

Water Services Planning Report

Register Reference No.: *SD22A/0420*

Development:

Development on a 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 (348.36sq.m); and the construction of

Location:

1 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 two storey data center (Building 13) with a gross floor area of 12,893sqm. It will include 13 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 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 car parking spaces (to include 12 EV spaces and 3 disabled spaces), and 34 cycle parking spaces; Signage (5.7sq.m) at first floor level at the northern end of the eastern elevation of the data center building; 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. SD21 A/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

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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.

Report Date : 14th December 2022

Surface Water Report:

No Objection Subject To:

1.1 The sub catchment areas in the site do not add up to the total site area in surface water attenuation calculations submitted. Based on limited information submitted in terms of surface types and areas of same the surface water attenuation proposed of 970m³ or 1,084m³ is undersized by approximately 2% to 11%.

Prior to commencement of development submit a report to show the areas in m² of each surface type and their respective run off coefficients. Include the areas grasslands and explain why this has 0% run off if that is the case. Note that the areas of all surface types should equal the total site area.

1.2 Prior to commencement of development examine if any surface water pipes can be replaced with swales or filter drains at any location of the site. Submit a drawing showing what if any additional SuDS (Sustainable Drainage Systems) can be provided on site.

Flood Risk

No Objection

2.1 Prior to commencement of development where possible replace proposed overflow pipe with and open swale or natural open channel.

2.2 Prior to commencement of development contact water services in South Dublin County Council to discuss the issue of blockages in a culvert downstream of site. Examine what solutions there are to unblock the culvert.

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

Water Report:

Refer to IW

Foul Drainage Report:

Refer to IW

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Signed: _____
Brian Harkin SEE

Date: _____

Endorsed: _____
Juliene Helbert SE

Date: _____