

Comhairle Chontae Atha Cliath Theas

PR/3662/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22A/0349 **Application Date:** 06-Sep-2022
Submission Type: New Application **Registration Date:** 06-Sep-2022
Correspondence Name and Address: Michael D O'Connell, PM Group Killakee House,
Belgard Square, Tallaght, Dublin 24
Proposed Development: Modifications to the existing main site entrance to
comprise of minor realignment of the internal access
road with adjusted road marking and roadside
bollards; Removal of 3 existing security traffic arms;
Installation of 3 new security traffic arms and
installation of 3 underground lifting security road
blockers together with associated communications
and electrical services; Provision of 2 set-down only
parking spaces and all associated site drainage and
installation works.
Location: Dublin Google Data Centre, Grange Castle Business
Park South, 22, Baldonnell Road, Dublin 22
Applicant Name: Google Ireland Limited
Application Type: Permission

(SW)

Description of Site and Surroundings

Site Area: stated as 0.302 Hectares on the application form.

Site Description

The subject site is located within the Grange Castle Business Park. The area within the redline contains an access to a business premises. The wider site is comprised of a data storage facility, warehouse building and a HV substation with ancillary buildings.

Proposal

Permission is being sought for:

- Modifications to the existing main site entrance to comprise of
 - minor realignment of the internal access road with adjusted road marking and roadside bollards;
 - Removal of 3 existing security traffic arms;

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- Installation of 3 new security traffic arms and installation of 3 underground lifting security road blockers together with associated communications and electrical services;
- Provision of 2 set-down only parking spaces and all associated site drainage and installation works.

Zoning

The subject site is zoned 'EE': *'To provide for enterprise and employment related uses'* under the South Dublin County Development Plan 2022-2028.

CDP Maps: Bird hazard, Flood zone B, inner horizontal surface (Casement).

Consultations

EHO: No report received at time of writing.

Waste Management: No report received at time of writing.

Water Services: No objections, subject to conditions.

Irish Water: No objections, subject to conditions.

Roads: Additional information requested.

Parks: No report received at time of writing.

Heritage: No report received at time of writing.

TII: No observations.

NTA: No report received at time of writing.

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

Environmental Protection Agency: No report received at time of writing.

Department of Defence: No report received at time of writing.

Public Lighting: No report received at time of writing.

SEA Sensitivity Screening – the subject site overlaps with the following layers:

- Bird Hazards
- Inner Horizontal Surface for Casement
- Riparian

Submissions/Observations/Representations

None.

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Relevant Planning History

Application site:

ED22/0001 Entrance upgrade comprising: (1) 3 heavy duty barriers & controls with 3 new smaller traffic arms and 3 road blockers; (2) Upgrade includes removal of existing island and construction of a smaller central island in a new position and all ancillary works in relation to the upgrade. **Declared not exempt**

SD14A/0284 Alterations to previously granted Reg. Ref. SD14A/0023 consisting of alterations to the position of the security gatehouse and security gates, internal roads layout, attenuation ponds, access road to the two storey substation; alterations to the double height warehouse elevations plus an additional internal mezzanine level (floor area 165sq.m); alterations to the single storey substation building (increase in additional floor area of 88sq.m and compound area; alterations to the height of the Load Bank Garage Building; additional 27 car parking spaces; removal of previously granted MV substation to north west of site; all associated site development works required as part of the above mentioned alterations. **Permission Granted**

SD14A/0023 Construction of a two-storey data storage facility (30,361sq.m.), a double height warehouse building (1,670 sq.m) and a HV Substation area with two buildings; 1 no. 2 storey building (968sq.m.) and 1 no. single storey building (190 sq.m) and associated site development works. Permission is also sought for a new site access and entrance gates, a security gatehouse, security gates, load bank garage, perimeter fencing, internal roadways, sprinkler tank, pump house, 10KV substation, water and fuel tanks, attenuation ponds, hard and soft landscaping, 83 no. new car parking spaces and bicycle shelter with ancillary site works. The highest point of any of the buildings is within 20m of the original ground level with the 25 no. stacks at 25m. Provision for a temporary construction entrance and haul road off the Baldonnel Road to the south of the site has been allowed for; an EIS (Environmental Impact Statement) will be submitted with this application, all on a 11.25 ha site. **Permission Granted**

SD06A/0568/EP 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. **Grant Extension of Duration**

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SD06A/0568 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. **Permission Granted**

Google site:

SD16A/0148 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) 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 **Permission Granted**

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

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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. **Permission Granted**

SD10A/0063 New 8m diameter sprinkler tank (8.5m in height) and pump house (floor area 30sq.m) to the rear of existing semi-detached warehouse unit and associated site works on previously approved development Reg. Ref. SD08A/0052 on a 0.45 Ha site. **Permission Granted**

SD07A/0280 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 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). **Permission Granted**

Relevant Enforcement History

None identified in APAS.

Pre-Planning Consultation

None.

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

Policy NCBH3: Natura 2000 Sites

Policy G11: Overarching

Policy G12: Biodiversity

Policy G13: Sustainable Water Management

Policy G14: Sustainable Drainage Systems

Policy G15: Climate Resilience

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Policy QDP7: High Quality Design – Development General

Policy QDP11: Materials, Colours and Textures

Policy SM2: Walking and Cycling

Policy SM7: Car Parking and EV Charging

Policy EDE1: Overarching

Policy IE2: Water Supply and Wastewater

Policy IE3: Surface Water and Groundwater

Policy IE4: Flood Risk

Policy IE7: Waste Management

Policy IE8: Environmental Quality

Policy IE13: Noise

12.3.1 Appropriate Assessment

12.3.2 Ecological Protection

12.3.3 Environmental Impact Assessment

12.4.2 Green Infrastructure and Development Management

12.4.3 Riparian Corridors

12.5.1 Universal Design

12.5.2 Design Considerations and Statements

12.7.1 Bicycle Parking / Storage Standards

12.7.4 Car Parking Standards

12.9.2 Enterprise and Employment Areas

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

12.10.1 Energy Performance in New Buildings

12.11.1 Water Management

12.11.3 Waste Management

12.11.4 Environmental Hazard Management

Relevant Government Guidelines

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

Regional Spatial & Economic Strategy 2019 - 2031, Eastern & Midlands Regional Assembly, (2019).

The Planning System and Flood Risk Management - Guidelines for Planning Authorities, Department of the Environment, Heritage and Local Government & OPW, (2009).

Circular PL 2/2014 Flooding Guidelines

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

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OPR Practice Note PN01 Appropriate Assessment Screening for Development Management (March 2021).

Assessment

The main issues for assessment relate to:

- Zoning and Council Policy;
- Visual Amenity;
- Residential Amenity;
- Green Infrastructure;
- Access and Parking;
- Infrastructure and Environmental Services;
- Screening for Environmental Impact Assessment; and
- Screening for Appropriate Assessment.

Zoning and Council Policy

The subject site is zoned 'EE': *'To provide for enterprise and employment related uses'* under the South Dublin County Development Plan 2022-2028.

The proposal involves the modification of existing infrastructure and is, therefore, permitted in principle.

Visual Amenity

The proposal indicates a number of changes to the entrance, including changes to traffic barriers and bollards. The site is not in a prominent location and these changes would not have a significant impact.

Residential Amenity

Considering the scope of the works and distance from dwellings, there would not be any significant impacts on residential amenity.

Green Infrastructure

It is noted that the cross section indicated existing planters will be retained.

The subject application provides for alterations to an existing area of hard standing. The site is not located within a Primary GI Corridor or Secondary GI Link as identified in the Green Infrastructure Strategy Map (Figure 4.4 and fully detailed in Appendix 4 of the South Dublin County Development Plan 2022-2028). It is noted that the application includes for SuDS measures in the form of planters.

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Having regard to the extent of the works and the retention of the planters, it is considered that the subject development has incorporated Green Infrastructure and will protect, manage and enhance the GI resources on the subject site. As such, the proposal is in accordance with GI1 Objective 4, GI4 Objective 1, GI2 Objective 4 and Section 12.4.2 of the South Dublin County Development Plan 2022 – 2028.

Access and Parking

The Roads Department has stated “*The proposed realignment of the internal access road with adjusted road marking and roadside bollards are deemed to be satisfactory by the roads department of SDCC, as is the provision of 2 set-down parking spaces with only AutoTRAK analysis required to prove the design of the realignment*”.

Additional information has been requested, however, given the extent of the works proposed, conditions are recommended in this instance.

Infrastructure and Environmental Services

The Water Services report notes that the site is within an area of flood risk. Conditions are requested regarding the distance from existing water infrastructure.

Irish Water has raised no objections, subject to conditions.

Screening for Environmental Impact Assessment

Having regard to the modest nature of the proposed development, and the distance of the site from nearby sensitive receptors, there is no likelihood of significant effects on the environment arising from the proposed development. The need for environmental impact assessment can, therefore, be excluded at preliminary examination and a screening determination is not required.

Screening for Appropriate Assessment

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

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

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

An appropriate assessment is not, therefore, required.

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Development Contributions

Alterations – 0sq.m
Assessable area = nil

SEA Monitoring

Building use type proposed: alterations to access
Floor Area: 0sq.m
Land type: Brownfield
Site Area: 0.302 Hectares.

Conclusion

Having regard to the information submitted, the consultee reports and the CDP 2022-2028, the proposed development is considered acceptable and in compliance with Council policy and in keeping with the proper planning and sustainable development of the area.

Recommendation

I recommend that a decision be made pursuant to the Planning & Development Act 2000, as amended, for the reasons set out in the First Schedule hereto, to Grant Permission for the said development in accordance with the said plans and particulars, subject to the condition(s) specified in the Second Schedule hereto, the reasons for the imposition of the said condition(s) being as set out in the said Second Schedule.

FIRST SCHEDULE

It is considered that the proposed development accords with the policies and objectives of South Dublin County Council, as set out in the South Dublin County Council Development Plan 2022 - 2028 and subject to the conditions set out hereunder in the Second Schedule is hereby in accordance with the proper planning and sustainable development of the area.

SECOND SCHEDULE

Conditions and Reasons

1. Development in accordance with submitted plans and details.
The development shall be carried out and completed in its entirety fully in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.
REASON: To ensure that the development shall be in accordance with the permission and that effective control be maintained.

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2. Amendments.

Prior to the commencement of development the applicant, owner or developer shall submit the following for the written agreement of the Planning Authority:

Revised plans that incorporate all of the following amendments-

(a) AutoTRAK analysis for large vehicle movements accessing the site and passing safely through the proposed new road layout (2no. drawings required for both HGV and articulated truck movements).

(b) indication of the setback distance between proposed development and existing surface water sewer adjacent to same. There shall be a minimum setback distance of at least 3m from a 225mm surface water sewer

REASON: To protect the amenities of the area and in the interests of the proper planning and sustainable development of the area.

3. 1. All items and areas for taking in charge shall be undertaken to a taking in charge standard. Prior to the commencement of development, the applicant shall submit construction details of all items to be taken in charge. No development shall take place until these items have been agreed.

2. Prior to commencement of development, the applicant shall submit a developed Construction Traffic Management Plan for the written agreement of the Planning Authority.

3. Prior to the commencement of development, the applicant shall submit a Public Lighting Design for the written agreement of the Planning Authority .

4. Any road marking proposed and or to be installed shall comply with most up to date Chapter 7 (ROAD MARKINGS) of the Traffic Signs Manual.

5. Any road sign proposed and or to be installed shall comply with most up to date Chapter 6 (WARNING SIGNS) of the Traffic Signs Manual.

6. Any road sign proposed and or to be installed shall comply with most up to date Chapter 5 (REGULATORY SIGNS) of the Traffic Signs Manual.

REASON: In the interests of road safety and sustainable transport.

4. Drainage - Irish Water.

(a) The water supply and drainage infrastructure, shall comply with the requirements of Irish Water.

(b) There shall be complete separation of the foul and surface water drainage systems, both in respect of installation and use.

(c) All works for this development shall comply with the requirements of the Greater Dublin Regional Code of Practice for Drainage Works. REASON: In the interests of public health, the proper planning and sustainable development of the area and in order to ensure adequate water supply and drainage provision.

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5. Minimise Air Blown Dust.

During the construction and or demolition phase of the development, Best Practicable Means shall be employed to minimise air blown dust being emitted from the site. This shall include covering skips and slack-heaps, netting of scaffolding, daily washing down of pavements or other public areas, and any other precautions necessary to prevent dust nuisances. The applicant/developer shall comply with British Standard B.S. 5228 Noise Control on Construction and Open sites and British Standard B.S. 6187 Code of Practice for demolition.

REASON: In the interest of public health and to uphold the Council's policies set out in the South Dublin County Council Development Plan.

6. Construction Noise and Hours.

To control, limit and prevent the generation of unacceptable levels of Environmental Noise Pollution from occurring during construction activity, no Equipment or Machinery (to include pneumatic drills, on-site construction vehicles, generators, etc.) that could give rise to unacceptable levels of noise pollution as set out generally for evening and night-time in S.I. No. 140/2006 - Environmental Noise Regulations 2006 shall be operated on the site before 7.00 hours on weekdays and 9.00 hours on Saturdays nor after 19.00 hours on weekdays and 13.00 hours on Saturdays, nor at any time on Sundays, Bank Holidays or Public Holidays.

Any construction work outside these hours that could give rise to unacceptable levels of noise pollution shall only be permitted following a written request to the Planning Authority and the subsequent receipt of the written consent of the Planning Authority, having regard to the reasonable justification and circumstances and a commitment to minimise as far as practicable any unacceptable noise outside the hours stated above. In this respect, the applicant or developer shall also comply with BS 5228:2009 Noise and Vibration Control on Construction and Open Sites, and have regard to the World Health Organisation (WHO) – Guidelines for Community Noise (1999).

The applicant or developer shall also endeavour to engage in local consultation in respect of any noise sensitive location within 30 metres of the development as approved prior to construction activity commencing on site. Such noise sensitive locations should be provided with the following:

- Schedule of works to include approximate timeframes
- Name and contact details of contractor responsible for managing noise complaints
- Hours of operation- including any scheduled times for the use of equipment likely to be the source of significant noise.

REASON: In the interest of public health by the prevention of unacceptable levels of noise pollution which could interfere with normal sleep and rest patterns and/or when people could reasonably expect a level of quietness, the proper planning and sustainable development of the area and to uphold the Council's amenity policies set out in the South Dublin County Council Development Plan.

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NOTE: The applicant is advised that under the provisions of Section 34 (13) of the Planning and Development Act 2000 (as amended) a person shall not be entitled solely by reason of a permission to carry out any development.

NOTE: The applicant shall notify the Irish Aviation Authority and the Department of Defence regarding any cranes likely to penetrate ICAO surfaces.

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REG. REF. SD22A/0349

**LOCATION: Dublin Google Data Centre, Grange Castle Business Park South, 22,
Baldonnel Road, Dublin 22**



**Colm Harte,
Senior Executive Planner**

ORDER: A decision pursuant to Section 34(1) of the Planning & Development Act 2000, as amended, to Grant Permission for the reasons set out in the First Schedule above, in accordance with the said plans and particulars, subject to the condition(s) specified in the Second Schedule above, the reasons for the imposition of the said condition(s) being as set out in the said Second Schedule is hereby made.

Date: 28/10/22


**Gormla O'Corrain,
Senior Planner**