

**Anthony Marston,
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23, Grange Park
Foxrock
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Date : 06-Apr-2023

Reg. Ref. : SD21A/0241/C4

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 Baldonnell 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 4 : Roads

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 4 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 deemed **not** compliant.

Comments:

“Condition No. 4 states:

4. Roads.

- (1) A Mobility Management Plan is to be completed within six months of opening of the proposed development. The Mobility Management Plan shall be submitted for the written agreement of the Planning Authority.
 - (2) The minimum width of footpaths shall be 1.8m wide to aid mobility impaired users.
 - (3) All external bicycle parking spaces shall be covered.
 - (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.
 - (5) The applicant shall provide 5% of vehicular parking spaces for mobility impaired users, and 10% vehicular parking spaces to be equipped with electrical charging points;
- REASON: In the interest of sustainable transport.

Assessment:

Brief Summary of Compliance Submission:

Response

All elements of this condition, apart from the Construction & Demolition Waste Management Plan (C&DWMP) were addressed previously under the compliance submission of January 2023. A C&DMP, referred to as a Site Waste Management Plan in this instance, is submitted by the appointed contractor. Full details of this Plan are set out in the accompanying document attached (3 copies).

Assessment of Compliance Submission for Compliance with Condition:

Mobility Mgmt Plan (1)

Applicant states this was covered under a January 2023 compliance submission – No record of such on i-Docs.

Recommendation:

Cannot make assessment.

Assessment of Compliance Submission for Compliance with Condition:

Footpath width (2)

Applicant states this was covered under a January 2023 compliance submission – No record of such on i-Docs.

Recommendation:

Cannot make assessment.

Assessment of Compliance Submission for Compliance with Condition:

Ext bike spaces (3)

Applicant states this was covered under a January 2023 compliance submission – No record of such on i-Docs.

Recommendation:

Cannot make assessment.

Assessment of Compliance Submission for Compliance with Condition:

C&DWMP (4)

The submission does not cover volumes, haulage routes, number of trips generated, days/times, impact to local traffic, TM, phasing of works, etc.

Recommendation:

Not in compliance.

Assessment of Compliance Submission for Compliance with Condition:

Carpark spaces (5)

The applicant states this was covered under a January 2023 compliance submission – No record of such on i-Docs.

Conclusion:

The proposed development has been reviewed by the Roads Department and it has been determined that insufficient information has been provided. Cannot make assessment.”

Yours faithfully,

M.C.

for Senior Planner