

# Water Services Planning Report

**Register Reference No.:** *SD22A/0156 AI*

**Development:** 10 year permission on a site is 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) for modifications to the permitted data centre granted under SDCC Reg. Ref. SD21A/0186 comprising the following, reconfiguration and alterations 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 c.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 c.60sqm in area with minor height increase to c.5.3m; removal of 3 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 2 additional external generators (increase from 5 to 9 external generators), provision of 4 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; increase in plant areas by c.77sq.m; reconfiguration of plant within the permitted chiller plant yard to the south of the data centre; removal of 1 sprinkler/water tank and removal of stairs and door to the side of the waste compound; reconfiguration of car parking and motorcycle spaces and removal of 1 accessible space. 64 total number of car parking spaces; the proposal also includes provision of on-site gas power generation compound ( c.2,604sq.m in area) in the area previously reserved for a future data centre; the compound comprises 7 modular plant rooms (totalling c.180sq.m in area), 10 gas fired generators and associated flues c.14.7m high, gas skid, associated modular plant, boundary treatment surrounding the compound c.6.5m high and 2 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; the overall Gross Floor Area of the development is reduced by c.44sq.m to c.9,795sq.m from previously permitted under

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SDCC Reg. Ref. SD21A/0186; the application is accompanied by a Natura Impact Statement.

Location: Plot 100, Profile Park, Nangor Road, Clondalkin, Dublin 22

**Report Date :** 07-November-2022

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## Surface Water Report:

## **No Objection Subject To:**

The surface water attenuation provided of 1,190m<sup>3</sup> is undersized by approximately 11% for a 1 in 30 year storm event and undersized by 20% for a 1 in 100 year storm event. The report on surface water attenuation calculations is unclear. The areas of sub-catchment do not add up to the overall site area of 2.68 Ha (Hectares).

Prior to commencement of development contact water services in South Dublin County Council to discuss revised surface water attenuation calculations. Prior to commencement of development submit a revised report showing increased surface water attenuation calculations as required. Submit a revised report and drawing to clearly show how surface water attenuation is calculated for the site. Note that all of sub catchment areas should equal the total area of the site. All additional surface water attenuation shall be provided by means of SuDS (Sustainable Drainage Systems) elements.

Examples of SuDS include:

- Green roofs
- Swales
- Green area detention areas
- Ponds
- Swales
- Permeable Paving
- Grasscrete
- Other such SuDS

## **Flood Risk**

## **No objection Subject To:**

**2.1** Submit a report and drawing to show the location of site on a CFRAM flood map. Clarify what level proposed floor levels will be relative to the highest know flood level for the site. Proposed floor levels shall be a minimum of 500mm above the highest know flood level for the site.

- The Developer shall ensure that there is complete separation of the foul and surface water drainage for the proposed development.
  - All works for this development shall comply with the requirements of the Greater Dublin Regional Code of Practice for Drainage Works.
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**Water Services Planning Report**

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**Water Report:**

**Referred to IW**

**Foul Drainage Report:**

**Referred to IW**

Signed: \_\_\_\_\_  
          Brian Harkin SEE.

Date: \_\_\_\_\_

Endorsed: \_\_\_\_\_  
          Juliene Helbert SE.

Date: \_\_\_\_\_