

Brock McClure Planning and Development Consultants
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**PLANNING & DEVELOPMENT ACT, 2000 (as amended) AND PLANNING
REGULATIONS THEREUNDER**

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| Decision Order Number: 1448 | Date of Decision: 17-Nov-2022 |
| Register Reference: SD22A/0156 | Date: 21-Oct-2022 |

Applicant:

Equinix (Ireland) Ltd

Application Type:

Additional Information

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

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

Dear Sir /Madam,

With reference to your planning application, additional information received on 21-Oct-2022, in connection with the above, I wish to inform you that before the application can be considered under the above Act(s), **6 copies** of the following **Clarification of Additional Information** must be submitted:

1. Clarification of Item 1.

As additional information, the applicant was requested to set out how the proposal was in keeping with the relevant land use zoning matrix. The applicant has stated that the proposed development is not a 'public service' and is solely linked to the adjacent data centre. Since the additional information request was made, the County Development Plan 2022-2028 has been adopted. Taking into account the draft Ministerial Direction, data centres are 'open for consideration within EE lands.

Data Centres are 'space extensive'. The applicant is, therefore, requested to demonstrate how the proposed amendments to the development proposed to SD21A/0186 are compliant with Policy EDE7 and its associated objectives.

2. Clarification of Item 2.

a. The applicant has not provided an assessment of the appropriateness of the proposals to power the permitted data centre by gas instead of by electricity (as previously permitted) in terms of national, regional and local policy in terms of energy requirements and climate change. The applicant is requested to consider the following documents and set out how the requirements of each are met:

- National Planning Framework
- Regional Spatial and Economic Strategy
- Climate Action Plan 2021 (Government of Ireland)
- SDCC Climate Change Action Plan
- Government Policy Statement on Security of Electricity Supply
- CRU Direction to the System Operators
- Role of Data Centres in Ireland's Enterprise Strategy'

b. In terms of adaptation of the plant for alternative energy supply, the applicant appears to be reliant upon GNI proposals for alternative energy and has not put forward any site specific proposal in this regard. No renewable energy on site is proposed. The applicant is requested to set out any details of proposed on site renewables, in light of the requirements of Policy EDE7.

c. As requested by CFI 1, the applicant is requested to demonstrate that there is sufficient capacity within the relevant water, wastewater and electricity network to accommodate the use proposed, in line with EDE 7.

d. The applicant has stated that there is no current agreement to connect to the grid, however,

consultation has been undertaken with EirGrid. Therefore, no details of the long term plan for the power plant have been provided, i.e. whether it would be decommissioned etc. The applicant is requested to provide further details regarding the long term proposal for the plant.

3. Clarification of Item 8

The Planning Authority do not agree with the EIA screening assessment provided. Having regard to the nature of the proposed modifications to power the data centre by gas instead of electricity, the number of similar existing and permitted data centres close to the proposed development and the potential impact on Material Assets, it is considered that the proposal is likely to result in significant effects on the environment. The need for environmental impact assessment cannot, therefore, be excluded at preliminary examination.

The applicant is requested to undertake an Environmental Impact Assessment of the proposed development.

4. Clarification of Item 9

The applicant was requested to provide a report demonstrating that the proposal is in accordance with the South Dublin County Development Plan 2022-2028. The Planning Authority note the information submitted and consider that clarification is required.

The applicant is requested to demonstrate how the proposed amendments to the development proposed to SD21A/0186 are compliant with:

- EDE1 Objective 6 and EDE3 Objective 5
- Policies QDP11 and E3, as well as their relevant objectives
- Policy IE6 and the related objectives
- 12.4.2 Green Infrastructure and Development Management
- 12.5.1 Universal Design
- 'The Plan Approach' Compliance Report (paragraph 12.5.2):
- 12.7.5 Car Parking / Charging for Electric Vehicles (EVs)
- 12.9.2 Enterprise and Employment Areas and Table 12.27: Key Principles for Development within Enterprise and Employment Zones
- 12.9.4 Space Extensive Enterprises
- 12.10.3 Energy from Waste

Failure to respond to this request for Clarification of Additional Information within a period of six months from the date of this decision as stated above, will result in the application being declared withdrawn.

Please ensure that you submit a covering letter, mark your reply “CLARIFICATION OF ADDITIONAL INFORMATION” and quote the Planning Register Reference Number given above.

NOTE: The applicant must submit the further information **within six months of the date of the original Request for Additional Information**. If the information is not received within this period, the Council will declare the application withdrawn.

Yours faithfully,

Pamela Hughes
for **Senior Planner**

18-Nov-2022