

# PINNACLE

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Wednesday 17 May 23

## Planning Department

South Dublin County Council

County Hall, Tallaght

Dublin 24

D24 A3XC

Ref: P220401

**RE: EdgeConneX Ireland Ltd., Construction of 2 adjoined single storey Data Centres,  
Ballymaikaily, West of the Newcastle Road, (R120), Lucan, Co. Dublin  
Planning Reg. Ref. No. SD22A/0333**

Further to the Additional Information request pertaining to Items 12, 14 & 15, in respect of the above development, as received from the Local Authority, dated 10<sup>th</sup> October 2022, we would respond as follows:-

*12. Resolution of the variations between landscape architect's pond edge detail and planting plan indicating shallow planting and varied slopes and those shown in the engineer's drawings (steep section which doesn't allow for a stepped profile with varied habitat is required. The applicant is requested to submit pond proposals and details to demonstrate delivery of the four pillars of SuDS: amenity, biodiversity, water treatment and attenuation. Refer SDCC Sustainable Drainage Explanatory Design and Evaluation Guide 2022.*

### Response:

Refer to KFLA's Dwg. No. 0453 - 202, for details pertaining to the landscape treatment of the Bio Swale & Wetland Edge. The wetland edge is a narrow shelf created around the perimeter edge of the 2 No. attenuation ponds, in order to cater for aquatic planting etc.

This information has been replicated on Dwg. No. EDCDUB-PIN-06-ZZ-DR-C-201 Rev. C03, titled "Proposed Drainage Layout".

It should be further noted that a 450mm Ø pipe is required to convey water between the Rain Garden and Attenuation Pond 2, due to constraints in space between the edge of the road and the wayleave over the HV routing out of the ESB Sub-station. However, we have installed a treatment train Bioswale, linking Attenuation Ponds 1 & 2, as a response to the Additional Information request from the Planning Authority.

14. a. *The applicant is requested to submit a drawing in plan and cross sectional views clearly showing additional Sustainable Drainage Systems (SuDS) features for the development. SuDS features could include but are not limited to:*

- Swale
- Tree pits
- Permeable Paving - Grasscrete
- Green roofs
- Planter Boxes
- Other such SuDS

*Note: Instead of using oil interceptors use swales and /or reed bed type biodiversity SuDS to replace oil interceptors. Refer to SuDS Guide [sdcc-suds-explanatorydesign-and-evaluation-guide.pdf](#) Where practical replace pipe with Swales or other such SuDS systems.*

b. *The applicant is requested to Submit a CFRAM Flood Risk Drawing showing the location of proposed site on flood map. The applicant is requested to outline the boundary of site with a red line on flood map*

Response:-

(a) Refer to Dwg. No. EDCDUB-PIN-06-ZZ-DR-C-201 Rev. C03, for the surface water drainage layout, which has been updated to include for a treatment train between the 2 No. attenuation ponds, through the open landscape, prior to the ultimate surface water discharge. The elements of treatment have been catered for in order to convey the aforementioned run-off:-

- Bio retention rain gardens – 1 No.
- Bio retention swales - 2 No.

Details of the rain gardens will be provided by the Landscape Architect, Kevin Fitzpatrick (KFLA) and a typical detail of the proposed bio retention swale has been indicated on the aforementioned drawings, i.e. a 1m wide base with side slopes being 1.5m in width, providing for an overall swale width of circa 4m. A typical section has also been provided through the rain garden feature.

In addition to the above SuDS elements, we will be providing permeable paving, tree pits and rain water harvesting, as additional SuDS measures, as summarised below:

“All parking spaces, circa 33 No. (incl. for 2 No. disabled spaces), along the eastern elevation of the data hall will constitute permeable paving. In addition, tree pits will be positioned in accordance with the Landscape Architect, Kevin Fitzpatrick and details of same will be included with the landscape package.



Furthermore, it is proposed to install rain water harvesting in conjunction with Ethos (M&E Consultants), in order to serve the office building area of the data centre.”

- (b) Refer Appendix A for the relevant CFRAMS map i.e., Dwg. No. E09BAL\_EXFCD\_F0\_10, which has the site boundary outlined in red, as requested.

15. (a) *Submit a Pre connection enquiry with Irish Water for both water supply and wastewater for the proposed development.*

(b) *The applicant is requested to submit a copy of the letter of confirmation from Irish Water as mentioned in the "Engineering Planning Report" which states the foul network on site is under the charge of SDCC.*

Response:-

- (a) A PCE was submitted and a positive response, i.e. a COF, (Ref: CDS 21000754 dated 10<sup>th</sup> June 2021), has been received from IW in respect of same. The water supply connection can be facilitated with no upgrades required to the network – refer Appendix B.

A further COF, (Ref: CDS 21008013 dated 2<sup>nd</sup> December 2021), has been received from IW in respect of same. The wastewater supply connection can be facilitated with no upgrades required to the network – refer Appendix B.

- (b) Confirmation from Irish water in respect of the private foul sewer network, is contained within the aforementioned COF (Ref: CDS 21008013).

We trust that the above meets with your requirements, however should you require any further information, or copies of drawings, please do not hesitate to contact us.



Shaun O'Reilly

Pinnacle

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Encl. (6)

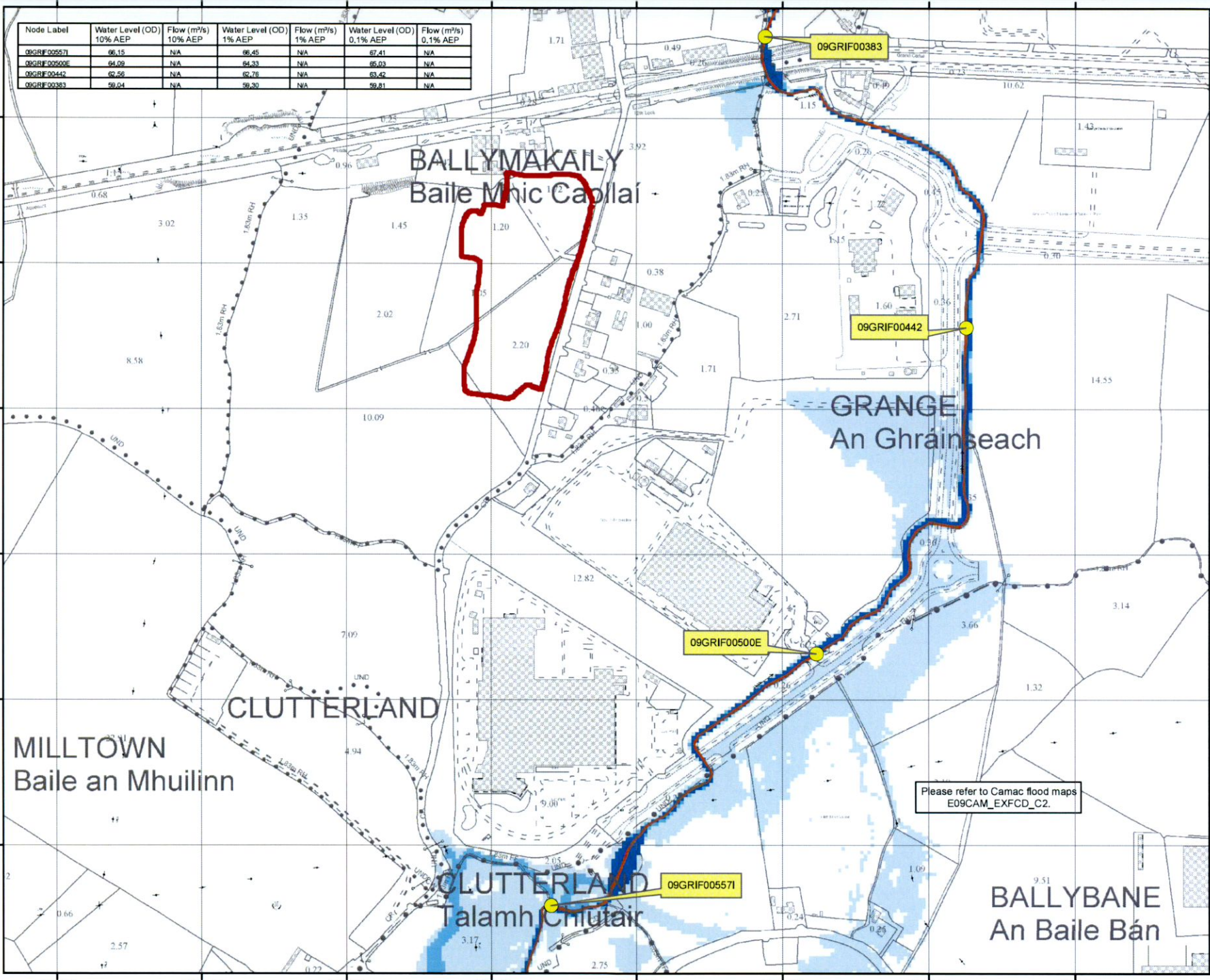
**APPENDIX A**

**CFRAMS MAP -**

**Dwg. No. E09BAL\_EXFCD\_F0\_10**



Node Label	Water Level (OD) 10% AEP	Flow (m³/s) 10% AEP	Water Level (OD) 1% AEP	Flow (m³/s) 1% AEP	Water Level (OD) 0.1% AEP	Flow (m³/s) 0.1% AEP
09GRIF005571	66.15	N/A	66.45	N/A	67.41	N/A
09GRIF00500E	64.09	N/A	64.33	N/A	65.03	N/A
09GRIF00442	62.56	N/A	62.76	N/A	63.42	N/A
09GRIF00383	59.04	N/A	59.30	N/A	59.81	N/A



**IMPORTANT USER NOTE:**  
THE VIEWER OF THIS MAP SHOULD REFER TO THE DISCLAIMER, GUIDANCE NOTES AND CONDITIONS OF USE THAT ACCOMPANY THIS MAP.

- Legend**
- 10% Fluvial AEP Event
  - 1% Fluvial AEP Event
  - 0.1% Fluvial AEP Event
  - Modelled River Centreline
  - AFA Extents
  - Node Point
  - Node ID Node Label

**FINAL**

REV:	NOTE:	DATE:
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Co Meath

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<b>Map:</b>	
Baldonnel Fluvial Flood Extents	
Map Type: EXTENT	
Source: FLUVIAL	
Map Area: HPW	
Scenario: CURRENT	
Drawn By: C.C.	Date: 21 July 2016
Checked By: D.J.	Date: 21 July 2016
Approved By: G.G.	Date: 21 July 2016
Drawing No.:	
E09BAL_EXFCD_F0_10	
Map Series : Page 10 of 12	
Drawing Scale : 1:5,000 @ A3	



**APPENDIX B**

**Irish Water COF's**

**Ref: CDS 21000754 & CDS 21008013**



Shaun O' Reilly  
 67A Patrick Street  
 Dun Laoighaire  
 Co. Dublin

Uisce Éireann  
 Bosca OP 448  
 Oifig Sheachadta na  
 Cathrach Theas  
 Cathair Chorcaí

Irish Water  
 PO Box 448,  
 South City  
 Delivery Office,  
 Cork City.

[www.water.ie](http://www.water.ie)

10 June 2021

**Re: CDS21000754 pre-connection enquiry - Subject to contract | Contract denied**

**Connection for Business Connection of 1 unit(s) at Ballymaikly Lands to the west of the Newcastle Road, Lucan, Co. Dublin**

Dear Sir/Madam,

Irish Water has reviewed your pre-connection enquiry in relation to a Water connection at Ballymaikly Lands to the west of the Newcastle Road, Lucan, Co. Dublin (the **Premises**). Based upon the details you have provided with your pre-connection enquiry and on our desk top analysis of the capacity currently available in the Irish Water network(s) as assessed by Irish Water, we wish to advise you that your proposed connection to the Irish Water network(s) can be facilitated at this moment in time.

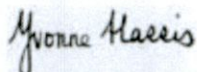
SERVICE	<p style="text-align: center;"><b>OUTCOME OF PRE-CONNECTION ENQUIRY</b></p> <p style="text-align: center;"><b><u>THIS IS NOT A CONNECTION OFFER. YOU MUST APPLY FOR A CONNECTION(S) TO THE IRISH WATER NETWORK(S) IF YOU WISH TO PROCEED.</u></b></p>
Water Connection	Feasible without infrastructure upgrade by Irish Water
<b>SITE SPECIFIC COMMENTS</b>	
<p>The design and construction of the Water pipes and related infrastructure to be installed in this development shall comply with the Irish Water Connections and Developer Services Standard Details and Codes of Practice that are available on the Irish Water website. Irish Water reserves the right to supplement these requirements with Codes of Practice and these will be issued with the connection agreement.</p>	

**General Notes:**

- 1) The initial assessment referred to above is carried out taking into account water demand and wastewater discharge volumes and infrastructure details on the date of the assessment. **The availability of capacity may change at any date after this assessment.**
- 2) This feedback does not constitute a contract in whole or in part to provide a connection to any Irish Water infrastructure. All feasibility assessments are subject to the constraints of the Irish Water Capital Investment Plan.
- 3) The feedback provided is subject to a Connection Agreement/contract being signed at a later date.
- 4) A Connection Agreement will be required to commencing the connection works associated with the enquiry this can be applied for at <https://www.water.ie/connections/get-connected/>
- 5) A Connection Agreement cannot be issued until all statutory approvals are successfully in place.
- 6) Irish Water Connection Policy/ Charges can be found at <https://www.water.ie/connections/information/connection-charges/>
- 7) Please note the Confirmation of Feasibility does not extend to your fire flow requirements.
- 8) Irish Water is not responsible for the management or disposal of storm water or ground waters. You are advised to contact the relevant Local Authority to discuss the management or disposal of proposed storm water or ground water discharges
- 9) To access Irish Water Maps email [datarequests@water.ie](mailto:datarequests@water.ie)
- 10) All works to the Irish Water infrastructure, including works in the Public Space, shall have to be carried out by Irish Water.

If you have any further questions, please contact Marko Komso from the design team on or email [mkomso@water.ie](mailto:mkomso@water.ie). For further information, visit [www.water.ie/connections](http://www.water.ie/connections).

Yours sincerely,



**Yvonne Harris**  
**Head of Customer Operations**



Pinnacle Consulting / Shaun O' Reilly

Grosvenor Court  
67A Patrick Street  
Dun Laoighaire  
Co. Dublin

Uisce Éireann  
Bosca OP 448  
Oifig Sheachadta na  
Cathrach Theas  
Cathair Chorcaí

Irish Water  
PO Box 448,  
South City  
Delivery Office,  
Cork City.

[www.water.ie](http://www.water.ie)

2 December 2021

**Re: CDS21008013 pre-connection enquiry - Subject to contract | Contract denied**

**Connection for Business Connection of 1 unit at Ballymakaily Lands to the west of the Newcastle Road, Lucan, Co. Dublin**

Dear Sir/Madam,

Irish Water has reviewed your pre-connection enquiry in relation to a Wastewater connection at Ballymakaily Lands to the west of the Newcastle Road, Lucan, Co. Dublin (the **Premises**). Based upon the details you have provided with your pre-connection enquiry and on our desk top analysis of the capacity currently available in the Irish Water network(s) as assessed by Irish Water, we wish to advise you that your proposed connection to the Irish Water network(s) can be facilitated at this moment in time.

SERVICE	<p style="text-align: center;"><b>OUTCOME OF PRE-CONNECTION ENQUIRY</b></p> <p style="text-align: center;"><b><u>THIS IS NOT A CONNECTION OFFER. YOU MUST APPLY FOR A CONNECTION(S) TO THE IRISH WATER NETWORK(S) IF YOU WISH TO PROCEED.</u></b></p>
Wastewater Connection	Feasible without infrastructure upgrade by Irish Water
<b>SITE SPECIFIC COMMENTS</b>	
Wastewater Connection	<p>The proposed wastewater connection for this development connects to the Irish Water network via private infrastructure. Please be advised that at connection application stage you have to provide written confirmation from the owner of the infrastructure that you have received legal permission to connect to and that the infrastructure has capacity to cater for the additional load from the Development.</p> <p>A new connection to the existing network is feasible without Irish Water network upgrade on the condition that the existing (privately owned) Grange Castle Pumping Station does not increase maximum output flow rate of Phase 2 PS set up (55l/s).</p>

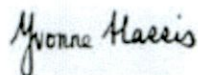
The design and construction of the Wastewater pipes and related infrastructure to be installed in this development shall comply with the Irish Water Connections and Developer Services Standard Details and Codes of Practice that are available on the Irish Water website. Irish Water reserves the right to supplement these requirements with Codes of Practice and these will be issued with the connection agreement.

**General Notes:**

- 1) The initial assessment referred to above is carried out taking into account water demand and wastewater discharge volumes and infrastructure details on the date of the assessment. **The availability of capacity may change at any date after this assessment.**
- 2) This feedback does not constitute a contract in whole or in part to provide a connection to any Irish Water infrastructure. All feasibility assessments are subject to the constraints of the Irish Water Capital Investment Plan.
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- 10) All works to the Irish Water infrastructure, including works in the Public Space, shall have to be carried out by Irish Water.

If you have any further questions, please contact Marina Byrne via email [mzbyrne@water.ie](mailto:mzbyrne@water.ie) For further information, visit [www.water.ie/connections](http://www.water.ie/connections).

Yours sincerely,



**Yvonne Harris**

**Head of Customer Operations**