

Kavanagh Tuite Architects  
Terminus Mills  
Clonskeagh  
Dublin 6

**PLANNING & DEVELOPMENT ACT, 2000 (as amended) AND PLANNING  
REGULATIONS THEREUNDER**

<b>Decision Order Number:</b> 0176	<b>Date of Decision:</b> 17-Feb-2023
<b>Register Reference:</b> SD22A/0460	<b>Registration Date:</b> 16-Dec-2022

**Applicant:** Creighton Properties LLC

**Development:** The change of use from warehouse to data repository facility, alterations to external facades, provision of a new 1100mm parapet, reclad roof, internal alterations, refurbishment of the existing office space, solar panels at roof level, external plant at ground and roof levels and equipment to include 12 condenser modules, an emergency back-up generator and associated fuel storage tank, transformer, extension to the existing sub-station (c. 13sq.m), 2 sprinkler tanks and pumphouse, bin store, 22 parking spaces including 2 electrical vehicle charging points, bicycle parking shelter, landscaping, planting, new security fence, external lighting, CCTV, altered vehicular gates, permeable hard surfaces, alterations to internal foul sewerage and water supply networks, provision of SuDS compliant surface water drainage system and all associated site works.

**Location:** Unit 1, M50 Business Park, Ballymount Avenue, Dublin 12

**Application Type:** Permission

Dear Sir /Madam,

With reference to your planning application, received on 16-Dec-2022 in connection with the above, I wish to inform you that before the application can be considered under Section 33 of the Planning & Development Act 2000, six copies of the following ADDITIONAL INFORMATION must be submitted.

1. The applicant is requested to provide further details on the proposed use and to specifically outline how a Data Repository Facility differs from a Data Centre. The applicant is also requested to examine section 9.3 Space Extensive Land Use as well as EDE7 objective 2 and EDE7 Objective 3 in the County Development Plan 2022-2028 and justify why these provisions that apply to Data Centres will not apply to this application for a Data Repository Facility or alternatively set out how the proposals

comply with these policy provisions including revisions, as appropriate.

2. The Planning Authority notes that the Government published a statement titled “Government Statement on the Role of Data Centres in Ireland’s Enterprise Strategy -July 2022”. The document sets out that while fully acknowledging the vital role Data Centres play in the modern economy, in the short term, there is only limited capacity for further data centre development, as the key state bodies, regulators and the electricity sector work to upgrade our infrastructure, connect more renewable energy and ensure security of supply. The proposed is a change of use from warehouse to data repository facility indicated that the applicants have a signed connection agreement from a utility provider. The applicant is requested to submit details of the agreement to the Planning Authority to confirm the assumed energy consumption associated with the development.
3. A significant amount of plant is indicated to serve the data repository facility. The applicant is requested to provide detailed plans, elevations and sectional drawings outlining the following:
  - (i) design details what this plant tape media storage space would consist of and
  - (ii) exactly how the tape media would be stored.
  - (iii) What is the potential energy consumption associated with the storage used.
4.
  1. Landscape Design Proposals  
There are concerns with the lack of information submitted in relation to the landscape scheme for the proposed development. The applicant is requested to provide detailed landscape design for the proposed development including Landscape Design Statement/Rationale and detailed GI Plan. The applicant shall provide a fully detailed landscape plan with full works specification, that accords with the specifications and requirements of the Council’s Public Realm Section. The applicant shall provide the following additional information:
    - i. The applicant shall submit a comprehensive Landscape Design Rationale, the objective of this report is to describe the proposed landscape and external works as part of this proposed housing development.
    - ii. The applicant is requested to submit a fully detailed Planting Plan to accompany the landscape proposals for the entire development. The applicant should propose native species where possible to encourage biodiversity and support pollinators within the landscape.
    - iii. The landscape Plan shall include hard and soft landscape details; including levels, sections and elevations, detailed design of SUDs features including swales and integrated/bio-retention tree pits.
    - iv. Significantly reduce the impacts of the development on existing green infrastructure within and adjacent to the proposed development site
    - v. Demonstrate how natural SUDS features can be incorporated into the design of the proposed Development
    - vi. Submit green infrastructure proposals and a green infrastructure plan that will mitigate and compensate for the impact of the proposed development on this existing site and show connections to the wider GI Network. These proposals should include additional landscaping, SUDS measures (such as permeable paving, green roofs, filtration planting, above ground attenuation ponds etc) and planting for carbon sequestration and pollination to support the local Bat population.
  2. Ecological Impact Assessment/Ecology Report  
The applicant is requested to submit Ecological Impact Assessment/Ecology Report which includes a detailed survey for the presence of invasive species within the subject site (as listed on the third schedule of the European Communities (Birds and Natural Habitats Regulations 2011). If invasive species are found to be present within the subject site that the applicant shall submit a site-specific

## Invasive Species Management Plan.

### 3. Sustainable Drainage Systems (SuDS)

- (A) The applicant should demonstrate compliance with the SDCC SuDS Design Guide 2022, and Policies GI3, GI4, GI5, IE3, SM2, SM7, and sections 4.3.1, 12.7.6, 12.11.1, and 12.11.3. of the South Dublin County Development Plan 2022 - 2028 in relation to sustainable drainage systems.
- (B) In relation to SUDs, the applicant is requested to submit plans showing how surface water shall be attenuated to greenfield run off rates and showing what SuDS (Sustainable Drainage Systems) are proposed.
- (C) SUDs Management - The applicant is requested to submit a comprehensive SUDS Management Plan to demonstrate that the proposed SUDS features have reduced the rate of run off into the existing surface water drainage network. A maintenance plan should also be included as a demonstration of how the system will function following implementation.
- (D) Natural SUDS features should be incorporated into the proposed drainage system for the development such as bio-retention/constructed tree pits, permeable paving, green roofs, filtration planting, filter strip etc. In addition, the applicant should demonstrate how the proposed natural SUDS features will be incorporated and work within the drainage design for the proposed development. The applicant is requested to refer to the recently published 'SDCC Sustainable Drainage Explanatory, Design and Evaluation Guide 2022' for acceptable SUDS tree pit details.
- (E) The applicant is requested to submit a report to show surface water attenuation calculations for proposed development. Show on a report and drawing what surface water attenuation capacity each SuDS (Sustainable Drainage System) system has in m<sup>3</sup>. Show in report what surface water attenuation capacity is required for proposed development. Show what different surface types, areas in m<sup>2</sup> are proposed such as, green roofs, permeable paving, buildings, roads and their respective run off coefficients. Submit a drawing showing the treatment train of SuDS and proposed natural flow controls for each SuDS system.

### 4. Green Infrastructure and Green Space Factor (GSF)

The applicant is requested to provide additional information as follows and in accordance with the quoted policies and sections of the South Dublin County Development Plan 2022 - 2028:

- (a) To demonstrate how they intend to reduce fragmentation of existing green infrastructure. The applicant should provide a green infrastructure plan showing connections through the site and connections to wider GI network.
- (b) To demonstrate how the appropriate Greening Factor will be achieved for the relevant land use zoning objective. See link to the Green Space Factor Worksheet: Related Documents - SDCC
5. (i) The applicant shall submit a revised layout of not less than 1:200 scale, showing all pedestrian footpaths, walkways and crossings throughout the site with a minimum width of 2m. Dropped kerbs and tactile paving should also be clearly indicated on submitted drawings.
- (ii) The applicant shall submit a revised layout of not less than 1:200 scale, showing a turning area for emergency vehicles on the access road to the north of the building.

**NOTE:** The applicant should note that any submission made in response to requests for additional information will be examined by the Planning Authority and may be deemed to be significant additional information. The applicant will be contacted by the Planning Authority if the additional information submission is deemed significant. In this event the applicant(s) will be requested to

publish a notice in an approved newspaper and erect or fix a site notice on the land or structure to which the further information relates and to submit copies of the both the newspaper and site notices to the Planning Authority in accordance with Article 35 (1) (a) and (b) of the Planning and Development Regulations 2001 (as amended).

**Note:** The applicant must submit the Further Information within **6 months** of the **date of decision**. If the information is not received within this period, the planning authority shall declare the application to be withdrawn.

**Please ensure that your reply to this Request for Additional Information is accompanied by a covering letter marked “ADDITIONAL INFORMATION” and that the Planning Register Reference Number given above is quoted on the covering letter.**

Signed on behalf of South Dublin County Council

**Register Reference:** SD22A/0460

**Date:** 20-Feb-2023

Yours faithfully,

*Pamela Hughes*  
for **Senior Planner**