

MARSTON

PLANNING CONSULTANCY

Senior Administrative Officer,
Planning Department,
South Dublin County Council,
County Hall,
Town Centre,
Tallaght,
Dublin 24

Our Ref: 21047

7th November 2022

Re : Planning and Development Act 2000-2022 and the statutory regulations (as amended), Application by Vantage Data Centers DUB11 Ltd. for development for the demolition of the two storey dwelling (207.35sqm) and associated outbuildings and farm structures (348.36sqm); and the construction of 1 no. two storey data center with plant at roof level and associated ancillary development that will have a gross floor area of 12,893sqm at this site of 3.79 hectares to the south of the New Nangor Road (R134); and on land within the townlands of Ballybane and Kilbride within Profile Park, Clondalkin, Dublin 22.

Dear Sir / Madam,

We, Marston Planning Consultancy, 23 Grange Park, Foxrock, Dublin, D18 T3Y4 are instructed by Vantage Data Centers DUB11 Ltd. to make the above application to South Dublin County Council. The application forms the second phase of this campus development following the applicant's recent purchase of the new part of the site.

The application is for a data center development with a gross floor area of 12,893sqm that will be located on land to the immediate east of the site that was subject of the permission for 2 no. two storey data centers and a Multi Fuel Generation Plant (MFGP) that was granted on the 19th July 2022 by South Dublin County Council under SDCC Planning Ref. SD21A/0241. The principles that were established under this permission on the adjacent site have been extended to the application site; and have been updated to reflect the new policies and objectives of the recently adopted South Dublin County Development Plan 2022-2028 that came into effect in August of this year.

The description of the proposed development as set out within the public notices is as follows:

"We, Vantage Data Centers DUB11 Ltd. are applying for permission for development at this site that includes a two storey residential property on lands to the south of 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 3.79hectares.

The development will consist of the demolition of the two storey dwelling (207.35sqm) and associated outbuildings and farm structures (348.36sqm); and the construction of 1 no. two storey data center with plant at roof level and associated ancillary development that will have a gross floor area of 12,893sqm that will consist of the following:

- *1 no. two storey data center (Building 13) with a gross floor area of 12,893sqm. It will include 13 no. emergency back-up generators of which 12 will be double stacked and one will be single stacked within a compound to the south-western side of the data center with associated flues that each will be 22.316m in height and 7 no. hot-air exhaust cooling vents that each will be 20.016m in height;*
- *the data center 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 that 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 data center will have a primary parapet height of 14.246m above ground level, with plant and screen around plus a plant room above at roof level. The plant room has an overall height of 21.571m;*
- *Construction of an internal road network and circulation areas, with a staff entrance off Falcon Avenue to the east, as well as a secondary vehicular access for service and delivery vehicles only across a new bridge over the Baldonnel Stream from the permitted entrance as granted under SDCC Planning Ref. SD21A/0241 from the south-west, both from within Profile Park that contains an access from the New Nangor Road (R134);*
- *Provision of 60 no. car parking spaces (to include 12 EV spaces and 3 disabled spaces), and 34 no. cycle parking spaces;*
- *Signage (5.7sqm) at first floor level at the northern end of the eastern elevation of the data center building; and*
- *Ancillary site development works, will include footpaths, attenuation ponds that will include an amendment to the permitted attenuation pond as granted to the north of the Baldonnel Stream under SDCC Planning Ref. SD21A/0241, as well as green walls and green roof. 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 that will include an amendment to the permitted landscaping as granted under SDCC Planning Ref. SD21A/0241, lighting, fencing, signage, services road, entrance gates, and sprinkler tanks."*

An Environmental Impact Assessment Report (EIAR) has been submitted with this application.

The planning application is accompanied by the following documentation, which addresses the requirements of the South Dublin County Development Plan 2022-2028 and the Planning and Development Regulations 2001, as amended:

- Receipt for payment of planning application fee of €38,000 (Class 4 maximum fee) (see Appendix A);
- 1 no. Application form;
- 1 no. original newspaper notice as appeared in Irish Daily Star and dated 8th November 2022;
- 1 no. copy of site notice as erected at six locations on the 8th November 2022;
- 10 no. copies of Planning report by Marston Planning Consultancy;
- 10 no. copies of Site Location Map and architectural drawings prepared by Hyphen Architects – note: contiguous elevations are provided at a scale of 1:400 due to the scale of the site as agreed with Sarah Watson (Planning), prior to making of the application– all other drawings at 1:200 or less;
- 10 no. copies of Design and Access Statement by Burns and McDonnell Architects;
- 10 no. copies of Screening Report for Appropriate Assessment by Neo Environmental;
- 10 no. copies of landscape master plan and drawings, including Green Infrastructure Diagram, and Green Space Factor Diagrams prepared by Kevin Fitzpatrick Landscape Architecture;
- 10 no. copies of Engineering Planning Report by Pinnacle Consulting Engineers;
- 10 no. copies of Outline Construction Management Plan by Pinnacle Consulting Engineers;
- 10 no. copies Engineering Drawings and Drawing Schedule prepared by Pinnacle Consulting Engineers;
- 10 no. copies of Flood Risk Assessment by Kilgallen and Partners, Consulting Engineers;
- 10 no. copies of an Environmental Impact Assessment Report, Appendices and Non-technical Summary prepared by Ramboll and others;
- 10 no. copies of an Energy Statement prepared by Burns and McDonnell Engineering Company Inc.;
- 10 no. copies of Biodiversity Management Plan by Neo Environmental Ltd in collaboration with Ramboll;
- 10 no. copies of Circular Economy Technical Note by Ramboll;
- 10 no. copies of Aviation impact Assessment by Ramboll;
- 10 no. copies of a Site Lighting Plan and Report prepared by Burns and McDonnell;
- 10 no. copies of Work Place Travel Plan Statement by Ramboll;
- 10 no. copies of Arboricultural Assessment Report and Drawings by Treespace; and
- 1 no. soft copy of the EIAR.

The Planning Report submitted with this application provides a detailed assessment and justification for the proposed development having regard to the site's location and context. The proposed development has

been subject to pre-application consultation with the Planning Authority and the application documentation reflects the comments of the Planning Authority during the course of this consultation.

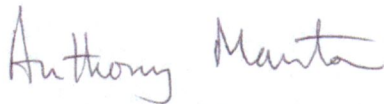
Appendix B of this cover letter comprises a copy of the EIA Portal confirmation notice in accordance with Article 97 (A) of the Planning and Development Regulations, 2001, as amended. The EIA portal number is **2022212**.

In accordance with Article 97 (1) of the Regulations (which requires submission of one electronic copy of the EIAR) we have included a USB stick with the EIAR documents as part of this application.

In accordance with Article 98 of the Regulations, the newspaper and site notice for the current application set out that an EIAR will be submitted with the application and that the EIAR will be available for inspection or purchase at a fee not exceeding the reasonable cost of making a copy during office hours at the offices of the Planning Authority.

We trust that everything is in order and look forward to a favourable decision in due course.

Yours faithfully,

A handwritten signature in blue ink that reads "Anthony Marston". The signature is written in a cursive style with a large initial 'A'.

Anthony Marston (MIPI, MRTPI)
Marston Planning Consultancy