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**Date : 05-Apr-2023**

**Reg. Ref. : SD21A/0241/C11**

**Proposal : Demolition of the abandoned single storey dwelling and associated outbuilding (206sqm); construction of 2 two storey data centers with plant at roof level of each facility and associated ancillary development which will have a gross floor area of 40, 589sq.m consisting of 1 two storey data center (Building 11) which will be located to the south of the site and will have a gross floor area of 24, 667sq.m. including 22 emergency generators located at ground floor level within a compound to the western side of the data center with associated flues that will be 22.3m in height; 1 two storey data center (Building 12) which will be located to the north of the site, and to the immediate north of Building 11 and will have a gross floor area of 12, 915sq.m including 11 emergency generators located at ground floor level within a compound to the western side of the data center with associated flues that will be 22.3m in height; each of the two data centers 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 for each facility which 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 overall height of each data center apart from the flues and plant at roof level is c. 14.23m above the finished floor level; the overall height of each data center apart from the flues and plant at roof level is c. 14.23m above the finished floor level; single storey step-up substation (38sq.m) as well as 2 single storey switch substations (121sq.m); AGI Gas Regulator compound that include 3 single storey buildings (134sq.m); construction of a gas powered generation plant in the form of a 13m high single storey building with a gross floor area of 2, 714sq.m that will contain 10 gas generators**

with associated flues that will be 25m in height, and grouped in pairs and threes; the Gas Plant will be located to the west of Building 11; ancillary site development works, that will include reorientation of the Baldonnel Stream, biodiversity management initiatives, attenuation ponds and 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, lighting, fencing, signage, services road, entrance gates, sprinkler tanks and pump room; a temporary gas powered generation plant within a fenced yard containing 21 generator units in containers, each with associated flues (each 25m high), 12 transformers and 10 containers of controls to be located to the west of, and associated with the first phase of Building 11, and will be required for a period of up to 2 years if connection to the national grid is delayed; this temporary plant will not be built if the connection to the national grid is in place prior to the operation of Building 11 at this site that includes an abandoned single storey residential property on 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 8.7 hectares.

**Condition 11 : Retention of Arborist/Tree and Hedgerows Protection**

**Location :** In the townlands of Ballybane & Kilbride within Profile Park, Clondalkin, Dublin 22  
**Applicant :** Vantage Data Centers Dub 11 Ltd.  
**Application Type:** Compliance with Conditions

Dear Sir/Madam,

I refer to your submission received on 09-Feb-2023 to comply with Condition No 11 of Grant of Permission No. SD21A/0241, in connection with the above.

In this regard I wish to inform you that the submission received is **partially** compliant.

Comments:

“Condition No. 11 states:

## 11 Retention of Arborist/Tree and Hedgerows Protection

- (i) Prior to the commencement of any permitted development, the developer shall engage the services an independent, qualified arborist, for the entire period of construction activity.
- (ii) The applicant shall inform the planning authority in writing of the appointment and name of the consultant, prior to commencement of development. The consultant shall visit the site at a minimum on a monthly basis, to ensure the implementation of all of the recommendations in the tree reports and plans.
- (iii) To ensure the protection of trees to be retained with the site the applicant shall implement all the recommendations pertaining to tree retention, tree protection and tree works, as detailed in the Tree Survey, Tree Protection Plan and Arboricultural Method Statement/Tree Protection Strategy in the Arborist Associates Ltd tree report dated 15th December 2021. This will include the preparation of a Construction Stage Method Statement as per page 12 of the report. The Method Statement shall incorporate the recommendations in 3.6.4, P6 of the report pertaining to the retention on Hedge 5 and Tree No. 0817, 0818 and Tree No.1.
- (iv) Prior to the commencement of development, the arborist shall submit photographs and confirmation that fencing for retained trees meets BS5837:2012 'Trees in Relation to Design, Demolition and Construction – Recommendations' for the written agreement of the Public Realm Section.
- (v) All works on retained trees shall comply with proper arboricultural techniques conforming to BS 3998:2010 Tree Work – Recommendations. (vi) The clearance of any vegetation including trees and scrub shall be carried out outside the bird breeding season (1st day of March to the 31st day of August inclusive) or as stipulated under the Wildlife Acts 1976 and 2000.
- (vi) The arborist shall carry out a post construction tree survey and assessment on the condition of the retained trees.
- (vii) A completion certificate is to be signed off by the arborist when all permitted development works are completed and in line with the recommendations of the tree report.
- (viii) The certificate shall be submitted to the planning authority for written agreement upon completion of the works

### **Documents provided by Applicant:**

The appointed tree consultant has submitted a cover letter and Tree Monitoring Form confirming that the erected tree protection fencing conforms with BS 3998:2010 Tree Work – Recommendations.

### **Assessment:**

The submitted information is acceptable to the Public Realm Section and the applicant is therefore in Compliance with items (i), (ii), (iii), (iv), (v) and (vi) of SD21A/0241. However, in order to achieve compliance with items (vii), (viii) and (ix) of Condition 11 the applicant is required to submit a post construction tree survey and a relevant completion certificate.

### **Conclusion:**

Having regard to the requirements laid out in Condition No. 11, it is recommend that the applicant be notified that the Public Realm Section Agree the Compliance Submission submitted (Condition 11 (i), (ii), (iii), (iv), (v) and (vi) of SD21A/0241).”

Yours faithfully,

M.C.

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*for Senior Planner*