

REQUEST FOR FURTHER INFORMATION

Date:	21 st of December 2022
Reference:	SD22A/0420
Development:	<p>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</p>

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 Centres DUB 11 Limited

App. Type: Permission

Planning Officer: SARAH WATSON

EHO: KATE KIVLEHAN

Date Received: 28th of November 2022

Decision Due Date: 12th of January 2023

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Noise Impact Assessment Review

On review of the noise impact assessment by Environmental Health it is noted the Noise impact assessment fails to outline and predict the impact of the proposed development on the surrounding environment. The key issues from the report have been summarised below:

- The report does not outline a review of the predicted changes in existing background noise levels for each of the nearby noise sensitive receivers across day and night time as a result of the proposed development. This component of a noise impact assessment is essential when ascertaining the potential impact.
- An acoustic report must include a detailed breakdown of the predicted change or increase in background noise levels across each of the nearest noise sensitive residential receivers. This would generally include the receiver's location, the predicted construction/operational noise at this receiver and confirmation as to whether the predicted noise level complies with the relevant criteria. This should also be calculations based on various different scenarios such as emergency operations, day and night time noise level predictions.
- The report only appears to include information around methodology and fails to provide key predictions for both operational noise and construction noise.
- The report does not provide any cumulative noise impact calculations to account for the existing and future developments in this area. The assessment of cumulative noise impacts is important when trying to manage the incremental

increase of background noise in a relatively quiet area, which is referred to as “background creep”.

- The noise report largely consists of methodology information such as noise modelling parameters however the key components around predicted noise impact from the proposed development have not been provided.

Request for Further information

The proposal is not acceptable to the Environmental Health Department until the following information has been submitted and assessed.

An acoustic assessment must be undertaken by a suitably qualified acoustic consultant describing and assessing the impact of noise emissions from the proposed development to include accumulative noise impacts. The investigation must include, but not be necessarily limited to, the following:

- (a) The identification of any neighbouring noise sensitive receivers who may be potentially impacted by the proposal
- (b) The identification of all operations conducted onsite as part of the development proposal that are likely to give rise to a public nuisance for the neighbouring noise sensitive receivers.
- (c) An assessment of the existing background (LA90,15 min) and ambient (L_{Aeq},15 Min) acoustic environment at each receiver locations representative of the time periods that any noise impacts may occur. NOTE: For the purposes of the assessment background noise includes; noise of the surrounding environment excluding all noise sources currently located on-site.
- (d) Distances between the development and the nearest noise sensitive receiver and the predicted level of noise (L_{aeq}, 15min) at each receiver for each development activity. These noise predictions must be conducted for all operational noise and the construction noise activities. The predicted level of noise should be assessed at the boundary of each receiver.
- (e) A statement outlining any recommended acoustic control measures that should be incorporated into the development to ensure the use will not create adverse noise impacts on the occupiers of any neighbouring noise sensitive properties
- (f) The applicant is required to demonstrate whether the proposed development can meet the standards set out by South Dublin County Council as detailed in Councils Standard condition below:

Noise due to the normal operation of the proposed development, expressed as L_{aeq} over 15 minutes at the façade of a noise sensitive location, shall not exceed the daytime background level by more than 10 dB(A) and shall not exceed the background level for evening and night time. Clearly audible and impulsive tones at noise sensitive locations during evening and night shall be avoided irrespective of the noise level.

Other comments

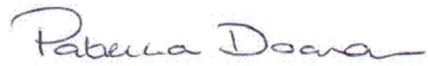
Further to the request for additional information above the following are conditions that must be adhered to in order for the Environmental Health Service to recommend approval for this development:

1. All diesel storage tanks and refuelling areas to serve the proposed emergency generators shall be constructed within a bunded area sufficient to hold any oil spillages plus any potential flooding to protect from ground contamination as well as any water sources. As a minimum, **storage must be bunded to a volume not less than 110% of the tanks maximum capacity**. If more than one container is stored the system must be able to contain 110% of the largest tank or drum within the bunded area or 25% of the total tank capacity within the bund, whichever is greater. This rule should be applied to any other hazardous chemicals that may be stored on site during the construction and/ or operational phases of this development.
2. No heavy construction equipment/machinery (to include pneumatic drills, construction vehicles, generators, etc.) shall be operated on or adjacent to the construction site before 07.00 Hours on weekdays and 9.00 Hours on Saturdays nor after 19.00 Hours on weekdays and 13.00 Hours on Saturdays, nor at any time on Sundays, Bank Holidays or Public Holidays.
3. Clearly audible tones at noise sensitive locations during evening and night shall be avoided irrespective of the noise level.
4. During the construction phase of the development, Best Practicable Means shall be employed to minimise air blown dust being emitted from the site. This shall include covering skips and slack-heaps, netting of scaffolding, daily washing down of pavements or other public areas, and any other precautions necessary to prevent dust nuisances.
5. The development shall be constructed and operated that there shall be no emission of malodours, fumes, gas, dust or other deleterious materials, no industrial effluent and no noise vibration or electrical interference generated on site such as would give reasonable cause for annoyance to any resident or public place in the vicinity.
6. Smoke, grit, dust, ash, acid spray or liquid droplets shall not be emitted from the premises in such a manner or quantity as to give rise to a nuisance to persons in the neighbourhood.
7. A potable water supply shall be provided for the use of all staff employed at the site.
8. All rooms, passageways, sanitary accommodation and lobbies shall be ventilated to the external air.
9. All WC compartments shall be directly ventilated to the outer air and separated from all working areas by suitable ventilated lobbies giving a minimum of 2 air changes per hour.

Yours sincerely,



Kate Kivlehan
Senior Environmental Health Officer



Patricia Doonan
Principal Environmental Health Officer