

Register Reference: SD22A/0420 **Date:** 28-Nov-2022

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 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 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.

Location: Site within the townlands of Ballybane & Kilbride, Clondalkin, Dublin 22

Applicant: Vantage Data Centers DUB11 Ltd.
App. Type: Permission

Signed: Graham Murphy *Graham Murphy* 16/12/2022

Endorsed: _____ DATE

Planning Officer: SARAH WATSON
Date Recd: 08-Nov-2022
Decision Due Date: 12-Jan-2023

Prior to commencement of any works in the public domain, and in order to comply with The Roads Act 1993 Section 13 Paragraph 10, a Road Opening Licence must be secured from South Dublin County Council, Roads Maintenance Department.

Description

The construction of a data centre at Profile Park adjacent to the Nangor Road.

Access & Roads Layout:

There are two vehicle access within the industrial park road network. There is specific pedestrian/cyclist access on Falcon Avenue from the east. HGV Autotracking has been provided and details the ability of large vehicles to access the development. The visiting cars and HGV will use different access points. There is a one-way road providing access around the development internally.

A traffic assessment has been provided, it details the number of traffic movement to and from the development. For the opening year the number of traffic movements is 59 vehicle trips per day, this is not very significant impact on the surrounding network. This number is not likely to increase in future scenarios. A workplace travel plan has been submitted, detailing the strategy to reduce private vehicle travel to the development in favour of public transport.

Permeability:

There is no clear detail of the northern boundary. The red line extends to the Nangor Road, but it is not clear what development is to take place. The applicant is requested to submit a detailed plan of the northern boundary. This should include details of a public footpath and cycle lane consistent with that on the R134 to the west. The cycle lane and footpath shall continue for the length of the development boundary.

Car Parking:

There is a total of 60no carparking spaces at the development, 12no. are EV spaces and 3no mobility impaired. The CDP requires 1no parking space per 200m² area equating to 65no. as a maximum.

Bicycle Parking:

There are 34no. double stacked covered bicycle parking. A 13,000m² development requires 1no bicycle spaces per 200m² resulting in 65no. spaces.

Signed: Graham Murphy *Graham Murphy* 16/12/2022

Endorsed: _____ DATE _____

Roads recommend that additional information be requested from the applicant:

1. The applicant is requested to submit a revised layout not less than 1:500 scale showing a footpath and cycle lane along the northern boundary to match the existing further west along the R134. The footpath and cycle lane shall be constructed to SDCC standards for public roads. The works on the public road will be undertaken by the applicant as part of the overall planning permission. The area of the public road would be included with the application site with a letter of consent from the Council to accompany the application.

Should the permission be granted, the following conditions are suggested:

2. All items and areas for taking in charge shall be undertaken to a taking in charge standard. Prior to 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.
3. Prior to commencement of development, the applicant shall submit the Construction Traffic Management Plan for the written agreement of the Planning Authority.
4. Prior to commencement of development, the applicant shall submit a developed Construction & Demolition Waste Management Plan (C&DWMP) for the written agreement of the Planning Authority

Signed: Graham Murphy *Graham Murphy* 16/12/2022

Endorsed: _____ DATE