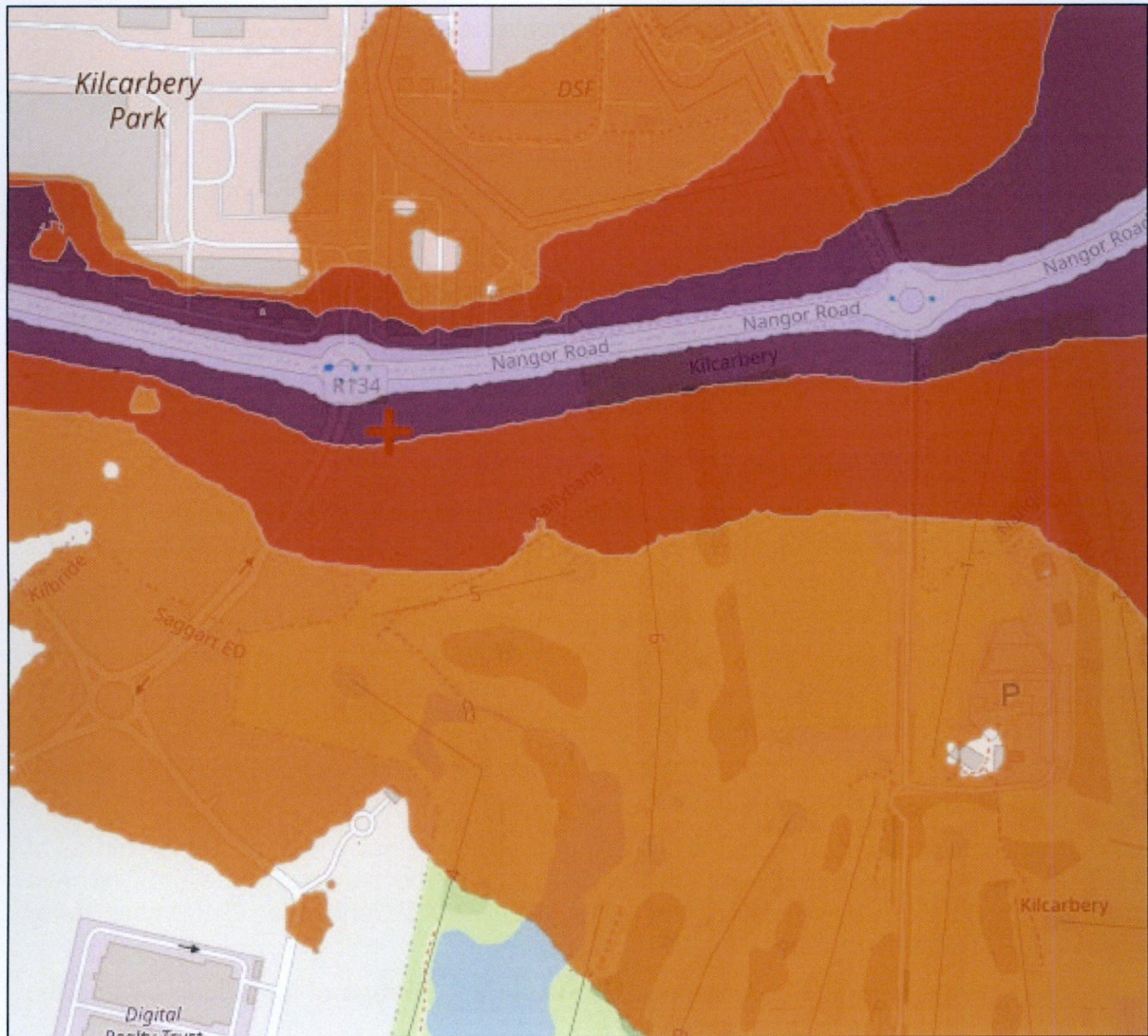
The closest EPA licensed sites are both located to the north of the Site at over 290m.

Figure 4-4: Excerpt EPA Maps, EPA licensed Sites, 08/04/2022



The Site is in a strategically noise mapped location for road noise, refer to Figure 4-5 below.

Figure 4-5: Excerpt EPA Maps Lden Strategic Noise, 08/04/2022



## 5 EIA SCREENING

From an EIA perspective, all proposed developments can be placed in one of the following two groups:

- Those that exceed the regulatory thresholds and require a mandatory EIA; and,
- Those that are sub-threshold and must be assessed on a case-by case basis to determine if they are likely to have significant effects on the environment.

### 5.1 Mandatory EIAR Screening

There are no activities listed within Part 1 of Schedule 5 of the Planning and Development Regulations (as amended) which relate to the Proposed Development. The Proposed Development subject to this EIA Screening Report, therefore, does not fall within the scope of activities listed in Part 1 of Schedule 5 and a mandatory EIA, as classified under Annex I, is not required.

Under Schedule 5 of Planning and Development Regulations, 2001:

*Class 3 (a) of Part 2 – Industrial installations for the production of electricity, steam and hot water not included in Part 1 of this Schedule with a heat output of 300 megawatts or more.*

The production of electricity onsite via the gas fired generators will generate electricity, however, its output will be 10 x 1.6 megawatt gas generators, 8 x 1.31 megawatt emergency generators and 1 x 1 megawatt generator. Therefore, maximum possible output of this facility will be 27.48 megawatts, which is below the threshold of 300 megawatts.

*Class 3 (c) of Part 2 – Installations for surface storage of natural gas, where storage capacity would exceed 200 tonnes.*

The energy centre will be connected to the GNI grid and therefore, there will be no storage of gas onsite and this threshold will not be reached. An application has been made and GNI have confirmed that the Proposed Development will receive a 45MW Connection @400mbar. Refer to RED OSPG Report for full details.

*Class 3 (e) of Part 2 – Installations for the surface storage of fossil fuels, where the storage capacity would exceed 100,000 tonnes.*

The Proposed Development contains alterations to the number of generators and associated fuel storage originally proposed and granted under planning ref. SD21A/0186. As part of the Proposed Development, there will be a total of eight (8No.) emergency generators with a 15,500 litre belly tank to power the data centre and one (1No.) emergency generator with a 8,000 litre belly tank to power the welfare area. Therefore, the amount of fuel stored onsite is a maximum of 132,000 litres (ca. 112.3 tonnes). This is significantly below the mandatory EIA threshold of 100,000 tonnes.

It should also be noted that the fuel storage facilities have been designed inline the relevant industrial standards which conform to Irish regulations. All fuel storage units will be integrally banded and fitted with leak detection systems.

*Class 10 (a) of Part 2 - Industrial estate development projects, where the area would exceed 15 hectares.*

However, the Site which encompasses an area of ca. 2.649 hectares, is significantly below this threshold.

The Proposed Development does not result in development of a class listed in Part 1, or paragraphs 1 to 9 and 11-12 of Part 2 of Schedule 5 of the Planning and Development Regulations, 2001, as amended. Mandatory EIA is therefore not required.

It is further noted that planning application SD06A/0568 which sought authorisation for Profile Park, submitted an Environmental Impact Statement (EIS), which covers the development of the lands in question for an industrial estate, reference:

<http://www.sdublincoco.ie/Planning/Details?regref=SD06A%2F0568>.

## 5.2 Sub-threshold Screening for EIAR

Developments which correspond to Part 2 project types but are below the given threshold must be screened to determine whether they require an EIAR or not. This is done by consideration of criteria set out in Schedule 7 and Schedule 7a of the Planning and Development Regulations, as amended.

While the mandatory requirements for developments are relatively straightforward, being based on readily observable and definable quantum's of type and scale, the discretionary (or sub-threshold) requirements are based on an assessment of the likely significant environmental effects of the Project and will naturally vary on a case by case basis and require greater investigation and diligence in appraisal and precise determination of depending on the complexity of the development and the proposed receiving environment.

Schedule 7 of the Planning and Development Regulations 2001 (as amended) sets out the criteria for assessing whether or not a project will have "likely" and "significant" effects on the environment, in which case an EIA is also required. These criteria include the following:

- Characteristics of proposed development;
- Location of proposed development; and,
- Characteristics of potential impacts.

These criteria, listed in Table 5-1, were considered for the Proposed Development under the topics recommended in EIAR guidance documents.

**Table 6-1: EIAR Screening Criteria as per Schedule 7 of the Planning and Development Regulations (2001 – 2019)**

<b>1. Characteristics of proposed development</b>
<p><i>The characteristics of proposed development, in particular –</i></p> <ul style="list-style-type: none"><li>a) <i>the size and design of the whole of the proposed development,</i></li><li>b) <i>cumulation with other existing development and/or development the subject of a consent for proposed development for the purposes of section 172 (1A) (b) of the Act and/or development the subject of any development consent for the purposes of the Environmental Impact Assessment Directive by or under any other enactment,</i></li><li>c) <i>the nature of any associated demolition works,</i></li><li>d) <i>the use of natural resources, in particular land, soil, water and biodiversity,</i></li><li>e) <i>the production of waste,</i></li><li>f) <i>pollution and nuisances,</i></li><li>g) <i>the risk of major accidents, and/or disasters which are relevant to the project concerned, including those caused by climate change, in accordance with scientific knowledge, and</i></li></ul> <p><i>the risks to human health (for example, due to water contamination or air pollution).</i></p>
<b>2. Location of proposed development</b>
<p><i>The environmental sensitivity of geographical areas likely to be affected by the proposed development, with regard to -</i></p> <ul style="list-style-type: none"><li>a) <i>the existing and approved land use,</i></li></ul>

- b) *the relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground,*
- c) *the absorption capacity of the natural environment, paying particular attention to the following areas:*
  - I. *wetlands, riparian areas, river mouths;*
  - II. *coastal zones and the marine environment;*
  - III. *mountain and forest areas;*
  - IV. *nature reserves and parks;*
  - V. *areas classified or protected under legislation, including Natura 2000 areas designated pursuant to the Habitats Directive and the Birds Directive and;*
  - VI. *areas in which there has already been a failure to meet the environmental quality standards laid down in legislation of the European Union and relevant to the project, or in which it is considered that there is such a failure;*
  - VII. *densely populated areas;*

*landscapes and sites of historical, cultural or archaeological significance.*

### 3.Types and characteristics of potential impacts

*The likely significant effects on the environment of proposed development in relation to criteria set out under paragraphs 1 and 2 (above), with regard to the impact of the project on the factors specified in paragraph (b)(i)(I) to (V) of the definition of 'environmental impact assessment report' in section 171A of the Act, taking into account—*

- a) *the magnitude and spatial extent of the impact (for example, geographical area and size of the population likely to be affected),*
- b) *the nature of the impact,*
- c) *the transboundary nature of the impact,*
- d) *the intensity and complexity of the impact,*
- e) *the probability of the impact,*
- f) *the expected onset, duration, frequency and reversibility of the impact,*
- g) *the cumulation of the impact with the impact of other existing and/or development the subject of a consent for proposed development for the purposes of section 172(1A) (b) of the Act and/or development the subject of any development consent for the purposes of the Environmental Impact Assessment Directive by or under any other enactment, and*
- h) *the possibility of effectively reducing the impact.*

## 6 CHARACTERISTICS OF THE POTENTIAL DEVELOPMENT

Table 5-2 details the development characteristics criteria, as set out in Schedule 7 of the Planning and Development Regulations (2001-2019), considered and provides an assessment relating to the same.

**Table 7-1: Characteristics of the proposed development**

Characteristics of proposed development, in particular:	Screening Assessment Summary / Conclusion	EIA Screened In / Out
a) The size and design of the whole of the proposed development.	The size of the Proposed Development area is approximately ca.2.649 hectares, principally designed for large buildings and ancillary works including access road and landscaping.	<b>Screened out</b>



Characteristics of proposed development, in particular:	Screening Assessment Summary / Conclusion	EIA Screened In / Out
<p>b) The cumulation with other existing development and or development the subject of consent for proposed development for the purposes of section 172(1)(A) (b) of the Act and/or development the subject of any development consent for the purpose of the Environmental Impact Assessment Directive by or under any other enactment.</p>	<p>The Proposed Development will be similar to the existing industrial infrastructure located within Profile Park and be in keeping with the core objectives of Profile Park.</p> <p>Planning application SD06A/0568 included an EIS for the development of the overall industrial park and would have envisaged the development of multiple industrial units, such as the Proposed Development.</p> <p>A Cumulative Air Impact Assessment report was undertaken in response to the Request for Further Information. This report assessed the combined impact of the Proposed Development with standby diesel generators in the neighbouring proposed and operational data storage facilities, proposed energy centres and emissions from nearby IED licensed sites [16]. This Cumulative Air Impact Assessment Report prepared by AWN Consulting Ltd. has been submitted as part of this Request for Further Information. This report concluded that impacts on ambient air quality associated with both the gas generators and the standby diesel generators at the site will be in compliance with the ambient air quality standards which are based on the protection of the environment and human health.</p> <p>In addition, the current data centre development (planning reference: SD21A/0186), directly adjacent to the Site was subject to a Natura Impact Statement (NIS) and therefore assessed the potential for in-combination effects and concluded that there would not be any significant effects on Natura 2000 sites as a result of that development either alone or in-combination with other plans or projects.</p> <p>A NIS was prepared by MOR for the On-site Power Generation (OSPG) compound and submitted as part of the original planning application in May 2022. All methodologies employed were in strict accordance with all relevant legislation and best practice guidelines relevant to Natura 2000 Sites as outlined in the submitted report. The precautionary principle was applied in the preparation of the NIS, with all likely effects on the Natura 2000 sites as a result of the Proposed Development adequately assessed. This was inclusive of potential cumulative effects.</p> <p>The NIS concluded that no adverse cumulative effects arising from the Proposed Development in combination with other developments in the vicinity, will occur on protected sites as a result of the Proposed Development. This conclusion, as outlined in the NIS was based on best scientific information relevant to the Proposed Development.</p>	<p><b>Screened out</b></p>
<p>c) The nature of any associated demolition works.</p>	<p>No demolition work of existing buildings or structures will be required for the provision of the Proposed Development.</p>	<p><b>Screened out</b></p>
<p>d) The use of natural resources, in particular land, soil, water and biodiversity.</p>	<p>The development of the Site will require earthworks involving movement of soil material and regrading of ground.</p> <p>The reuse of soil / rock materials from within the Site, as per the Circular Economy principles, will be undertaken. Therefore, the environmental impact of hauling materials from the Site to licensed disposal facilities will be minimised.</p>	<p><b>Screened out</b></p>

Characteristics of proposed development, in particular:	Screening Assessment Summary / Conclusion	EIA Screened In / Out
	The use of natural resources is deemed to be modest and not to a scale that would warrant an EIA.	
e) The production of waste.	<p>The construction phase of the Proposed Development will likely generate waste such as plastic wrapping, strips, containers, polystyrene and wooden pallets etc. Waste will be collected and segregated on-site before being removed off-site and recycled or disposed of at a licensed waste facility.</p> <p>If any unsuitable materials are encountered, they will have to be removed offsite to a suitably permitted or licensed facility. Given the current site conditions it is not envisaged that any unsuitable materials will be generated.</p> <p>During the operational phase wastes will be managed in accordance with relevant procedures and all relevant waste management legislation.</p> <p>Therefore, a further assessment on potential impacts in the context of an EIA is not warranted.</p>	<b>Screened out</b>
f) Pollution and Nuisances	<p>Construction works will be subject to the standard health and safety controls and will be short-term in nature.</p> <p>Emissions that could result in pollution and/or nuisance will include emissions to air from generators (NO<sub>x</sub>), noise and stormwater discharge.</p> <p>Emissions to air from the proposed generators were originally assessed by the means of an Air Dispersion Modelling report prepared by AWN Consulting Ltd. submitted as part of the planning application for the Proposed Development [17]. The conclusion of this report is that emissions from the Proposed Development alone and cumulatively with the adjacent developments will be in compliance with ambient air quality standards.</p> <p>In addition, in response to the Request for Further Information, an updated Cumulative Air Impact Assessment Report was undertaken by AWN Consulting Ltd. This report concluded that impacts on ambient air quality associated with both the gas generators and the standby diesel generators at the site will be in compliance with the ambient air quality standards which are based on the protection of the environment and human health [16].</p> <p>A specialist noise assessment has been completed for the Proposed Development by AWN Consulting Ltd. [18]. This report concluded that the Proposed Development is expected to comply with the identified noise nuisance criteria for the construction, operational and decommissioning phases.</p> <p>It should also be noted that the fuel storage facilities for the backup generators have been designed in line with the relevant industrial standards which conform to Irish regulations. All fuel storage units will be integrally bunded and fitted with leak detection systems.</p>	<b>Screened out</b>
g) The risk of major accidents, and/ or disasters which are relevant to the project	Potential risks associated with the construction phase include uncontrolled release of pollutants through a major	<b>Screened out</b>

Characteristics of proposed development, in particular:	Screening Assessment Summary / Conclusion	EIA Screened In / Out
<p>concerned, including those caused by climate change, in accordance with scientific knowledge.</p>	<p>construction related accident through uncontrolled construction works.</p> <p>Built-in safety systems are also incorporated including gas and fire detection with an automatic isolation valve on gas supply.</p> <p>The national flood hazard mapping was consulted. No historic flood events were noted within the Site or within close proximity.</p> <p>Therefore, a further assessment on potential impacts in the context of an EIA is not warranted.</p>	
<p>h) The risks to human health (for example, due to water contamination or air pollution).</p>	<p>The Site is located within an area of low population density. There would be limited risks to human health during the construction phase. The potential for human health impacts during this phase would be largely limited to those associated with noise and dust.</p> <p>During the operational phase, the main risks to human health would include emissions to air and noise. Air Dispersion Modelling conducted by AWN Consulting showed that the Proposed Development would not lead to breach of Air Quality Standards set for protection of human health [17]. In addition, the conclusion of the updated Cumulative Air Impact Assessment Report stated that impacts on ambient air quality associated with both the gas generators and the standby diesel generators at the site will be in compliance with the ambient air quality standards which are based on the protection of the environment and human health [16].</p> <p>A specialist noise assessment has been completed for the Proposed Development by AWN Consulting. This report concluded that in Proposed Development is expected to comply with the identified noise nuisance criteria for the construction, operational and decommissioning phases. Standard construction stage mitigation measures have been included for the Proposed Development within the AWN report [18].</p> <p>The Proposed Development will not likely create significant risk to human health during normal operation and therefore an EIA is not required on this basis.</p>	<p><b>Screened out</b></p>

## 7 LOCATION OF PROPOSED DEVELOPMENT

A description of the location of the Proposed Development, as set out in Schedule 7 of the Planning and Development Regulations (2001-2019), with regard to the environmental sensitivity of the geographical area likely to be affected is required. Table 5-3 details the criteria considered and provides an assessment relating to same.

**Table 8-1: Location of Proposed Development.**

The environmental sensitivity of geographical areas likely to be affected by the proposed development, with particular regard to -	Screening Assessment	EIA Screened In / Out
a) The existing and approved land use.	<p>The Site is located within an IDA managed industrial park targeting data centres.</p> <p>The Proposed Development is in keeping with the Land-use Zoning Objective EE which states the following aim: "To provide for enterprise and employment related uses" [2].</p> <p>Further assessment on potential impacts in the context of an EIA is not warranted.</p>	<b>Screened out</b>
b) The relative abundance, quality and regenerative capacity of natural resources (including soil, land, water, biodiversity) in the area and its underground.	<p>The mature hedgerow / treeline on the boundary of the Site have been the subject of a specialist assessment. The findings of these assessments have been taken into consideration as part of the design and landscaping of the Proposed Development and will be retained.</p> <p>Development of this surface area will not have a significant impact on the quality and regenerative capacity of natural resources in the area. No significant impacts related to the Proposed Development are predicted with such measures in place and therefore, an EIA is not warranted in this regard.</p>	<b>Screened out</b>
<p>c) The absorption capacity of the natural environment, paying particular attention to the following areas:</p> <ul style="list-style-type: none"> <li>(i) wetlands, riparian areas, river mouths;</li> <li>(ii) coastal zones and the marine environment;</li> <li>(iii) mountain and forest areas,</li> <li>(iv) nature reserves and parks,</li> <li>(v) areas classified or protected under legislation, including Natura 2000 areas designated pursuant to the Habitats Directive and the Birds Directive and;</li> <li>(vi) areas in which there has already been a failure to meet the environmental quality standards laid down in legislation of the European Union and relevant to the project, or in which it is considered that there is such a failure;</li> </ul>	<p>The proposed development does not contain or is not likely to affect any of the criteria/ areas: (iii), (iv) and (vii). An examination of the potential effects on the remaining criteria is undertaken below:</p> <p><b>(i) (ii) (iii) (iv) (v) (vi) (vii) and (viii)</b> These habitats are not in proximity to the site.</p> <p><b>(v)</b> A NIS has been undertaken in relation to the Proposed Development and will be submitted with the planning application. The NIS concluded that there is potential for direct &amp; indirect effects on Natura 2000 designated areas and to qualifying Annex II species, without specific and appropriate pollution control and work control / disturbance avoidance measures being employed. The NIS will be submitted to appropriately assess, avoid and mitigate against these potential impacts. Therefore, further assessment on potential impacts in the context of an EIA is not warranted.</p> <p>Therefore, an EIA is not required to ensure careful design, assessment and mitigation as part of an EIA process.</p>	<b>Screened out</b>

The environmental sensitivity of geographical areas likely to be affected by the proposed development, with particular regard to -	Screening Assessment	EIA Screened In / Out
(vii) densely populated areas; (viii) landscapes and sites of historical, cultural or archaeological significance		

## 8 TYPES AND CHARACTERISTIC OF POTENTIAL IMPACTS

Table 5-4 details the screening assessment relating to the types and characteristics of potential impacts, as set out in Schedule 7 of the Planning and Development Regulations (2001-2019).

**Table 9-1: Characteristics of Potential Impact**

The likely significant effects on the environment of proposed development taking into account:	Screening Assessment	EIA Screened In / Out
a. The magnitude and spatial extent of the impact (for example, geographical area and size of the affected population).	The Proposed Development encompasses a site area of less than 5Ha, within an approved industrial park. The site has connections to all relevant services needed to support the operational phase of the development.	<b>Screened out</b>
b. The nature of the impact.	<ul style="list-style-type: none"> <li>• During construction short term impacts in relation to noise, dust, and water runoff are a risk, however these risks are common to any construction project and can be adequately controlled through standard construction controls.</li> <li>• Operational phase will present minimal onsite emission other than storm water, which will be collected and directed through the onsite attenuation pond.</li> <li>• The specialist noise report prepared by AWN Consulting Ltd., submitted as part of this planning application, concluded that noise emissions during the operational phase of the Proposed Development will not cause significant likely effects to sensitive receptors in the wider area [18].</li> <li>• According to the Air Quality and Climate Impact Assessment Report prepared by AWN Consulting Ltd., no significant impacts on local air quality are likely as a result of the Proposed Development. All operational and emergency operational emissions are predicted to comply with relevant Air Quality Standards (AQS) [17].</li> <li>• According to the Air Quality and Climate Impact Assessment Report prepared by AWN Consulting Ltd., the Proposed Development is considered to have direct, negative, long-term and slight impact on climate due to the projected carbon emissions predicted to be generated from powering the Site. However, these</li> </ul>	<b>Screened out</b>

The likely significant effects on the environment of proposed development taking into account:	Screening Assessment	EIA Screened In / Out
	<p>emissions will be regulated under the Emissions Trading Systems (ETS) [17].</p> <ul style="list-style-type: none"> <li>In response to the Request for Further Information, an updated Cumulative Air Impact Assessment Report was undertaken by AWN Consulting Ltd., this report concluded that in the worst-case year, the DB8 gas generators, standby diesel generators, as well as the existing IED licenced sites, and other neighbouring proposed and operational data storage and energy centre facilities in the vicinity of the site, could operate for a maximum of 3,500 hours before there is a likelihood of an exceedance of the ambient air quality standard (at a 98th percentile confidence level). For full details refer to the report submitted as part of this Request for Further Information response.</li> </ul> <p>Further assessment on potential impacts in the context of an EIA is not warranted. However, it should be noted that specialist additional assessments have been undertaken and have been submitted in support of this application.</p>	
c. The transboundary nature of the impact.	<p>During normal operations at the Site, there will be no transboundary impacts due to the Proposed Development, refer to the specialist noise and air reports prepared by AWN Consulting Ltd. and the NIS and Ecological Impact Assessment (EclA) prepared by MOR for full details.</p> <p>Further assessment on potential impacts in the context of an EIA is not warranted.</p>	Screened out
d. The intensity and complexity of the impact.	<p>The normal operation of the Proposed Development will be relatively simple, with limited environmental emissions. The key resource consumed will be gas, to power the 10No. generators used to supply the data centre with energy.</p> <p>Specialist noise and air reports have been prepared by AWN Consulting Ltd. and an NIS and EclA have been prepared by MOR, refer to these reports for full details.</p> <p>Further assessment on potential impacts in the context of an EIA is not warranted.</p>	Screened out
e. The probability of the impact.	<p>Normal operations are unlikely to result in local direct impacts. The emissions to air, CO<sub>2</sub> emissions and noise emissions are independently assessed as part of this planning submission. Based on the findings of these reports, no likely significant impacts to the environment are predicted.</p> <p>Further assessment on potential impacts in the context of an EIA is not warranted.</p>	Screened out
f. The expected onset, duration, frequency and reversibility of the impact.	<p>In the Medium (7-15 Years) and Long-term (15-60 years) duration, the nature of the Proposed Development operations will be like other data centres. In the event of a requirement to reverse the impacts from the operation the Site can be shut down, and the buildings re-purposed or demolished, returning the land to a similar condition as to pre-development conditions.</p> <p>Further assessment on potential impacts in the context of an EIA is not warranted.</p>	Screened out

The likely significant effects on the environment of proposed development taking into account:	Screening Assessment	EIA Screened In / Out
<p>g. The cumulation of the impact with the impact of other existing and/ or development the subject of a consent for proposed development for the purposes of section 172 (1 A) (b) of the Act and/ or development subject of any development consent for the purposes of Environmental Impact Assessment Directive by or under any other enactment,</p>	<p>Profile Park is an established business park for data centre development authorised in 2006, with a holistic assessment conducted prior to the development of the serviced sites. This Proposed Development fits with the scope and nature of the locality.</p> <p>AWN Consulting Ltd. Air Dispersion Modelling Report contains the assessment of cumulative impacts of emissions to air from the Proposed Development together with the emissions to air from the neighbouring facilities, focusing on NO<sub>x</sub> emissions [17]. This cumulative assessment showed no breach of Air Quality Standard for either short-term or annual NO<sub>x</sub> [17]. In response to the Request for Further Information, an updated Cumulative Air Impact Assessment Report was prepared by AWN Consulting Ltd. which expanded the cumulative assessment to cover the DB8 gas generators, standby diesel generators, as well as the existing IED licenced sites, and other neighbouring proposed and operational data centres and energy centre facilities in the vicinity of the Site [16].</p> <p>This report concluded that in the worst-case year, the DB8 gas generators, standby diesel generators, as well as the existing IED licenced sites, and other neighbouring proposed and operational data storage and energy centre facilities in the vicinity of the Site, could operate for a maximum of 3,500 hours before there is a likelihood of an exceedance of the ambient air quality standard (at a 98th percentile confidence level). However, the report states that the UK guidance recommends there should be no running time restrictions placed on standby generators which provide power on site only during an emergency power outage. For full details refer to the report submitted as part of this Request for Further Information response.</p> <p>The specialist noise assessment submitted presents the noise impact of the Proposed Development cumulatively with the granted Data Centre onsite [18]. The noise assessment concludes the relevant adopted noise criteria are satisfied in all instances [18].</p> <p>Therefore, further assessment on potential impacts in the context of an EIA is not warranted.</p>	<p><b>Screened out</b></p>
<p>h. The possibility of effectively reducing the impact.</p>	<p>It is unlikely that undertaking an EIA would result in further reduction of these potential impacts, therefore further assessment on potential impacts in the context of an EIA is not warranted.</p>	<p><b>Screened out</b></p>

## 9 CONCLUSIONS

This revised EIA screening assessment report has reviewed the potential for the Proposed Data Centre Equinix DB8, Power Generator and associated works at Profile Park, Co. Dublin to be considered as an EIA development. Updated assessments including a Cumulative Air Impact Assessment Report by AWN Consulting Ltd. have been completed in response to the Request for Further Information issued by South Dublin County Council and have been taken into account when preparing this report.

Based on the findings of this revised EIA screening assessment, the Proposed Development does not require a mandatory EIAR, nor does it meet the criteria where a sub-threshold EIA would be warranted.

There is no requirement to submit an EIAR in support of the planning application for the Proposed Development.



## 10 REFERENCES

- [1] SDCC, "South Dublin County Council Planning Portal," 2022. [Online]. Available: <https://sdublincoco.maps.arcgis.com/apps/webappviewer/index.html?id=004b5a1a557a4c1a91b4629923f9d4b7>.
- [2] SDCC, "South Dublin County Council Development Plan 2016-2022," South Dublin County Council , Dublin, 2016.
- [3] CIRIA, "C532 – Control of Water Pollution from Construction, Guidance for Consultants and Contractors," 2011.
- [4] CIRIA, "C741 - Environmental Good Practice on Site (4th edition).," 2015.
- [5] NRA, "Guidelines for the Treatment of Bats prior to the Construction of National Road Schemes," National Roads Authority , Dublin, 2006.
- [6] NRA, "Guidelines for the Treatment of Badgers prior to the Construction of National Road Schemes," National Roads Authority, Dublin, 2006.
- [7] NRA, "Guidelines on the Management of Noxious Weeds and Non-Native Invasive Plant Species on National Roads," National Roads Authority, 2010.
- [8] Inland Fisheries Ireland , "Guidance and Protection of Fisheries during Construction Works in an adjacent to Water," IFI, Dublin, 2016.
- [9] Statutory Instrument, "The Planning and Development (Amendment) Act," office of the Attorney General, Dublin, 2018.
- [10] Statutory Instrument, "the Planning and Development Regulations (as amended)," 2001.
- [11] European Parliament, "Directive 2014/52/EU of the European Parliament and of the Council of 16 April 2014 amending Directive 2011/92/EU on the assessment of the effects of certain public and private projects on the environment Text with EEA relevance," 2014.
- [12] EU, "Environmental Impact Assessment of Projects. Guidance on Screening," 2017.
- [13] DEHLG, "Guidelines for Consent Authorities regarding Sub-threshold Development," 2003. [Online]. Available: <http://www.housing.gov.ie/sites/default/files/migrated-files/en/Publications/Environment/Miscellaneous/FileDownload%2C1804%2Cen.pdf>.
- [14] EPA, "Guidelines on the Information to be contained in Environmental Impact Assessment Reports Draft," 2017.

- [15] DHPLG, "Transposing Regulations (S.I. No. 296 of 2018) Guidelines for Planning Authorities and An Bord Pleanála on Carrying out Environmental Impact Assessment," 2018.
- [16] AWN Consulting Ltd., "Equinix DB8 On-Site Power Generation Cumulative Air Quality Assessment," AWN Consulting Ltd. , 2022.
- [17] AWN Consulting Ltd., "Equinix DB8 On-site Power Generation Air Quality and Climate Assessment," Awn Consulting, Dublin, 2022.
- [18] AWN Consulting Ltd., "On-site Power Generation Noise Assessment," Awn Consulting, Dublin, 2022.



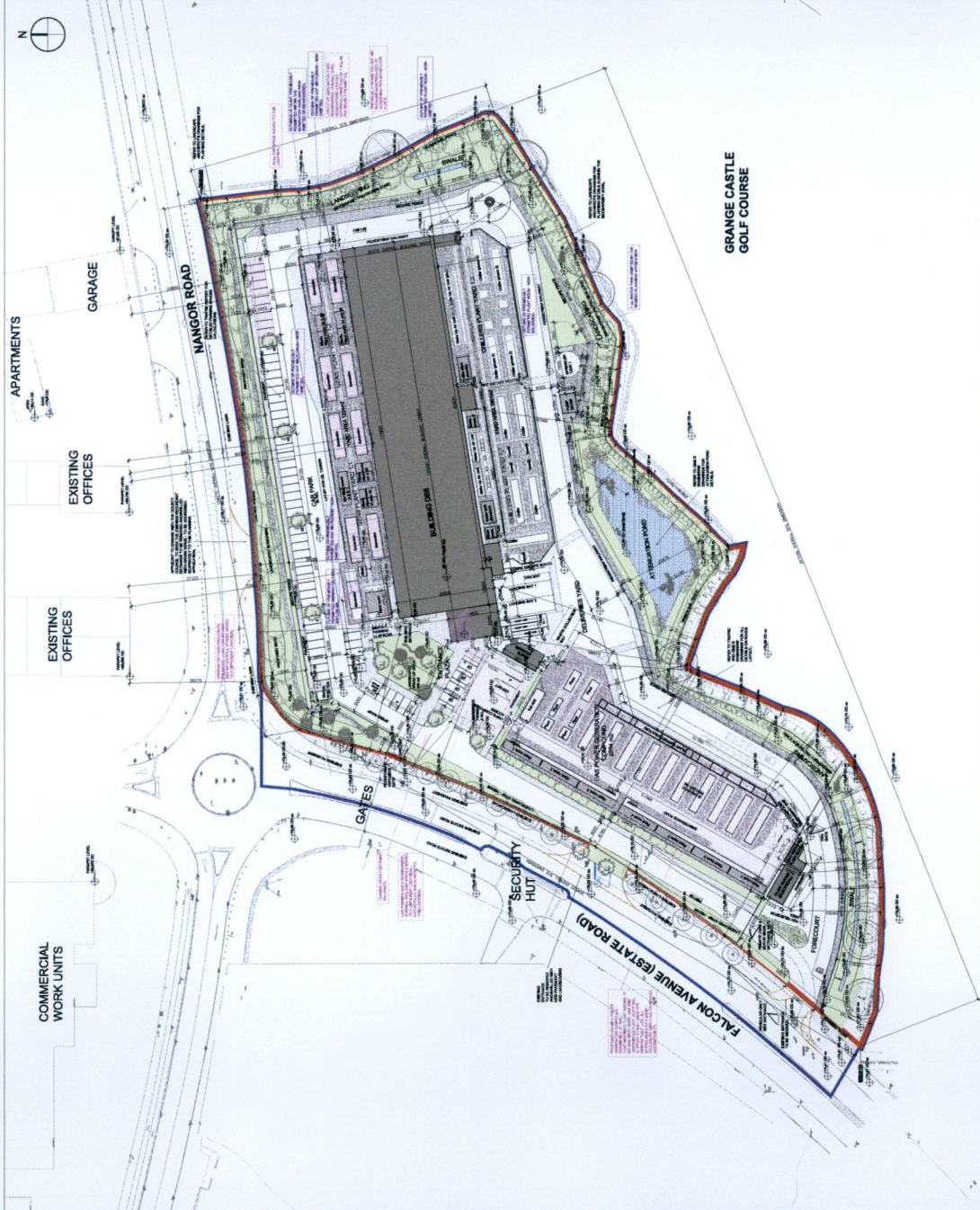
# APPENDICES

# APPENDIX A



Client: **EQUINIX**  
 HAZARD IDENTIFICATION LEGEND:  
 CONTROL / MITIGATION MEASURES

- NOTES:  
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE EQUINIX DESIGN AND CONSTRUCTION STANDARDS.  
 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE EQUINIX DESIGN AND CONSTRUCTION STANDARDS.  
 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE EQUINIX DESIGN AND CONSTRUCTION STANDARDS.
- EXISTING BUILDINGS
  - NEW BUILDINGS
  - EXISTING LANDSCAPE
  - NEW LANDSCAPE
  - EXISTING PAVEMENT
  - NEW PAVEMENT
  - EXISTING UTILITIES
  - NEW UTILITIES
  - EXISTING SERVICES
  - NEW SERVICES
  - EXISTING FENCES
  - NEW FENCES
  - EXISTING WALLS
  - NEW WALLS
  - EXISTING ROADS
  - NEW ROADS
  - EXISTING DRIVEWAYS
  - NEW DRIVEWAYS
  - EXISTING PARKING
  - NEW PARKING
  - EXISTING PLANTING
  - NEW PLANTING
  - EXISTING LIGHTING
  - NEW LIGHTING
  - EXISTING SECURITY
  - NEW SECURITY
  - EXISTING SIGNAGE
  - NEW SIGNAGE
  - EXISTING UTILITIES
  - NEW UTILITIES
  - EXISTING SERVICES
  - NEW SERVICES
  - EXISTING FENCES
  - NEW FENCES
  - EXISTING WALLS
  - NEW WALLS
  - EXISTING ROADS
  - NEW ROADS
  - EXISTING DRIVEWAYS
  - NEW DRIVEWAYS
  - EXISTING PARKING
  - NEW PARKING
  - EXISTING PLANTING
  - NEW PLANTING
  - EXISTING LIGHTING
  - NEW LIGHTING
  - EXISTING SECURITY
  - NEW SECURITY
  - EXISTING SIGNAGE
  - NEW SIGNAGE



Project: Equinix DBB  
 Drawing Title: Proposed Site Layout Plan

Drawing Number: DBB00-RKD-00-ZZ-DR-A-SITE-1035  
 Scale: 1:500  
 Paper Size: A1  
 Date: 04/20/2024  
 Version: 04

