

# MARSTON

## PLANNING CONSULTANCY

Senior Administrative Officer,  
Planning Department,  
South Dublin County Council,  
County Hall,  
Town Centre,  
Tallaght,  
Dublin 24



Our Ref: 21047

4<sup>th</sup> April 2023

**Re: Planning and Development Act 2000-2022 and the statutory regulations (as amended). Application by Vantage Data Centers DUB11 Ltd. for development for the demolition of the two storey dwelling (207.35sqm) and associated outbuildings and farm structures (348.36sqm); and the construction of 1 no. two storey data center with plant at roof level and associated ancillary development that will have a gross floor area of 12,893sqm at this site of 3.79 hectares to the south of the New Nangor Road (R134); and on land within the townlands of Ballybane and Kilbride within Profile Park, Clondalkin, Dublin 22.**

**Reg. Ref. SD22A/0420**

**Date of additional information request: 12<sup>th</sup> January 2023**

### ADDITIONAL INFORMATION



Dear Sir / Madam,

We, Marston Planning Consultancy, 23 Grange Park, Foxrock, Dublin 18 are instructed by Vantage Data Centers DUB11 Ltd. to submit this formal response to the request for Additional Information that was dated the 12<sup>th</sup> January 2023 in relation to the planning application for the development as described above.

The agreement from South Dublin County Council that the cycle path and footpath to the north of the site is acceptable to Roads (Drawing no. C104 attached at the rear of this cover letter (not to scale)), and confirmation that the Economic, Enterprise and Tourism Department of the Council are of the opinion that no additional consent is required from South Dublin County Council is included at the rear of this cover letter. This is informed by the fact that the majority of these works are within the red line of land owned by the applicant. If the Council remain of the opinion that a letter of consent is required, we request that such a letter, although in our opinion it is not required, can be provided prior to the commencement of development.

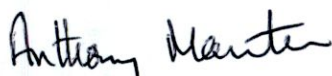
We attach with this covering letter a set of the following Additional Information submissions as follows:

- 6 no. copies of a Planning report by Marston Planning Consultancy;
- 6 no. copies of architectural drawings prepared by Burns and McDonnell Architects as follows:
  - Proposed site layout plan (Drawing no. A106)
  - Proposed Fencing Plan (Drawing no. A107)
  - Architectural elevations East and West (Drawing no. A201)
  - Architectural elevations – Northeast, Southwest (Drawing no. 202)
- 6 no. copies of an updated Environmental Impact Assessment Report by Ramboll, including one no. digital soft copy on memory stick (attached);
- 6 no. copies of Bat, Bird, Mammal Plan Drawing by Neo Environmental Ltd. on landscape masterplan base map;
- 6 no. copies of Work Travel Plan Statement by Ramboll;
- 6 no. copies of Circular Economy Statement by Ramboll;

- 6 no. copies of Appropriate Assessment, Stage 1 Screening Report by Neo Environmental Ltd.;
- 6 no. copies of Biodiversity Management Plan by Neo Environmental Ltd.;
- 6 no. copies of Arboricultural Report including Tree Protection Plan; Tree Constraints Plan; and Tree Assessment Plan by Treespace;
- 6 no. copies of landscape architecture drawings and report by Kevin Fitzpatrick Landscape Architecture;
- 6 no. copies of Energy Efficiency and Climate Change Adaptation Statement by Burns & McDonnell;
- 6 no. copies of Design Statement by Hyphen Architects;
- 6 no. copies of engineering drawings by Pinnacle Consulting Engineers;
- 6 no. copies of Engineering Response on engineering issues by Pinnacle Consulting Engineers; and
- 6 no. copies of bridge construction method statement by Pinnacle Consulting Engineers.

We trust that everything is in order and look forward to a favourable decision in due course.

Yours faithfully,



Anthony Marston  
**Marston Planning Consultancy**

## Confirmation of agreement from South Dublin County Council for footpath and cyclepath

Hi Anthony,

Further to John Joe's email below indicating consent of Roads to the proposed works, I can advise that no additional consent is required from EETD as none of the lands in question are part of our land bank /require a letter of consent.

Best regards

Laura

Laura Leonard

Senior Executive Officer | Economic, Enterprise & Tourism Development | Grange Castle Business Park  
South Dublin County Council | County Hall | Tallaght, Dublin 24 |

Tel: +353 1 4149000 Ext 9186

\* e-mail: [lleonard@sdblincoco.ie](mailto:lleonard@sdblincoco.ie)

<http://www.grangecastle.ie/>

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Any views or opinions presented are solely those of the sender and do not necessarily represent those of South Dublin County Council unless otherwise specifically stated

**From:** John Hegarty <[JHegarty@SDUBLINCOCO.ie](mailto:JHegarty@SDUBLINCOCO.ie)>

**Sent:** Wednesday, March 22, 2023 4:53 PM

**To:** Laura Leonard <[lleonard@SDUBLINCOCO.ie](mailto:lleonard@SDUBLINCOCO.ie)>

**Cc:** Mick Mulhern <[mickmulhern@sdblincoco.ie](mailto:mickmulhern@sdblincoco.ie)>; Graham Murphy <[gmurphy@SDUBLINCOCO.ie](mailto:gmurphy@SDUBLINCOCO.ie)>; Ronan Kearns <[ronan.k@iepinnacle.com](mailto:ronan.k@iepinnacle.com)>; Anthony Marston <[anthony@marstonplanning.ie](mailto:anthony@marstonplanning.ie)>

**Subject:** FW: Ref. SD22A/0420 condition 4

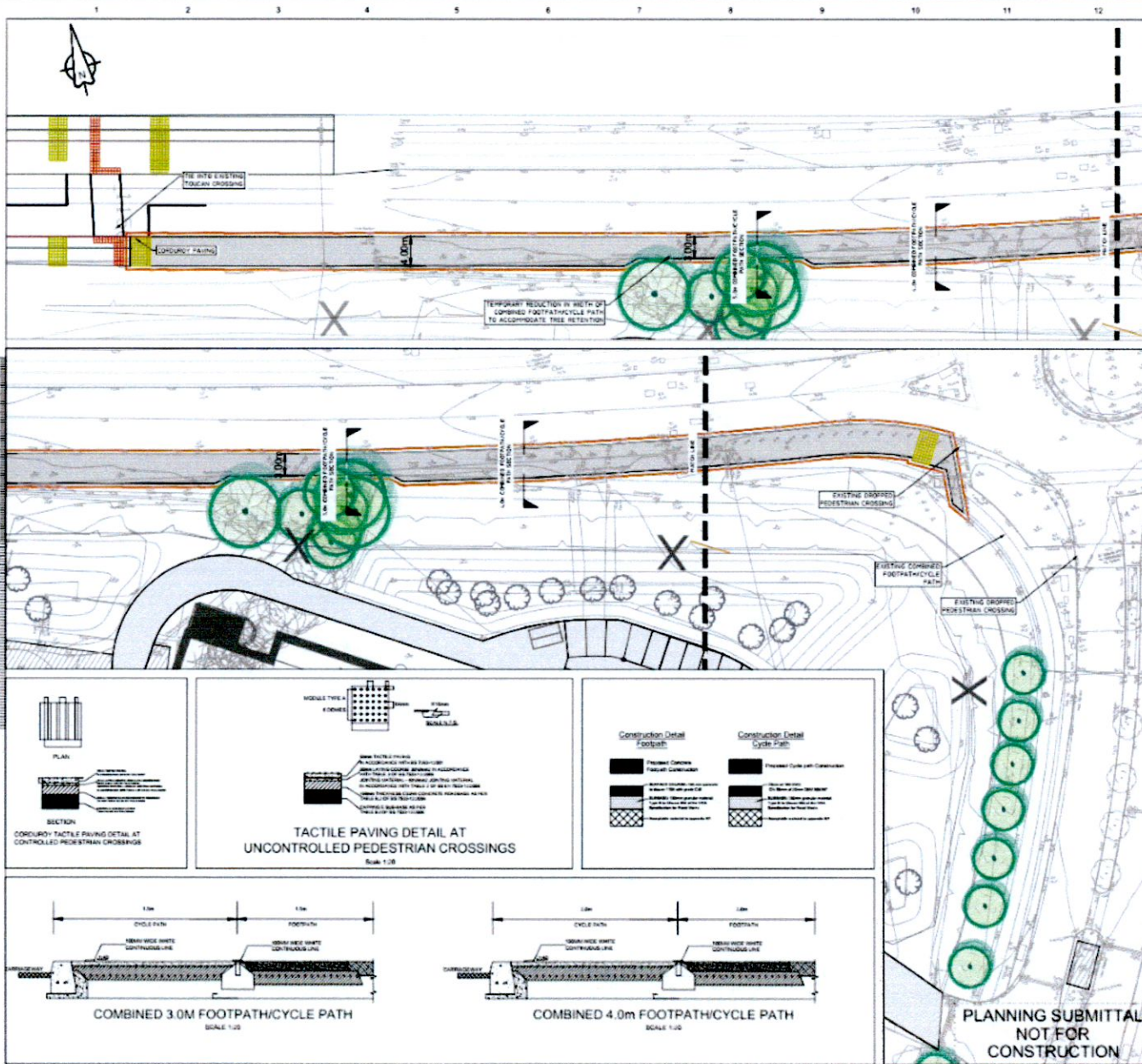
Hi Laura,

Roads are in agreement with the proposed works on public realm outlined on the attached drawing.

Can a letter of consent be sent to Anthony Marston in relation to public realm lands in facilitating the delivery of a combined cycle and footpath on the northern boundary of the proposed development?

Regards

John Joe Hegarty  
Senior Engineer  
Traffic, Roads Planning, Building Control and TIC  
South Dublin County Council



www.burnsmcdonnell.com  
www.burnsmcdonnell.ie

**NOTES**

1. OFFICE COPY: SHOWN AS PER SITE PLAN AND DRAWING. CHECK FOR ANY CHANGES TO THE SITE PLAN AND DRAWING.
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3. OFFICE COPY: SHOWN AS PER SITE PLAN AND DRAWING. CHECK FOR ANY CHANGES TO THE SITE PLAN AND DRAWING.
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VI	09/05/2013	JK	JM	ISSUED FOR PLANNING
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**CONFIDENTIAL**

www.dunne.ie

www.hypnea.ie

www.burnsmcdonnell.com

www.pinnacle.ie

Profile Park, Dublin 22, Ireland  
53° 12' 1.42"N 6° 26' 40.80"W

EXTERNAL WORKS - FOOTPATH/CYCLE PATH		<b>C104</b>
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Rev	Issue	Date	By	App'd
1	1	12/05/2013	JK	JM