

Comhairle Chontae Atha Cliath Theas

PR/0604/23

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22A/0420

Application Date: 08-Nov-2022

Submission Type: Additional
Information

Registration Date: 04-Apr-2023

Correspondence Name and Address:

Marston Planning Consultancy 23, Grange Park,
Foxrock, Dublin 18

Proposed Development:

Development on a Site that includes a two storey residential property on lands to the south of 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 3.79hectares; The development will consist of the demolition of the two storey dwelling (207.35sqm) and associated outbuildings and farm structures (348.36sq.m); and the construction of 1 two storey data center with plant at roof level and associated ancillary development that will have a gross floor area of 12, 893sqm that will consist of the following, 1 two storey data center (Building 13) with a gross floor area of 12, 893sqm. It will include 13 emergency back-up generators of which 12 will be double stacked and one will be single stacked within a compound to the south-western side of the data center with associated flues that each will be 22.316m in height and 7 hot-air exhaust cooling vents that each will be 20.016m In height; The data center 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 that 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 data center will have a primary parapet height of 14.246m above ground level, with plant and screen around plus a plant room above at roof level. The plant room has an overall height of 21.571m; Construction of an internal road network and circulation areas, with a

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staff entrance off Falcon Avenue to the east, as well as a secondary vehicular access for service and delivery vehicles only across a new bridge over the Baldonnel Stream from the permitted entrance as granted under SDCC Planning Ref. SD21A/0241 from the south-west, both from within Profile Park that contains an access from the New Nangor Road (R134); Provision of 60 car parking spaces (to include 12 EV spaces and 3 disabled spaces), and 34 cycle parking spaces; Signage (5.7sq.m) at first floor level at the northern end of the eastern elevation of the data center building; Ancillary site development works will include footpaths, attenuation ponds that will include an amendment to the permitted attenuation pond as granted to the north of the Baldonnel Stream under SDCC Planning Ref. SD21 A/0241, as well as green walls and green roof. 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 that will include an amendment to the permitted landscaping as granted under SDCC Planning Ref. SD21A/0241, lighting, fencing, signage, services road, entrance gates, and sprinkler tanks; An Environmental Impact Assessment Report (EIAR) has been submitted with this application.

Location: Site within the townlands of Ballybane & Kilbride, Clondalkin, Dublin 22

Applicant Name: Vantage Data Centers DUB11 Ltd.

Application Type: Permission

(SW)

Description of Site and Surroundings:

Site Area

Stated as 3.79Ha.

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Site Description:

This application site is located adjacent to the New Nangor Road and within the recently constructed Profile Park Road. To the west of the site is the Grange Castle Motor Company. To the north of the site, across the New Nangor Road, lies the southern part of the existing Grange Castle Business Park. Further industrial development in Kilcarbery Park such as Microsoft data centre campus. The south of the site currently consists of a roundabout with access to the site, followed by green fields and a number of data centres. The east of the site consists of green fields, tree lines and some older buildings. The Baldonnel stream runs through the site in a south east to north west direction and enters a culvert under the site to the west below the Grange Castle motor company site.

The application site is undeveloped land and consists of a large green field site with a vacant and derelict dwelling located on the northern site. There are a number of mature trees. The site is uneven, and the land is notably lower to the west of the site and is set below the existing internal road network.

Proposal:

The proposed development consists of:

Development on a Site that includes a two storey residential property on lands to the south of 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 3.79hectares;

The development will consist of

- the demolition of the two storey dwelling (207.35sqm) and associated outbuildings and farm structures (348.36sq.m); and
- the **construction of 1 two storey data centre** with plant at roof level and associated ancillary development that will have a gross floor area of 12,893sqm that will consist of the following,
 - 1 two storey data centre (Building 13) with a gross floor area of 12,893sqm.
 - It will include 13 emergency back-up generators of which 12 will be double stacked and one will be single stacked within a compound to the south-western side of the data centre with
 - associated flues that each will be 22.316m in height and
 - 7 hot-air exhaust cooling vents that each will be 20.016m in height;

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- The data centre 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 that 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 data centre will have a primary parapet height of 14.246m above ground level, with plant and screen around plus a plant room above at roof level. The plant room has an overall height of 21.571m;
- Construction of an internal road network and circulation areas, with a staff entrance off Falcon Avenue to the east, as well as a secondary vehicular access for service and delivery vehicles only across a new **bridge over the Baldonnel Stream** from the permitted entrance as granted under SDCC Planning Ref. SD21A/0241 from the south-west, both from within Profile Park that contains an access from the New Nangor Road (R134);
- Provision of 60 car parking spaces (to include 12 EV spaces and 3 disabled spaces), and 34 cycle parking spaces; Signage (5.7sq.m) at first floor level at the northern end of the eastern elevation of the data centre building;
- Ancillary site development works will include footpaths, attenuation ponds that will include an amendment to the permitted attenuation pond as granted to the north of the Baldonnel Stream under SDCC Planning Ref. SD21 A/0241, as well as green walls and green roof.
- 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 that will include an amendment to the permitted landscaping as granted under SDCC Planning Ref. SD21A/0241, lighting, fencing, signage, services road, entrance gates, and sprinkler tanks;

An Environmental Impact Assessment Report (EIAR) has been submitted with this application.

Power Supply

Grid connection with Eirgrid.

Long-term primary supply will come from National Grid infrastructure with the on-site power plant, which is permitted as multi-fuel, feeding into the grid. The permitted MFGP is sized to serve the proposed development as well as the data centres permitted under SD21A/0241.

A separate SID application has been lodged.

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Zoning

The subject site is zoned objective 'EE' - '*To provide for enterprise and employment related uses*' in the South Dublin County Development Plan 2022-2028.

Development Plan Maps: Bird Hazards, Inner Horizontal Surface (Casement). Flood Zones A and B (Part)

Consultations

Water Services: No objections, subject to conditions.

Roads: Additional information requested.

Parks: Additional information requested.

Heritage: No report received at time of writing.

EHO: Additional information requested.

TII: No observations.

EMRA: No report received at time of writing.

NTA: No report received at time of writing.

Irish Water: No objections, subject to conditions.

IAA: Glint and glare assessment required

Inland Fisheries Ireland: No report received at time of writing.

EPA: Development may require IE licence, unclear whether this is the case.

Department of Housing, Local Government & Heritage: No report received at time of writing.

DoD: No report received at time of writing.

CRU: No report received at time of writing.

Sustainable Energy Ireland: No report received at time of writing.

SEA Sensitivity Screening

Indicates overlap with:

- SFRA B.

Submissions/Observations /Representations

A submission has been received. This is considered in the overall assessment of the planning application.

- Emissions have been underestimated
- Cumulative effects not taken into account (other data centres)
- The applicant has failed to quantify the contribution this development will make with reference to Ireland's carbon budgets
- EIAR references UK trajectory to net zero

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- The Applicant should be challenged as to whether; a. The connection agreement permits to only the granted development under SD21A/0241 b. Whether the application for connection to Eirgrid included the proposed development (SD22A/0420) despite the fact that it has not received planning permission at the time of application
- Applicant has failed to demonstrate compliance with EDE7
- It is not clear what the source of energy is for the multi fuel plant is to be and it is not clear why there would be an additional need for 13 emergency generators to supplement this.
- There is a disproportionate concentration of data centres in the environs of SDCC already and additional permissions may lead to dangerous planning precedent in this regard and create clusters of EE lands devoid of any commercial activity. T
- SDCC should pay due heed to Government strategy on Data centres given the grid constraints in the GDA
- There is no intention by the applicant to supplement the significant energy demands of the data centre with alternative energy supply to include renewable energy sources
- Disappointing to note that the Development makes no use of green walls/ living walls or green roofs as per G15 Objective 7
- Contrary to Objective GI2 Objective 5 of the SDCC Development Plan (2022-2028), the Applicant intends to remove 260m of already established hedgerow

Relevant Planning History

SD21A/0241 Demolition of the abandoned single storey dwelling and associated outbuilding (206sqm); construction of 2 two storey data centres 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 centre (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 centre with associated flues that will be 22.3m in height; 1 two storey data centre (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 centre with associated flues that will be 22.3m in height; each of the two data centres 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 centre apart from the flues and plant at roof level is c. 14.23m above the finished floor level; the overall height of each data centre 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

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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. **Permission granted**

SD20A/0124 – **Grant Permission** for (1) Demolition of existing single storey dwelling (approximately 108.5sq.m); (2) construction of a Distribution Warehouse Building comprising warehousing and ancillary areas at ground floor and support offices, staff areas and plant across two floors; (3) the development will be accessed from the existing Profile Park estate road; (4) provision of car parking, cycle parking, security gatehouse, landscaping and boundary treatments (including security fencing and gates); (5) all associated site development and services works (including diversion/culverting/reprofiling of existing stream on site); (6) total gross floor area of the development c.17,006sq.m. **Grant Permission** with relevant conditions:

Relevant Planning History for lands adjacent and impacting on site:

Original permission and extension of duration for roads and services infrastructure that cover the entire landholding in proximity to the site and including the site.

SD06A/0568/EP

Extension of duration **granted** 13th Jan 2012

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SD06A/0568

Provision of roads and services infrastructure to facilitate the future development of a business park, to be known as 'Profile Park' on these lands. The development includes the provision of 1,675 metres of internal distributor roads consisting of 267 metres to dual carriageway standard (at the main entrance) with a further 1,408 metres to single carriageway standard and one internal roundabout. The development also includes surface water drainage, foul drainage and water supply infrastructure, associated landscaping and all ancillary works, on a site of 39.84 hectares. Access to the site will be provided at the northern boundary off the existing roundabout to Kilcarbery Business Park. This application is accompanied by an Environmental Impact Statement. **Permission granted.**

Adjacent sites

SD21A/0186 - Construction of a 3 storey (part 4 storey) data centre known as 'DB8' to include data halls, electrical/plant rooms including internal generators, offices, lobbies, ancillary staff areas including break rooms and toilets, stores, stair/lift cores throughout and photovoltaic panels at roof level; the total gross floor area excluding hot air plenums and external staircase is c.9,601sq.m and the overall height of the data centre ranges from c.16m to c.20m to roof parapet level and up to c.24.48m including roof top plant, flues and lift overrun; provision of 5 external generators, 8 fuel tanks and ancillary plant contained within a plant yard to the north of DB8; provision of a water tank plant room, air cooled chillers and ancillary plant contained within a chiller plant yard to the south of DB8; provision of a water sprinkler pump room (c.23sqm), 2 sprinkler tanks (c.12m high each), heat recovery plant room (c.17sqm), ESB substation (c.44sqm), waste/bin stores (c.52sqm); total floor area of ancillary structures and plant (c.303sqm); provision of a delivery yard and loading bays, 64 car parking spaces, 5 motorcycle spaces, bicycle shelter serving 14 spaces, smoke shelter, internal access roads and footpaths, vehicular and pedestrian access to the west from Falcon Avenue and closure of an existing vehicular entrance from Falcon Avenue; all associated site development works, services provision, drainage works including attenuation, landscape and boundary treatment works including berming, hedgerow protection areas and security fencing; no buildings are proposed above the existing ESB wayleave and SDCC watermain wayleave to the west and north of the site; the area to the southwest of the site (temporary meadow) is reserved for a future data centre, subject of a separate application to South Dublin County Council on a site bounded to the east and south by Grange Castle Golf Club, to the north by Nangor Road (R134) and to the west by an estate road known as Falcon Avenue. This application is accompanied by a Natura Impact Statement. **Additional Information Requested.**

SD12A/0150 Erection of a 2.4m high perimeter fence along Nangor Road boundary (approximately 250m long) with separate entrance gates for vehicular, bicycle and pedestrian access; construction of a single storey security hut with security barriers. **Permission Granted**

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SD07A/1059 Block A comprises a five storey office building of 3,019.6sq.m. gross floor area which fronts onto the Nangor Road and which will accommodate 18 no. own door office units and 1 no. ESB substation; (2) Block B comprises a five storey office building of 2,905.1sq.m gross floor area which fronts onto the Nangor Road and is located adjacent to the boundary with Grange Castle Golf Course - this block will accommodate 26 no. own door office units; (3) Block C comprises a four storey office building of 2,684.8 sq. m. gross floor area located adjacent to the boundary with Grange Castle Golf Course which will accommodate 24 no. own door office units. The proposed blocks are arranged in a u-shaped configuration around a central landscaped square. Vehicular access to the site is proposed via a left-turning entry and exit slip lane from the Nangor Road and also via the internal Spine Road permitted under application Reg. Ref. SD06A/0568. The proposed development includes 30 no. surface level car parking spaces and one level of underground car parking which will accommodate 200 no. car spaces. The development also includes all ancillary services, landscaping and site works on a site of 1.3163 hectares. This application is being lodged pursuant to application Reg. Ref: SD06A/0568 under which planning permission was granted for the development of roads and services to facilitate the 'Profile Park' Business Park. **Permission Granted**

SD06A/0568 Provision of roads and services infrastructure to facilitate the future development of a business park, to be known as 'Profile Park' on these lands. The development includes the provision of 1,675 metres of internal distributor roads consisting of 267 metres to dual carriageway standard (at the main entrance) with a further 1,408 metres to single carriageway standard and one internal roundabout. The development also includes surface water drainage, foul drainage and water supply infrastructure, associated landscaping and all ancillary works, on a site of 39.84 hectares. Access to the site will be provided at the northern boundary off the existing roundabout to Kilcarbery Business Park. This application is accompanied by an Environmental Impact Statement. **Permission Granted.**

SD06A/0568/EP Provision of roads and services infrastructure to facilitate the future development of a business park, to be known as 'Profile Park' on these lands. **Permission Granted.**

Relevant Enforcement History

None recorded for subject site.

Pre-Planning Consultation

PP061/22 Construction of one no. two storey data centres with a gross floor area of c. 12,893sq.m that will include office at first floor. The proposed data centre comprises of a two storey data centre that will include 13 no. standby emergency generators with associated flues (each 25m in height) to be located to the west of the building.

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The data centre will be c. 14.23m to parapet height with the roof plant increasing the height to 18.5m overall.

The data centre will be accessed from a new emergency and service vehicular access off Falcon Avenue as well as from the site of the already permitted data centres to the west.

The data centre will be served by 60 car parking spaces that will be located generally to the east of the data centre of which 3 no. spaces will be disabled spaces and 6 of these spaces will be provided for electrical charging vehicles. Covered bicycle parking provision will be provided within the site. The data centre will be enclosed by landscape berms and planting to the north and north east.

DIRECTION IN THE MATTER OF SECTION 31 OF THE PLANNING AND DEVELOPMENT ACT 2000 (as amended) South Dublin County Development Plan 2022-2028

The Planning Authority is hereby directed to take the following steps:

... b. Amend the land use zoning objectives in tables 12.4, 12.8 and 12.10 to reinstate data centre use class as an 'open for consideration' use class in the REGEN, Enterprise and Employment (EE) and Major Retail Centre (MRC) zoning objectives.

Relevant Policy in South Dublin County Council Development Plan (2022-2028):

CS5 Objective 2:

To ensure that, insofar as possible, space extensive enterprise is located on lands which are outside the M50, and which do not compromise labour intensive opportunities on zoned lands adjacent to public transport.

Chapter 4 Green Infrastructure

Section 4.1 Methodology

GI1 Objective 4: To require development to incorporate GI as an integral part of the design and layout concept for all development in the County including but not restricted to residential, commercial and mixed use through the explicit identification of GI as part of a landscape plan, identifying environmental assets and including proposals which protect, manage and enhance GI resources providing links to local and countywide GI networks.

Section 4.2.1 Biodiversity

GI2 Objective 4: To integrate GI, and include areas to be managed for biodiversity, as an essential component of all new developments in accordance with the requirements set out in Chapter 12: Implementation and Monitoring and the policies and objectives of this chapter.

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Section 4.2.2 Sustainable Water Management

GI4 Objective 1: To limit surface water run-off from new developments through the use of Sustainable Drainage Systems (SuDS) using surface water and nature-based solutions and ensure that SuDS is integrated into all new development in the County and designed in accordance with South Dublin County Council's Sustainable Drainage Explanatory Design and Evaluation Guide, 2022.

Chapter 5 Quality Design and Healthy Placemaking

Section 5.2.1 The Delivery of Sustainable Neighbourhoods 'The Plan Approach'

QDP2 Objective 1:

To ensure that applications for new development are accompanied by a statement from a suitably qualified person detailing how 'The Plan Approach' has been taken into consideration and incorporated into the design of the development including the materials and finishes proposed and demonstrating how the overarching principles for the achievement of successful and sustainable neighbourhoods have been integrated as part of the design proposal.

Section 5.2.2 Context

Policy QDP3: Neighbourhood Context

Support and facilitate proposals which contribute in a positive manner to the character and setting of an area.

QDP3 Objective 1:

To ensure new development contributes in a positive manner to the character and setting of the immediate area in which a proposed development is located taking into consideration the provisions set out in Chapters 3 and 4 of this Plan and having regard to the requirements set out in Chapter 12: Implementation and Monitoring in relation to design statements.

SECTION 5.2.3 Healthy Placemaking

QDP4 Objective 2:

To promote a high standard of building and urban design, creating public spaces that are distinctive, safe, universally accessible and facilitate social and cultural diversity and interaction.

Policy QDP7: High Quality Design – Development General Promote and facilitate development which incorporates exemplary standards of high-quality, sustainable and inclusive urban design, urban form and architecture.

QDP7 Objective 6:

To ensure that development provides an integrated and balanced approach to movement, healthy placemaking and streetscape design in accordance with the requirements of the Design Manual for Urban Roads and Streets, DTTAS and DEHLG (2019).

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QDP7 Objective 7:

To ensure that all proposals for development contribute positively to providing a coherent enclosure of streets and public spaces, taking into consideration the proportions and activities of buildings on both sides of a street or surrounding a public space, providing for good standards of daylight and sunlight, and micro climatic conditions and having regard to the guidance and principles set out in the South Dublin County's Building Height and Density Guide and the Design Manual for Urban Streets and Roads (DMURS) (2019).

QDP7 Objective 8:

To promote and support a Universal Design Approach to residential and non-residential development – having regard in particular to the universal design principles and guidance in relation to Buildings for Everyone, Housing and Shared Space as promoted by the Centre for Excellence in Universal Design at the National Disability Authority – ensuring that all environments are inclusive and can be used to the fullest extent possible by all users regardless of age, ability or disability consistent with RPO 9.12 and 9.13 of the RSES. (See also Chapter 8: Community Infrastructure and Open Space).

QDP8 Objective 1:

To assess development proposals in accordance with the Building Height and Density Guide set out in Appendix 10 of this Development Plan and associated planning guidelines. In this regard, all medium to large scale and complex planning applications (30 + residential units, commercial development over 1,000 sq. m or as otherwise required by the Planning Authority) shall be accompanied by a 'Design Statement'.

The Design Statement shall include, inter alia, a detailed analysis of the proposal and statement based on the guidance, principles and performance-based design criteria set out in South Dublin County's Height and Density Guide. Any departures within the proposed development from the guidance set out in the Building Height and Density Guide for South Dublin County (Appendix 10) shall be clearly highlighted in the Design Statement. (See Chapter 12: Implementation and Monitoring).

Policy QDP11: Materials, Colours and Textures Promote high-quality building finishes that are appropriate to context, durable and adhere to the principles of sustainability and energy efficiency.

QDP11 Objective 1:

To require the use of high quality and durable materials and finishes that make a positive contribution to placemaking.

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QDP11 Objective 2:

To promote the use of structural materials that have low to zero embodied energy and CO2 emissions and ensure a wood-first policy on public buildings funded or part-funded by the Council.

QDP11 Objective 3:

To promote the reuse and recycling of materials to promote the circular economy and reduce construction and demolition waste.

EDE1: Overarching

EDE1 Objective 6:

To ensure that economic and enterprise related development is provided in a manner which facilitates a reduction in greenhouse gas emissions by supporting and promoting the following measures:

- *An increase in employment densities within walkable distances of communities and on public transport routes;*
- *Promotion of walking and cycling and use of public transport through increased permeability and mobility management measures within and outside employment areas;*
- *The sourcing of power from district heating and renewables including wind, hydro and solar;*
- *Additional native tree planting and landscaping on existing and proposed enterprise zones and development sites to aid with carbon sequestration, contribute to the green infrastructure network of the County and promote quality placemaking.*

EDE2: Green Economy

Section 9.2.1 Green and Innovative Economy

EDE3 Objective 5:

To promote, through good placemaking, the delivery of places and communities which encourage employers and workers alike to live in the County, closer to their workplaces, promoting more sustainable travel and a good quality of life.

EDE4: Urban Growth, Regeneration and Place Making

Urban Growth, Regeneration and Placemaking Support urban growth and regeneration through the promotion of good placemaking to attract employees and employers and to provide a competitive advantage to the County and diverse investment opportunity.

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EDE4 Objective 1:

To ensure that economic and employment development is located to optimise existing infrastructure and to support development and investment in the County's urban centres supporting orderly growth and placemaking.

EDE4 Objective 4:

To direct people intensive enterprise and employment uses such as major office developments (>1,000 sq. m gross floor area) into appropriately zoned lands subject to their location within approximately 500 metres of a high frequency urban bus service and / or within 1000 metres walking distance of high capacity transport stops (Train / Luas), and to demonstrate the required walking distance or provision of a permeability project, in accordance with the Permeability Best Practice Guide (2015), to achieve same.

EDE7 Objective 1:

To ensure that, insofar as possible, space extensive enterprise is located on lands which are outside the M50, and which do not compromise labour intensive opportunities on zoned lands adjacent to public transport.

EDE7 Objective 2:

To require that space extensive enterprise demonstrates the following:

- The appropriateness of the site for the proposed use having regard to EDE7 Objective 1;
- Strong energy efficiency measures to reduce their carbon footprint in support of national targets towards a net zero carbon economy, including renewable energy generation;
- Maximise on site renewable energy generation to ensure as far as possible 100% powered by renewable energy, where on site demand cannot be met in this way, provide evidence of engagement with power purchase agreements in Ireland (PPA);
- Sufficient capacity within the relevant water, wastewater and electricity network to accommodate the use proposed;
- Measures to support the just transition to a circular economy;
- Measures to facilitate district heating or heat networks where excess heat is produced;
- A high-quality design approach to buildings which reduces the massing and visual impact;
- A comprehensive understanding of employment once operational;
- A comprehensive understanding of levels of traffic to and from the site at construction and operation stage;
- Provide evidence of sign up to the Climate Neutral Data Centre Pact.

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EDE7 Objective 3:

To ensure that landscaping and site layout in space extensive developments provides for demonstrated biodiversity measures and that landscape and biodiversity measures integrate into the green infrastructure network, in accordance with the Green Infrastructure Strategy set out in Chapter 4 of this Plan.

Policy E3: Energy Performance in Existing and New Buildings Support high levels of energy conservation, energy efficiency and the use of renewable energy sources in new and existing buildings including the retro fitting of energy efficiency measures in the existing building stock in accordance with relevant building regulations, national policy and guidance and the targets of the National and South Dublin Climate Change Action Plans.

E3 Objective 1:

To reduce the need for energy, enhance energy efficiency and secure the use of renewable energy sources in refurbished and upgraded dwellings, and other buildings through the design and location of new development, in accordance with relevant building regulations and national policy and guidance.

E3 Objective 3:

To require all new development to be designed to take account of the impacts of climate change, and that energy efficiency, energy provision and renewable energy measures are incorporated in accordance with national building regulations and relevant policy and guidelines.

E12 Objective 1:

To promote the generation and supply of low carbon and renewable energy alternatives.

Policy IE6: Electricity Infrastructure Protect the existing electricity infrastructure and support the development of a safe, secure and reliable supply of electricity and the development of enhanced electricity networks as well as new transmission infrastructure projects subject to the relevant environmental assessments.

IE6 Objective 2:

To support the reinforcement and strengthening of the electricity transmission and distribution network to facilitate planned growth and transmission / distribution of a renewable energy focused generation in line with RPO 10.22

Policy IE1: Overarching Policy Ensure that development occurs within environmental limits, having regard to the requirements of all relevant environmental legislation and the sustainable management of our natural capital.

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Policy IE2: Water Supply and Wastewater

Policy IE3: Surface Water and Groundwater

Policy IE4: Flood Risk

Policy IE7: Waste Management

Policy IE8: Environmental Quality

12.3.1 Appropriate Assessment

12.3.2 Ecological Protection

12.3.3 Environmental Impact Assessment

12.3.4 Archaeological Heritage

12.3.5 Landscape Character Assessment

12.3.7 Protected Structures

12.3.10 Thermal Upgrading and Energy Efficiency in Historic and Traditional Buildings

12.4.1 Green Infrastructure Definition and Spatial Framework

12.4.2 Green Infrastructure and Development Management All planning applications shall demonstrate how they contribute to the protection or enhancement of Green Infrastructure in the County through the provision of green infrastructure elements as part of the application submission:

Applications for extensions or single houses will also require the submission of a GI Infrastructure Plan which may be incorporated into the proposed landscape plan. This should clearly incorporate GI elements and provide links to local 'Stepping-Stones', Cores and Corridors where appropriate. Some smaller scale development may require more detailed GI Infrastructure Plans. Depending on location and context of the site, this will be decided on a case-by-case basis.

Regardless of development size or type, applicants must submit an overall site summary quantifying and detailing the following:

- tree and hedgerow removal;
- tree and hedgerow retention;
- new tree and hedgerow planting.

This information will be submitted in a digital format agreed with the Council to allow amalgamation and reporting on tree and hedgerow cover within the County over time.

Green Space Factor (GSF)

The GSF is a score-based requirement that establishes minimum standards for landscaping and GI provision in new developments. Minimum scoring requirements are based on the land-use zoning of a site (See GI5 Objective 4), this applies to all development comprising 2 or more residential units and any development with a floor area in excess of 500 sq. m.

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12.4.3 Riparian Corridors

12.5 Quality Design and Healthy Placemaking

12.5.1 Universal Design

12.5.2 Design Considerations and Statements

12.5.3 Density and Building Heights

12.5.4 Public Realm: (At the Site Level)

12.5.5 Healthy Placemaking and Public Realm: (At the Neighbourhood Level)

12.7.1 Bicycle Parking / Storage Standards; Bicycle Parking Design / Provision

12.7.2 Traffic and Transport Assessments

12.7.3 Travel Plans

Table 12.24: Thresholds for the Submission of a Workplace Travel Plan

Land Use	Workplace Travel Plan Statement	Indicative Number of Jobs	Standardised Workplace Travel Plan	Indicative Number of Jobs
Offices / Financial	>500 sq. m	25-100	>2,000 sq. m	>100
Warehousing	>2,500 sq. m	25-100	>2,500 sq. m	>100

12.7.4 Car Parking Standards

12.7.5 Car Parking / Charging for Electric Vehicles (EVs)

12.7.6 Car Parking Design and Layout

12.8.6 Public Art

Major new commercial developments greater than 5,000 sq. m in size, in the case of non-residential development, and in excess of 500 units in the case of residential development, will be required to incorporate a physical artistic feature into the scheme to improve the built environment / public realm. This may include high quality features within the environment or landscaping, in agreement with the Council.

12.9.2 Enterprise and Employment Areas:

Table 12.27: Key Principles for Development within Enterprise and Employment Zones.

12.9.4 Space Extensive Enterprises

12.9.8 Seveso Sites

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12.10.1 Energy Performance in New Buildings

Development proposals for medium to large scale residential and commercial developments in excess of 10 residential units and / or 1,000 sq. m of commercial floor space should be accompanied by an Energy Efficiency and Climate Change Adaptation Design Statement.

The statement should detail:

- How any on-site demolition, construction and long-term management of the development will be catered for;
- How energy and climate change adaptation considerations have been inherently addressed in the design and planning of the scheme.

12.10.2 Low Carbon District Heating Networks

12.10.3 Energy from Waste

12.10.4 Solar Photovoltaic

12.11.1 Water Management

(i) Flood Risk Assessment

(ii) Surface Water

(iii) Sustainable Urban Drainage System (SuDS)

(iv) Groundwater

(v) Rain Water Harvesting

12.11.3 Waste Management

(ii) Design and Siting of Refuse Storage, Recycling and Bring Facilities in Developments

(iv) Construction and Demolition Waste

12.11.4 Environmental Hazard Management

(i) Air Quality

(ii) Noise

(iii) Lighting

12.11.5 Aviation, Airports and Aerodromes

12.11.6 Restricted and Prohibited Development

12.11.7 Shielding / Safeguarding

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Relevant Government Guidelines

Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities, Department of the Environment, Heritage and Local Government, (2009).

The Planning System and Flood Risk Management - Guidelines for Planning Authorities, Department of the Environment, Heritage and Local Government & OPW, (2009).

Flood Risk Management

- The Planning System and Flood Risk Management - Guidelines for Planning Authorities (Nov 2009)
- Refer to Circular PL 2/2014 Flooding Guidelines (2014)

Regional, Spatial & Economic Strategy 2020-2032 (RSES), Eastern & Midlands Regional Assembly (2019)

- Section 5 – Dublin Metropolitan Area Strategic Plan, in Regional, Spatial and Economic Strategy 2019 – 2031.

Project Ireland 2040 National Planning Framework, Government of Ireland, 2018.

Assessment:

The main issues for assessment are:

- Zoning and Council policy
 - Implementation
- Design and Visual Impact
- Residential amenity
- Traffic and access
- Landscaping and green infrastructure
- Drainage and Water Services
- Aviation
- Heritage and Biodiversity
- Environmental Health
- Environmental Impact Assessment
- Appropriate Assessment

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Zoning and Council Policy

The subject site is subject the 'EE' zoning objective: '*to provide for enterprise and employment related uses*'. 'Data Centres' are 'open for consideration'. Offices 100 sq. m-1,000 sq. m, Offices over 1,000 sq. m are open for consideration. The applicant has not quantified the level of office space to be provided and is requested to detail this via **additional information**. The applicant should note that if the floor area is greater than 1,000sq.m, compliance with EDE4 Objective 4 should be indicated.

Employment Development – General

EDE1 Objective 6:

To ensure that economic and enterprise related development is provided in a manner which facilitates a reduction in greenhouse gas emissions by supporting and promoting the following measures:

- An increase in employment densities within walkable distances of communities and on public transport routes;
- Promotion of walking and cycling and use of public transport through increased permeability and mobility management measures within and outside employment areas;
- The sourcing of power from district heating and renewables including wind, hydro and solar;
- Additional native tree planting and landscaping on existing and proposed enterprise zones and development sites to aid with carbon sequestration, contribute to the green infrastructure network of the County and promote quality placemaking.

The applicant has not demonstrated compliance with EDE1 Objective 6. This should be requested as **Additional Information**.

Data Centres

Data Centre is defined as a space extensive use. The following CDP objectives must be met.

CS5 Objective 2:

To ensure that, insofar as possible, space extensive enterprise is located on lands which are outside the M50, and which do not compromise labour intensive opportunities on zoned lands adjacent to public transport.

Policy EDE7: Space Extensive Land Use

Recognise the need for land extensive uses and ensure that they are located within appropriate locations having regard to infrastructural, transport and environmental considerations and the need for orderly growth.

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EDE7 Objective 1:

To ensure that, insofar as possible, space extensive enterprise is located on lands which are outside the M50, and which do not compromise labour intensive opportunities on zoned lands adjacent to public transport.

EDE7 Objective 2:

To require that space extensive enterprise demonstrates the following:

- a. The appropriateness of the site for the proposed use having regard to EDE7 Objective 1;*
- a. Strong energy efficiency measures to reduce their carbon footprint in support of national targets towards a net zero carbon economy, including renewable energy generation;*
- b. Maximise on site renewable energy generation to ensure as far as possible 100% powered by renewable energy, where on site demand cannot be met in this way, provide evidence of engagement with power purchase agreements in Ireland (PPA);*
- c. Sufficient capacity within the relevant water, wastewater and electricity network to accommodate the use proposed;*
- d. Measures to support the just transition to a circular economy;*
- e. Measures to facilitate district heating or heat networks where excess heat is produced;*
- f. A high-quality design approach to buildings which reduces the massing and visual impact;*
- g. A comprehensive understanding of employment once operational;*
- h. A comprehensive understanding of levels of traffic to and from the site at construction and operation stage;*
- i. Provide evidence of sign up to the Climate Neutral Data Centre Pact.*

EDE7 Objective 3:

To ensure that landscaping and site layout in space extensive developments provides for demonstrated biodiversity measures and that landscape and biodiversity measures integrate into the green infrastructure network, in accordance with the Green Infrastructure Strategy set out in Chapter 4 of this Plan

In terms of location, the site is outside the M50. The proposal is considered acceptable in terms of CS5 Objective 2 and EDE7 Objective 1.

In terms of EDE7 Objective 2 the applicant states that they are compliant as,

- **Strong Energy Efficiency Measures to reduce carbon footprint** – through building orientation, efficient power usage and low water use. The applicant has committed to achieving net zero carbon emissions by 2030 and are creating interim reduction targets that are in alignment with the science based target initiative methodology.

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Overall design has introduced energy efficient measures that are detailed within the energy statement. The MFGP is designed to be able to run on up to 20% hydrogen mix from the gas grid once it becomes available.

- **Maximise on site renewables** – renewables cannot be relied upon as a permanent power source. Insufficient land to accommodate on site renewables. The MFGP can be fuelled by HVO and is sized in accordance with the CRU and DCCPP to provide onsite energy production that will supply and reinforce the national grid that will ensure the security of supply of electricity to the wider grid if required. The plant is scaled to ensure that it has capacity to dispatch energy equivalent to or greater than the data centres demand on the national grid. The MFGP is designed to utilise renewable fuel (HVO). Proposed development contains PV panels at roof to generate on site renewable electricity to be compliant with nZEB requirements and Part L (in accordance with 12.10.1 of the CDP). The applicant will be the final operator and will procure energy that is Is1005 certified as being Renewable Energy Guarantees of Origin (REGO). From the selected utility. Most customers will procure renewable energy through corporate PPAs to cover energy use within the facility. Applicant is committed to reducing carbon emissions and procuring carbon free energy whenever possible. HVO will be a secondary fuel for the MFGP with 3 days storage on site. Applicant aims to move back up generators from diesel to HVO as well. Applicant is actively pursuing PPAs, with a maximum 20% renewables. Looking to encourage investment in HVO depot in Ireland.

- **Sufficient capacity** – the applicant has received and executed a grid connection agreement with Eirgrid Long term power supply will come from the grid with the MFGP feeding the grid. Applicant has gas connection agreement with GNI. COF from Irish Water in relation to water supply and foul.

- **Measure to support transition to circular economy** – technical note prepared by Ramboll. Looks at demolition works, conserving resources, designing to eliminate waste, designing out waste, flexibility and adaptability, longevity and ease of maintenance, disassembly and recoverability, managing waste sustainably, construction and demolition waste management planning, operational waste management strategy.

- **Measures to facilitate district heating** – 12.10.3 of the CDP: the data modules will be used to heat the administration office area, assisted by heat pump technology. The return water from the data modules cooling process will be used to maximise the efficiency of the water sourced heat pump used for the admin block heating system. Heat also available for local network should there be demand. Future connections will be provided (capped off connections), also space for plant room for heat exchangers. Pipework to site boundary (proposal accords with 12.10.2 and 12.10.3)

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- **High quality design** – precedent was accepted under SD21A/0241. Increased fenestration located at northern end of eastern elevation (prominent locations). Flues are highest element and will only be visible from distant views. Plant is set back at roof level. Vertical planting on mesh rain screens. Green wall proposed on east elevation. Details provided in accordance with Section 12.5.2 of the CDP. Universal design in accordance with 12.5.1. Height considered in accordance with 12.5.3. Public art not appropriate as site is not public – contribution could be made to art elsewhere.
- **Operational employment** – 45 full time jobs. With SD21A/0421 180 jobs will be provided.
- **Levels of traffic** – peak demolition and construction would be in 2024 with max 156 movements per day. Operational would be 59 trips per day.
- **Climate neutral data centre** – link provided to relevant body which identified Vantage Data Centres are a signatory.

It is evident from the above that the applicant has taken steps in order to comply with objective 2, however the applicant is requested to provide further information regarding renewable energy. The applicant should not that GNI proposals to introduce renewable into their network are not considered to satisfy the policy criteria. Therefore, the proposal should:

- Show 100% renewable energy from the MFGP or other source at all times
- Where this cannot be met, provide evidence of PPA in Ireland.

Additional information is therefore requested.

The design of the building is discussed in detail under visual amenity.

In terms of objective 3 the applicant indicates compliance; however, it is noted that the Parks Department has requested **additional information** on a number of matters relating to Green Infrastructure.

Other Development Proposed

The other elements of the proposal are considered ancillary to the main units. The applicant sets out the following:

- The development will consist of the demolition of the two storey dwelling (207.35sqm) and associated outbuildings and farm structures (348.36sq.m)
– *there are no objections to this in principle, as the site is zoned EE*
- Signage (5.7sq.m) at first floor level at the northern end of the eastern elevation of the data centre building

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- *Signage is permitted in principle within the zoning.*

- 13 emergency back-up generators of which 12 will be double stacked and one will be single stacked within a compound to the south-western side of the data centre with associated flues that each will be 22.316m in height and 7 hot-air exhaust cooling vents that each will be 20.016m in height. Separate house generator that 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
 - *These are ancillary to main use and the impacts are assessed below. Condition regarding SEVESO should be applied in relation to the storage of materials, including diesel.*

- PV panels at roof level
 - *These are ancillary to main use and the impacts are assessed below.*

- Internal road network and circulation areas, Provision of 60 car parking spaces (to include 12 EV spaces and 3 disabled spaces), and 34 cycle parking spaces, footpaths
 - *These are ancillary to main use and the impacts are assessed below. The impacts of these elements are assessed below*

- staff entrance off Falcon Avenue to the east, as well as a secondary vehicular access for service and delivery vehicles only across a new bridge over the Baldonnell Stream from the permitted entrance as granted under SDCC Planning Ref. SD21A/0241
 - *These are ancillary to main use and the impacts are assessed below. Noted that culvert is proposed.*

- attenuation ponds that will include an amendment to the permitted attenuation pond, green walls and green roof, installation and connection to the underground foul and storm water drainage network, and installation of utility ducts and cables, hard and soft landscaping, amendment to the permitted landscaping as granted under SDCC Planning Ref. SD21A/0241, lighting, fencing, signage, services road, entrance gates, and sprinkler tanks
 - *These are ancillary to main use and the impacts are assessed below. The impacts of these elements are assessed below*

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CDP Policy - Implementation

The elements of regarding implementation not discussed elsewhere are set out below.

12.9.2 Enterprise and Employment Areas:

Table 12.27: Key Principles for Development within Enterprise and Employment Zones

<p>Access and Movement</p>	<ul style="list-style-type: none"> • Major links to and through a site are provided as identified within the County Development Plan or relevant Local Area Plan, Masterplan and / or as determined by a site analysis process and / consultation with the planning authority; • The street network is easy to navigate with a clear hierarchy of streets identifying the function of each street; • Individual streets are designed in accordance with the requirements of the (DMURS) Design Manual for Urban Roads and Streets; • Large areas of parking (in particular staff parking) are located to the rear of buildings and screened from the street. Smaller areas of parking may be located to the front of buildings provided they are well designed (including areas of planting) and do not result in excessive setbacks from the street; • The design and layout of new business parks shall promote walking, cycling and the use of public transport, including adequate provision of cycle and pedestrian linkages. 	<ul style="list-style-type: none"> • Staff parking is to the north east and east of proposed data centre. Will not be visible with planting. Parking is subdivided into 3 areas. Proposed development located to maximise accessibility to public transport and cycling infrastructure.
<p>Open Space and Landscape</p>	<ul style="list-style-type: none"> • Provision of a detailed landscape plan showing site appropriate open space which may include a hierarchy of spaces suited to a variety of functions and activities. The landscape plan will also incorporate GI elements (see GI below); 	<ul style="list-style-type: none"> • Detailed landscape plan provided. 3m high security fence to the rear of landscaping.

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	<ul style="list-style-type: none"> • <i>Important natural features of the site such as trees, hedgerows and watercourses are retained, integrated within the landscape plan and reinforced with the planting of native species;</i> • <i>Natural buffer zones and defensive planting are used to define private space and the use of fencing to the front of buildings is minimised.</i> <i>Where fences interface with the public domain they should be of a high quality and incorporate elements of landscaping (for screening);</i> • <i>Development within business parks shall maintain and promote a parkland-like setting with high quality landscaping</i> 	
<p>Green Infrastructure (GI)</p>	<ul style="list-style-type: none"> • <i>All development proposals shall be accompanied by a GI Infrastructure Plan, which will normally be submitted as part of the suite of Landscape Plans that are required for a development. Plans shall include the following:</i> <ul style="list-style-type: none"> • <i>Site location plan showing the development site in the context of the wider GI as shown on the GI Strategy for the County;</i> • <i>Site survey and analysis, identifying existing GI and key assets within the site;</i> • <i>Indicate how the development proposals link to and enhance the wider GI network of the County;</i> • <i>Proposed GI protection, enhancement and restoration proposals as part of the landscape plan, where appropriate, for the site;</i> • <i>Proposals for identification and</i> 	<ul style="list-style-type: none"> • <i>GI provision details provided, as well of details of how site connects to the wider GI network.</i>

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	<p><i>control of invasive species.</i></p> <ul style="list-style-type: none"> • <i>Regardless of development size or type, applicants must submit an overall site summary quantifying and detailing the following:</i> • <i>tree and hedgerow removal;</i> • <i>tree and hedgerow retention;</i> • <i>new tree and hedgerow planting.</i> • <i>This information will be submitted in a digital format agreed with the Council to allow amalgamation and reporting on tree and hedgerow cover within the County over time.</i> 	
<p><i>Built Form and Corporate Identity</i></p>	<ul style="list-style-type: none"> • <i>Building heights respond to the surrounding context with transitions provided where necessary which reinforce the urban structure with taller buildings located along key movement corridors, gateways and nodes;</i> • <i>Individual buildings should be of contemporary architectural design and finish (including use of colour);</i> • <i>Various treatments, finishes and colours should be employed to reduce the bulk, massing and scale of larger buildings;</i> • <i>The layout and design of buildings should maximise frontages onto the public realm and enclose private external spaces (such as service yards and car parks) and storage areas behind them;</i> • <i>Signage should be simple in design and designed to integrate with architectural features and / or the landscape setting (see also Section 12.5.7 Advertising, Corporate Identification and Public Information Signs).</i> 	<ul style="list-style-type: none"> • <i>Scale of the development reflects the southern data centres granted under SD2A/0241. Landscaping also fully integrated, as well as materials. The proposed single sign is positioned to be visible but is of simple design that does not detract from the animated elevation.</i>

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The assessment undertaken by the applicant with regards the above is considered acceptable.

12.9.8 Seveso Sites

In assessing development proposals pertaining to or in the vicinity of SEVESO sites, the Planning Authority will consult and have regard to the technical advice of the Health and Safety Authority (HSA) in relation to proposed development and proposed land use(s). The HSA published revised guidance in 2021 titled Guidance on technical land-use planning advice for planning authorities and COMAH establishment operators.

For some types of development, particularly those involving large numbers of people and vulnerable occupants, the Planning Authority will consider the societal risk (that is, the risk of large numbers of people being affected in a single accident).

The site is not close to Seveso sites. It is noted that the applicant is proposing to store diesel. A condition is recommended in the event of grant to ensure SEVESO thresholds are not exceeded.

12.10.1 Energy Performance in New Buildings

Development proposals for medium to large scale residential and commercial developments in excess of 10 residential units and / or 1,000 sq. m of commercial floor space should be accompanied by an Energy Efficiency and Climate Change Adaptation Design Statement.

The statement should detail:

- *How any on-site demolition, construction and long-term management of the development will be catered for;*
- *How energy and climate change adaptation considerations have been inherently addressed in the design and planning of the scheme.*

This statement has not been provided. The applicant is requested to address this via **additional information**.

Design and Visual Impact

Relevant CDP considerations:

- The Plan Approach: QDP2 Objective 1: *To ensure that applications for new development are accompanied by a statement from a suitably qualified person detailing how 'The Plan Approach' has been taken into consideration and incorporated into the design of the development including the materials and finishes proposed and demonstrating how the overarching principles for the achievement of successful and sustainable neighbourhoods have been integrated as part of the design proposal.*

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- *Neighbourhood Context: Policy QDP3: Neighbourhood Context: Support and facilitate proposals which contribute in a positive manner to the character and setting of an area. QDP3 Objective 1: To ensure new development contributes in a positive manner to the character and setting of the immediate area in which a proposed development is located taking into consideration the provisions set out in Chapters 3 and 4 of this Plan and having regard to the requirements set out in Chapter 12: Implementation and Monitoring in relation to design statements.*

- *Healthy Placemaking: QDP4 Objective 2: To promote a high standard of building and urban design, creating public spaces that are distinctive, safe, universally accessible and facilitate social and cultural diversity and interaction.*

- *High Quality and Inclusive Development: QDP7 Objective 6: To ensure that development provides an integrated and balanced approach to movement, healthy placemaking and streetscape design in accordance with the requirements of the Design Manual for Urban Roads and Streets, DTTAS and DEHLG (2019). QDP7 Objective 7: To ensure that all proposals for development contribute positively to providing a coherent enclosure of streets and public spaces, taking into consideration the proportions and activities of buildings on both sides of a street or surrounding a public space, providing for good standards of daylight and sunlight, and micro climatic conditions and having regard to the guidance and principles set out in the South Dublin County's Building Height and Density Guide and the Design Manual for Urban Streets and Roads (DMURS) (2019). QDP7 Objective 8: To promote and support a Universal Design Approach to residential and non-residential development – having regard in particular to the universal design principles and guidance in relation to Buildings for Everyone, Housing and Shared Space as promoted by the Centre for Excellence in Universal Design at the National Disability Authority – ensuring that all environments are inclusive and can be used to the fullest extent possible by all users regardless of age, ability or disability consistent with RPO 9.12 and 9.13 of the RSES. (See also Chapter 8: Community Infrastructure and Open Space).*

- *Design Statement: QDP8 Objective 1: To assess development proposals in accordance with the Building Height and Density Guide set out in Appendix 10 of this Development Plan and associated planning guidelines. In this regard, all medium to large scale and complex planning applications (30 + residential units, commercial development over 1,000 sq. m or as otherwise required by the Planning Authority) shall be accompanied by a 'Design Statement'.*

The Design Statement shall include, inter alia, a detailed analysis of the proposal and statement based on the guidance, principles and performance-based design criteria set out in South Dublin County's Height and Density Guide.

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Any departures within the proposed development from the guidance set out in the Building Height and Density Guide for South Dublin County (Appendix 10) shall be clearly highlighted in the Design Statement. (See Chapter 12: Implementation and Monitoring).

- Materials Colours and Textures: Policy QDP11: Materials, Colours and Textures
Promote high-quality building finishes that are appropriate to context, durable and adhere to the principles of sustainability and energy efficiency. QDP11 Objective 1: To require the use of high quality and durable materials and finishes that make a positive contribution to placemaking. QDP11 Objective 2: To promote the use of structural materials that have low to zero embodied energy and CO2 emissions and ensure a wood-first policy on public buildings funded or part-funded by the Council.

The submitted Design and Access Statement does not set out the details required. The applicant is requested to provide an updated design statement, taking into account the above policy requirements via **additional information**.

Photomontages

The applicant has submitted a number of photomontages. It is apparent that there is a significant level of vegetation present on the site that would assist by the proposal from Day 1. This is welcomed by the Planning Authority, however, there are concerns regarding the impact of the prominent elevations. Whilst it is noted that a similar design has been used to the previous data centres approved under SD21A/0241, the proposal in this instance is in a much more prominent position, adjacent to New Nangor Road at the entrance to profile park. The development in this instance would act as a gateway to the business park as a whole. As such, the applicant is requested to reconsider the elevational treatment and design along prominent frontages via **additional information**. It is noted that the flues and generators / plant are not generally visible.

Fencing and signage

One small sign is proposed on the main building. The sign is considered in accordance with Section 12.5.7 of the CDP:

- In general, signs on a building should only advertise goods or services that are associated with the premises and no more than two advertising signs should be erected on any elevation;

A single sign is proposed. It solely states the name of the occupier

- Signs should generally be limited to the ground floor of a building unless located directly over the entrance to a major commercial or retail building;

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The sign is not ground floor however it is at the entrance to the business park and is considered acceptable

- Signs should be simple in design and integrate with the architectural language of the building and not obscure any architectural features;

Sign is simple

- Signs should be proportionate to the scale of the building to which they are attached and sensitive to the surrounding environment;

Scale is acceptable

- Signs attached to Protected Structures and in Architectural Conservation Areas should be in keeping with the character of the building and adhere to best practice conservation principles (see Section 12.3.8 Architectural Conservation Areas);

N/A

- Any sign or associated structure should not create an obstruction to pedestrian or cyclist movement or create a traffic hazard;

N/A

- Careful consideration should be given to the materials used in the construction of a sign and the methods used to light it.

Sign would be metal and painted. No illumination indicated.

In accordance with Table 3.19: Signage, fascia signs should have lettering no greater than 400mm and should not be internally illuminated. The proposal meets these criteria.

The applicant is requested to provide details of fencing and boundary treatment via **additional information**.

Residential Amenity

The EHO report states:

“On review of the noise impact assessment by Environmental Health it is noted the Noise impact assessment fails to outline and predict the impact of the proposed development on the surrounding environment. The key issues from the report have been summarised below:

- *The report does not outline a review of the predicted changes in existing background noise levels for each of the nearby noise sensitive receivers across day and night time as a result of the proposed development. This component of a noise impact assessment is essential when ascertaining the potential impact.*

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- *An acoustic report must include a detailed breakdown of the predicted change or increase in background noise levels across each of the nearest noise sensitive residential receivers. This would generally include the receiver's location, the predicted construction/operational noise at this receiver and confirmation as to whether the predicted noise level complies with the relevant criteria. This should also be calculations based on various different scenarios such as emergency operations, day and night time noise level predictions.*
- *The report only appears to include information around methodology and fails to provide key predictions for both operational noise and construction noise.*
- *The report does not provide any cumulative noise impact calculations to account for the existing and future developments in this area. The assessment of cumulative noise impacts is important when trying to manage the incremental increase of background noise in a relatively quiet area, which is referred to as "background creep."*
- *The noise report largely consists of methodology information such as noise modelling parameters, however the key components around predicted noise impact from the proposed development have not been provided."*

Additional information has been requested.

Traffic and Access

The Roads Department have assessed the proposed development and has made the following comments:

"There are two vehicle access within the industrial park road network. There is specific pedestrian/cyclist access on Falcon Avenue from the east. HGV Autotracking has been provided and details the ability of large vehicles to access the development. The visiting cars and HGV will use different access points. There is a one-way road providing access around the development internally.

A traffic assessment has been provided, it details the number of traffic movement to and from the development. For the opening year the number of traffic movements is 59 vehicle trips per day, this is not very significant impact on the surrounding network. This number is not likely to increase in future scenarios. A workplace travel plan has been submitted, detailing the strategy to reduce private vehicle travel to the development in favour of public transport.

Permeability:

There is no clear detail of the northern boundary. The red line extends to the Nangor Road, but it is not clear what development is to take place. The applicant is requested to submit a detailed plan of the northern boundary. This should include details of a public footpath and cycle lane consistent with that on the R134 to the west. The cycle lane and footpath shall continue for the length of the development boundary.

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Car Parking:

There is a total of 60no carparking spaces at the development, 12no. are EV spaces and 3no mobility impaired. The CDP requires 1no parking space per 200m² area equating to 65no. as a maximum.

Bicycle Parking:

There are 34no. double stacked covered bicycle parking. A 13,000m² development requires 1no bicycle spaces per 200m² resulting in 65no. spaces”.

Additional information has been requested.

Landscaping and Green Infrastructure

Green Infrastructure (GI)

The site is not located within a primary or secondary GI corridor.

- *GI Plan: GI1 Objective 4: To require development to incorporate GI as an integral part of the design and layout concept for all development in the County including but not restricted to residential, commercial and mixed use through the explicit identification of GI as part of a landscape plan, identifying environmental assets and including proposals which protect, manage and enhance GI resources providing links to local and countywide GI networks.*

Section 4.2.1 Biodiversity GI2 Objective 4: To integrate GI, and include areas to be managed for biodiversity, as an essential component of all new developments in accordance with the requirements set out in Chapter 12: Implementation and Monitoring and the policies and objectives of this chapter.

Section 4.2.2 Sustainable Water Management GI4 Objective 1: To limit surface water run-off from new developments through the use of Sustainable Drainage Systems (SuDS) using surface water and nature-based solutions and ensure that SuDS is integrated into all new development in the County and designed in accordance with South Dublin County Council's Sustainable Drainage Explanatory Design and Evaluation Guide, 2022.

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Parks and Public Realm

The Parks and Public Realm Department has reviewed the application and made the following comments:

“LANDSCAPE DESIGN PROPOSALS

The applicant shall provide the following information and consider a re-design of the proposed landscape scheme to address the following issues:

- i) The proposals have not sufficiently demonstrated compliance with GI policies. GI Plans need to be developed to reduce fragmentation of existing GI and show connections through site and into wider GI Network. The applicant is required to strengthen and enhance the GI proposals and proposed green route along the northern boundary of the site. This will require a redesign of the landscape proposals in this area and removal of the proposed car parking space in this area.*
- ii) Significantly reduce the impact of the proposed development on existing trees and hedgerows*

ARBORICULTURAL IMPACT

The tree loss to facilitate the proposed development is significant. The direct impact of the proposed development will result in:

- A total of 72 trees or 55% of the total survey tree population will need to be removed to facilitate the construction of the proposed development*
- A total of 162m of hedgerow or 62% of the total surveyed hedgerows will need to be removed to facilitate the construction of the proposed development*
- 54 category B trees (77% of the total Cat B), 17 category C (48% of the total Cat C) and 1 Category U (100% category U) will need to be removed to facilitate the construction of the proposed development.*

The applicant is requested to submit in tabular form a summary of the sites existing and proposed tree and hedgerow cover. The applicant should clearly state if the landscape proposals/mitigation planting will result in a positive or negative gain in terms of tree canopy cover. This is not acceptable to the Public Realm Section and is contrary to the following policies and objectives in the CDP 2022-2028:

- NCBH11 Objective 3: To protect and retain existing trees, hedgerows, and woodlands which are of amenity and / or biodiversity and / or carbon sequestration value and / or contribute to landscape character and ensure that proper provision is made for their protection and management taking into account Living with Trees: South Dublin County Council's Tree Management Policy (2015-2020) or any superseding document and to ensure that where retention is not possible that a high value biodiversity provision is secured as part of the phasing of any development to protect the amenity of the area.*

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- *GI5 Objective 6: To provide more tree cover across the county, in particular to areas that are lacking trees, with an emphasis on planting native Irish trees as appropriate*

However, it is accepted as stated in the submitted Tree Survey Report “the existing pattern of tree cover in the eastern part of the site is thus quite unsuited to incorporation within an efficient revised land use layout for the site, and this makes its removal and replacement unavoidable if the site is to be re-developed for high-density residential use.” In addition, the Public Realm Section agree with the proposals to remove the line of Cypress trees along the southern boundary region of the site and replacing them with a native woodland mix which will help improve the biodiversity and ecology along this riparian corridor by the removal of the heavy shading of the Cypress thereby allowing the naturalisation of the banks with understory and ground cover species.

Given the above the applicant is therefore requested to review the extent of tree removals proposed to ensure that a much higher number can be retained if possible. Failing an increase in existing trees to be retained, then the applicant is required to significantly increase the new proposed tree planting as part of the development proposals to endure there is a positive net gain in terms of tree cover. As a minimum, existing trees removed should be replaced on a 3:1 ratio basis.

SuDS

A SuDS strategy should be developed for the proposed development which takes account of quantity, quality, and amenity issues. The design of SuDS features is required to be of high quality to achieve a multifunctional space for amenity, biodiversity and surface water management. The proposed SuDs features should aid the maintenance of the existing greenfield runoff rates or potentially reduce the amount of surface water entering the piped surface water system. In relation to Surface Water Management the new County Development Plan 2022-2028 requires Developers to include natural SUDS features as an integral part of the surface water management strategy for new developments:

- *COS5 Objective 12: To ensure that proposed SuDS measures are only accepted as an element of public open space where they are natural in form and integrate well into the open space landscape supporting a wider amenity and biodiversity value.*

GREEN INFRASTRUCTURE

As required under Section 12.4.2 of the CDP 20222028, all planning applications shall demonstrate how they contribute to the protection or enhancement of Green Infrastructure in the County through the provision of green infrastructure elements as part of the application submission.

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The applicant has submitted a Green Infrastructure Plan however the applicant has failed to demonstrate how they are contributing to the protection and enhancement of GI within the development site area. The applicant is proposing to remove the central hedgerow within the site which is a key GI link through the site and into the wider GI network”.

Additional information is requested.

Water & Drainage

Water Services and Irish Water have no objections, subject to conditions. The Water Services Department has requested information via condition regarding attenuation areas and size. Given the nature of the request, it is considered **additional information** should be sought.

It is noted that the applicant is proposing a culvert. In accordance with Section 12.11.1(iii) *“Watercourses should remain open in their natural valley and culverting should be confined to road crossings. In exceptional circumstances and at the discretion of the Planning Authority, approval may be given to install a culvert within a development where it is demonstrated that this is the most appropriate design response based on site specific constraints / circumstances”.*

The Planning Authority would maintain significant concerns in relation to the proposed culverting of the street and it is considered that alternative design solutions should be explored to avoid the proposed culverting. **Additional information** is therefore requested.

Aviation

The applicant has submitted a report *“information to support the property management branch of the Department of Defence”*. This provides details on flue emissions, aviation wildlife impact and PV glint and glare. No comments have been received from the DoD. Conditions are recommended in the event of grant.

The IAA has provided comments seeking details of the glint and glare assessment. As these details were submitted, a condition is recommended to secure the mitigation measures in the event of grant.

raised no objections, subject to conditions. The site is located within the Inner Horizontal Surface for Casement (131.6 OD min height and 131.6 OD max height). Given the height of the proposal and associated flues, it will not penetrate this surface.

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Environmental Impact Assessment Report

The applicant has submitted an Environmental Impact Assessment Report having regard to the Planning and Development Regulations, 2001 as amended for an EIAR to be undertaken as it was considered that significant impacts on the environment could not be excluded in this instance.

An EIAR process is defined in the EIA regulations and Directive. That an environment impact assessment means a process consisting of:

- (i) The preparation of an environmental impact assessment report;
- (ii) The carrying out of consultations;
- (iii) The examination by the competent authority of the information presented in the EIA report and any supplementary information provided, where necessary, by the developer;
- (iv) The reasoned conclusion by the competent authority on the significant effects of the project on the environment, taking into account the results of the examination referred to in point (iii) and, where appropriate, its own supplementary examinations and;
- (v) The integration of the competent authority's reasoned conclusion into any of the decisions.

The EIAR is prepared by the developer and is submitted to a Competent Authority as part of a consent process. The EIAR consists of a systematic analysis and assessment of the potential effects of a proposed project on the receiving environment. The amended EIA Directive prescribes a range of environmental factors which are used to organise descriptions of the environment and these factors must be addressed in the EIAR. These are listed in Article 3 (1) of the amended directive.

What an EIAR is to contain:

The developer shall include at least:

- (a) a description of the project comprising information on the site, design, size and other relevant features of the project;*
- (b) a description of the likely significant effects of the project on the environment;*
- (c) a description of the features of the project and/or measures envisaged in order to avoid, prevent or reduce and, if possible, offset likely significant adverse effects on the environment;*
- (d) a description of the reasonable alternatives studied by the developer, which are relevant to the project and its specific characteristics, and an indication of the main reasons for the option chosen, taking into account the effects of the project on the environment;*
- (e) a non-technical summary of the information referred to in points (a) to (d); and*

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(f) any additional information specified in Annex IV relevant to the specific characteristics of a particular project or type of project and to the environmental features likely to be affected.

Adequacy of Environmental Impact Assessment Report (EIAR)

The EIAR sets out:

Chapter 1 – Introduction

Chapter 2 – EIA Process and Methodology

Chapter 3 – Alternatives and Design Evolution

Chapter 4 – Proposed Development Description

Chapters 5 – 15 sets out the required topics

Chapter 16 – sets out cumulative effects

Chapter 17 – sets out residual effects and mitigation.

An Environmental Impact Assessment Report (EIAR) has been submitted as part of the planning application which contains the EIAR and an Appendices. The direct, indirect and cumulative effects of the proposed project on the specified factors are identified, described and assessed in the following sections:

- Alternatives
- Demolition and construction environmental management
- Population and human health
- Transport and accessibility
- Air quality
- Noise and vibration
- Water resources and flood risk
- Ecology
- Ground conditions
- Climate change
- Waste
- Material assets

Subject to Article 108 of the Planning and Development Regulations 2001 (as amended) the Planning Authority is required to examine the adequacy of the EIAR submitted. It is considered that the proposed EIAR contains the information as set out in Schedule 6 of the Planning and Development Regulations (2001) as amended and in accordance with European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018.

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Alternatives

The EIAR examines the following alternatives:

- Do nothing alternative
- Alternative sites
- Alternative land uses
- Alternative layouts, design and design evolution

In terms of alternatives, the EIAR concludes:

- The site is an appropriate location
- Design proposed is most appropriate
- Site would be developed still under “do nothing” scenario
- This siting and design are suitable.

Whilst the Planning Authority consider that the applicant has considered alternatives, it is noted that there are concerns regarding compliance with policy in relation to space extensive uses and also Green Infrastructure. It is therefore considered that further assessment of alternatives is required, once overall policy considerations have been incorporated, via **additional information**.

EIAR Reasoned Conclusion

Having regard to the environmental information contained within the EIAR and information submitted as part of the application, it is considered that the main significant direct and indirect residual effects of the proposed development on the environment are as follows:

- Demolition and construction environmental management – demolition and construction work have potential to cause environmental impacts, from subsurface works, noise, wastes, surface water runoff and emissions to air. Measures to control potential environmental impact would be set out in the CDMP to be secured by planning condition.
- Population and human health
 - Construction phase: no significant effects
 - Operational phase: no significant effects
- Transport and accessibility
 - Construction phase: no significant effects
 - Operational phase: no significant effects
- Air quality
 - Construction phase: no significant effects
 - Operational phase: no significant effects

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- Noise and vibration
 - Construction phase: no significant effects
 - Operational phase: no significant effects
- Water resources and flood risk
 - Construction phase: no significant effects
 - Operational phase: no significant effects
- Ecology
 - Construction phase: no significant effects
 - Operational phase: no significant effects
- Ground conditions
 - Construction phase: no significant effects
 - Operational phase: no significant effects
- Climate change
 - Construction phase: CCR - imperceptible, not significant, negative. ICCI – imperceptible, not significant, negative. GHG emissions – slight, not significant.
 - Operational phase: CCR - imperceptible, not significant, negative. ICCI – imperceptible, not significant, negative. GHG emissions – slight, not significant.
- Waste
 - Construction phase: negative, direct and not significant to slight
 - Operational phase: negative, direct and not significant to slight
- Material assets
 - Construction phase: temporary, imperceptible and neutral, not significant
 - Operational phase: permanent, imperceptible and neutral, not significant.

While the submitted the EIAR has noted the constrained nature of the electrical network in the area, no detailed assessment has been provided in this regards. The reference to the 100MW permitted power plant and grid connection are noted, but more consideration is needed of the cumulative impact of the development on the electricity grid and gas network as material assets and clarity around how the data centre will be powered is needed. It is considered that further consideration is therefore required and requested by way of **additional information**.

It is considered that the information contained within the EIAR requires amending following any changes in the scheme following **additional information** to ensure the proposed development allows for adequate assessment of the potential impacts of the proposed development on the receiving environment and complies with the requirements of Article 94 of the Planning and Development Regulations 2001 (as amended).

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In particular, amendments should include update to the noise assessment, updates to GI plan and layout of the scheme / siting design, changes following assessment against spaces extensive policies and other policies that require further consideration. Further assessment of cumulative impacts in terms of data centres permitted close to the site should also be undertaken.

Appropriate Assessment

Having regard to the nature and scale of the proposed development and the findings of the Appropriate Assessment prepared by Neo Environmental the Planning Authority has concluded that, having regard to the nature of the development, connection to public services and the distance from the Natura 2000 sites, the proposed development would not require a Stage 2 Appropriate Assessment.

Conclusion

Having regard to the information submitted, it is considered that **additional information** is required to ensure compliance with the County Development Plan 2022-2028 and to ensure that the proposed development is in keeping with the sustainable planning and development of the area.

Recommendation

Request additional information.

Additional information requested: 12 January 2023

Additional information received: 4 April 2023

Consultations:

Water Services: No objections, subject to conditions.

Irish Water: No objections, subject to conditions.

Roads: No objections, subject to conditions.

Parks: No objections.

Heritage Officer: No report received at time of writing.

Department of Defence: No report received at time of writing.

Irish Aviation Authority: No report received at time of writing.

EHO: No objections, subject to conditions.

NTA: No report received at time of writing.

TII: No report received at time of writing.

CRU: No report received at time of writing.

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Assessment:

Item 1:

(a) The applicant has not quantified the level of office space to be provided and is requested to provide this detail. The applicant should note that if the floor area is greater than 1,000sq.m, compliance with EDE4 Objective 4 should be indicated.

(b) the applicant is requested to set out how the proposal is compliant with EDE1 Objective 6.

(c) In line with EDE7 objective 2, the applicant is requested to provide further information regarding renewable energy. The applicant should note that GNI proposals to introduce renewable into their network are not considered to satisfy the policy criteria. Therefore, the proposal should:

- Show 100% renewable energy from the MFGP or other source at all times

- Where this cannot be met, provide evidence of PPA in Ireland.

(d) the applicant is requested to demonstrate compliance with EDE7 objective 3

(e) The applicant is requested to provide a statement in accordance with Section 12.10.1.

(f) The applicant is requested to provide a design statement that indicates compliance with QDP2 Objective 1, Policy QDP3 and objective 1, QDP4 Objective 2, QDP7 Objective 6, 7 and 8, QDP8 Objective 1, Policy QDP11 and section 12.5.2

Applicant's response:

(a) 603sq.m of office provided.

(b) employment density is appropriate to the location. Higher employment density would not be appropriate as it would encourage car based traffic. Workplace travel plan submitted. Proposed development will utilise renewables and will be designed so as to be future proofed for district heating. Energy efficiency and climate change adaptation statement submitted. Proposal includes native tree planting and creation of new hedgerow. Net GI gain.

(c) Wording of the AI request does not fully reflect the policy. No requirement for 100% renewable energy all the time. Plan states 'as far as possible'. Primary fuel of the MFGP is from the 'network' (i.e., majority natural gas), secondary fuel is HVO – it is neither possible (due to the volume of HVO that is currently available, nor commercially viable (due to availability) to utilise HVO as the primary fuel. The applicant is currently exploring commercial discussions to enhance HVO capacity in Ireland, paving the way for future developers to utilise this renewable fuel. The applicant is currently exploring commercial discussions to enhance HVO capacity in Ireland.

It is intended to connect the proposed development to the grid via the applicants existing connection agreement. Confirmation of the natural gas connection is confirmed in the attached letter from GNI to the applicant that is dated 23/03/23. The Eirgrid Novation Letter for consent to the novation of the connection Agreement (redacted) is included within Appendix B of this cover letter.

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The applicant is already in receipt of a connection offer from Eirgrid to connect the proposed development with the proposed substation that is subject to a separate SID application by the same applicant, as is required under legislation, into the national grid. This offer was executed with Eirgrid on 1 April 2021 on the full knowledge of the constraints

Within the Greater Dublin Area. This delivers a ramped connection that is planned to start in Q2 2025 when it is planned that the first data centre (DUB11) will be in operation. The current connection agreement provides an initial low import of power and then is ramped up to the maximum import capacity over a number of years.

Given this was made following both 'Data Centre Connection Offer Process and Policy' document published in 2019 and the National Climate Action Plan (2019), it is reasonable to conclude that the locational requirements and other criteria in place at the time were considered to have been met.

From Jan 2025 the connection will come under the DCCOPP strategy and the site will have a fixed and flexible demand offer.

The connection offer is currently at stage 2, due to the extant permission that exists on the adjacent site. The applicant currently has additional Modification Applications in place with Eirgrid that are currently under consideration. These are:

- 1. to become an auto producer and to enable the export of power;*
- 2. to increase the ramp rate (phasing if increasing import capacity) and*
- 3. to increase grid maximum import capacity. Eirgrid confirmed HVO is an acceptable secondary fuel for DCCOPP compliance. Applicant is currently in consultation with Eirgrid on how does plant registration work under the DCCOPP regime. These discussions are ongoing and Eirgrid are yet to formally confirm the operational context.*

The applicant will be the final operator of the data centre and therefore they can confirm that they will procure energy that is 100% certified as being Guarantees of Origin (GO) from the selected utility. The GO scheme provides transparency to consumers, which in the case would be the applicant, about the proportion of electricity that suppliers source from renewable electricity. The function of a GO is similar in many ways to a PPA as it will ensure that power is sourced and can be traced to being from a renewable source.

Potential for private wire connection is being explored but currently not permitted. As was accepted under the permission granted on the adjacent site, it is the end customers who will normally procure renewable energy through corporate PPAs to cover their energy use within the facility.

Applicant is currently actively pursuing possibility of virtual PPAs where that work with a renewable energy developer to commit to buying a portion of power that has been generated from a renewable source that is located in another region (i.e., offsite).

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Where they are able to source suitable renewable energy, the applicant targets a maximum of 20% green energy penetration of possible.

Applicant is also investigating how the MFGP plant and the need for HVO supply can encourage investment of an HVO depot in Ireland to supply not just the permitted facilities but the wider data centre sector as a whole.

(d) landscaping and site layout of the proposed development, as amended by the AI response, fully ensure as far as possible that the overall landscape and biodiversity strategy enables its integration into the existing and permitted GI network.

(e) Statement provided

(f) Revised design statement provided.

Assessment:

(a) level of office space is acceptable.

(b) The applicant has indicated adequate compliance with Objective 6 of EDE1.

(c) The third criterion of EDE7 objective 2 states “*Maximise on site renewable energy generation to ensure as far as possible 100% powered by renewable energy, where on site demand cannot be met in this way, provide evidence of engagement with power purchase agreements in Ireland (PPA)*”. The applicant states that the primary fuel is natural gas from the ‘network’. This is not renewable. As such, the applicant should provide evidence of PPAs.

The applicant has not provided evidence of engagement with PPAs to meet on site demand.

With regards power provision, the EIAR states “*4.23A The permanent power solution for the proposed development would be provided by the EirGrid connection. To increase resilience of the power network and ensure a power supply for the proposed development, DUB-13 would also connect to a Multi-Fuel Generation Plant (MFGP) as a secondary power supply. 4.24A This The EirGrid connection would be provided from ESB via a network substation (subject to a separate SID application), south of the site, to a switch room on the adjacent July 2022 DUB-1 permitted development with a 20 kV distribution feed to DUB-13. The EirGrid connection is secured through an existing connection agreement with EirGrid.*”

It is noted that the applicant has provided details of the connection agreement, appended to the Agent's Response to Additional Information. The EirGrid agreement provided is dated 05 July 2021. It is noted that this predates the existing application and relates to the adjacent site (SD21A/0241).

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Whilst it is noted that the power plant on the adjacent site has a connection agreement, the applicant has not demonstrated that the site itself has any form of connection agreement with Eirgrid. In order for the Planning Authority to consider that there is 'sufficient capacity in the network' in line with EDE7, a fixed EirGrid connection should be demonstrated.

As the applicant has failed to demonstrate this and has also failed to demonstrate compliance with the third criterion of objection 2 of EDE7, it is considered that planning permission should be **refused**.

(d) The applicant has indicated adequate compliance with objective 3 of EDE7.

(e) The applicant has provided the relevant statement, in compliance with Section 12.10.1

(f) The design statement sets out details of:

- the plan approach – QDP2 objective 1
- context – QDP3 & objective 1
- healthy placemaking – QDP4 objective 2
- connected neighbourhoods – QDP7 objective 6
- High quality design: development general QDP7 objective 7
- Inclusive and accessible – QDP7 objective 8
- Built form and mix – QDP8 objective 1
- Materials, colours and textures – QDP11
- Elevational treatment and design – Item 2 (a)
- Fencing and boundary treatment – Item 2(b)
- Appendix A – architectural drawing list.

The statement provides the requested information.

Item 2:

(a) The applicant is requested to reconsider the elevational treatment and design along prominent frontages in terms of design and materials used.

(b) The applicant is requested to provide details of fencing / boundary treatment.

Applicant's response:

The elevational treatment and design of most prominent public frontages has been reconsidered. This included reviewing the degree of greenery, canopy and levels of glazing. The design introduces an increased level of fenestration of the most prominent north east elevation that wraps around this prominent corner. This provided a high quality entrance into profile park as well as forming a strong elevation as viewed from the New Nangor Road. Changes made will positively enclose the site to provide visual entrance into Profile Park and this part of Grange Castle. In addition, updated fence and boundary treatment plan provided.

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Assessment:

(a) it is noted that the applicant has provided additional glazing to the east, extended from the originally proposed first floor glazing on the east elevation, which then wraps around the buildings corner to the northern elevation. Whilst this change is noted, it is not considered that it results in a significant improvement in the visual impact. As refusal is recommended in this regard, the applicant does not have an opportunity to provide further amendments. However, if Planning Permission was granted, a condition would be imposed seeking revised elevations.

(b) an internal 3m security fence is provided. A 1.5m mesh fence is also provided. This is situated behind landscaping. Generally, the outer boundary treatment in the area is a low stone wall with railings. As refusal is recommended in this regard, the applicant does not have an opportunity to provide further amendments. However, if Planning Permission was granted, a condition would be imposed seeking revised boundary treatment details.

Item 3:

The proposal is not acceptable to the Environmental Health Department until the following information has been submitted and assessed.

An acoustic assessment must be undertaken by a suitably qualified acoustic consultant describing and assessing the impact of noise emissions from the proposed development to include accumulative noise impacts. The investigation must include, but not be necessarily limited to, the following:

(a) The identification of any neighbouring noise sensitive receivers who may be potentially impacted by the proposal

(b) The identification of all operations conducted onsite as part of the development proposal that are likely to give rise to a public nuisance for the neighbouring noise sensitive receivers.

(c) An assessment of the existing background (LA90,15 min) and ambient (LAeq,15 Min) acoustic environment at each receiver locations representative of the time periods that any noise impacts may occur. NOTE: For the purposes of the assessment background noise includes; noise of the surrounding environment excluding all noise sources currently located on-site.

(d) Distances between the development and the nearest noise sensitive receiver and the predicted level of noise (Laeq, 15min) at each receiver for each development activity. These noise predictions must be conducted for all operational noise and the construction noise activities. The predicted level of noise should be assessed at the boundary of each receiver.

(e) A statement outlining any recommended acoustic control measures that should be incorporated into the development to ensure the use will not create adverse noise impacts on the occupiers of any neighbouring noise sensitive properties

(f) The applicant is required to demonstrate whether the proposed development can meet the standards set out by South Dublin County Council as detailed in Councils Standard condition below:

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Noise due to the normal operation of the proposed development, expressed as Laeq over 15 minutes at the façade of a noise sensitive location, shall not exceed the daytime background level by more than 10 dB(A) and shall not exceed the background level for evening and night time. Clearly audible and impulsive tones at noise sensitive locations during evening and night shall be avoided irrespective of the noise level.

Applicant's response:

Technical note on all acoustic measures submitted. Meeting held with EHO.

Assessment:

The EHO has stated that there are no objections, subject to conditions.

Item 4:

The applicant is requested to submit a revised layout not less than 1:500 scale showing a footpath and cycle lane along the northern boundary to match the existing further west along the R134. The footpath and cycle lane shall be constructed to SDCC standards for public roads. The works on the public road will be undertaken by the applicant as part of the overall planning permission. The applicant is requested to secure the relevant letter of consent from SDCC.

Applicant's response:

Drawings indicate footpath and cycle lane to north match existing to the west and ties in with the footpath and cycle lane at entrance to Profile Park. The combined footpath and cyclepath is 4m wide, narrowing to 3m so existing trees along norther boundary can be retained. Applicant is willing to accept condition requiring works are undertaken to SDCC standards and completed as part of a grant of permission. Letter of consent included.

Assessment:

The Roads department is satisfied with the submitted information. A condition is recommended in the event of grant.

Item 5:

The applicant is requested to submit a revised landscape strategy for the subject site which meets the requirement of the Public Realm Section in terms of Green Infrastructure as required under the CDP 2022-2028. The applicant shall demonstrate how they contribute to the protection or enhancement of Green Infrastructure in the County through the provision of green infrastructure elements as part of the application submission. As part of the revised landscape proposals The applicant shall provide the following additional information:

i. 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.

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- ii. The revised proposals 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.
- iii. Significantly reduce the impacts of the development on existing green infrastructure within and adjacent to the proposed development site
- iv. Demonstrate how natural SUDs features can be incorporated into the design of the proposed Development
- v. 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.

Applicant's response:

Revised planting plan, landscape and drainage proposal provided. It is now proposed to retain the norther 75m hedge and remove 36m. To mitigate, similar length of hedgerow provided. Scale of planting is significant.

Assessment:

The Parks and Public Realm Department is satisfied with the submitted information and has not requested any additional conditions in this instance.

Item 6:

The proposed development would result in the removal of a centrally located hedgerow and associated mature trees of significant biodiversity and ecology value. The applicant is requested to submit revised proposals in order to ensure that this central hedgerow and trees are retained and protected. Additional information is required to demonstrate how the plans contribute to the protection or enhancement of existing Green Infrastructure (which included the trees and hedgerows) within and adjacent to the subject site through the provision of green infrastructure elements as part of the application submission, having regard to the following:

- i. Where the development site is located close to Corridor the development should, at a minimum, protect any existing GI assets and enhance same (for example, not breaking a GI Corridor but enhancing same with a connecting piece of planting, retaining hedgerows or woodlands);
- ii. The characteristics and assets of the Corridor should be reflected within proposed development, for example continuation of hedgerows, tree planting, waterways;
- iii. Development should seek to enhance or restore features that act as ecological corridors, particularly water features, hedgerows, tree lines, areas of un-cultivated land.

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These, or some element of them, should be incorporated into the proposed development to create pathways for wildlife and / or increase amenity value;

iv. Developers should be aware that ecological corridors can also act to quickly spread non-native invasive species. Therefore, identification and control of invasive species site should be included in planning applications and the GI Plan.

Applicant's response:

Attenuation pond relocated and hedgerow retained. New 150m native hedgerow created along northern boundary. A further 180m created to east and south.

Assessment:

The Parks and Public Realm Department is satisfied with the submitted information and has not requested any additional conditions in this instance.

Water Services has raised no objections, subject to conditions.

Item 7:

The applicant is requested to submit a revised layout plan which ensures the retention and enhancement of the existing central hedgerow located in the northern portion of the site. The current proposals and design layout for the development which requires the removal of this important hedgerow and GI asset is not acceptable to the Public Realm Section and its removal contravenes the following policies and objectives which the CDP 2022-2028.

- NCBH11 Objective 3
- GI1 Objective 4
- GI2 Objective 2

Applicant's response:

36m of hedgerow will be lost but will be replaced with 30m of native hedgerow to link into the Baldonnell Stream Corridor. This approach will protect and enhance existing trees etc and where it is not possible to retain, that the highest value biodiversity provision and planting of native species is proposed for the overall site.

Assessment:

The Parks and Public Realm Department is satisfied with the submitted information and has not requested any additional conditions in this instance.

Item 8:

Additional Tree planting is requested as part of the landscape proposals in order to ensure that there is a positive net gain in terms of new trees proposed compared to those being removed. As a minimum existing trees lost should be replaced on a 3:1 ratio basis. Full details of all proposed tree planting shall be provided on a detailed planting plan.

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This planting plan will include planting and maintenance specifications, including cross-section drawings, use of guards or other protective measures and confirmation of location, species and sizes, nursery stock type, supplier and defect period.

Any trees that are found to be dead, dying, severely damaged or diseased within three years of the completion of the building works shall be replaced in the next planting season by specimens of similar size and species in the first suitable planting season.

Applicant's response:

Significant levels of tree planting. 443 new mature trees and 4,903 saplings to replace the 72 trees to be removed under the AI response. Condition recommended regarding replacement of dead or dying trees.

Assessment:

The Parks and Public Realm Department is satisfied with the submitted information and has not requested any additional conditions in this instance.

Item 9:

The applicant is requested to submit a scheme for the maintenance and management of the landscape scheme for the lifetime of the development. The scheme shall include the following:

- i) methods for the proposed maintenance regime;
- ii) detailed schedule;
- iii) details of who will be responsible for the continuing implementation
- iv) details of any phasing arrangements

Applicant's response:

Landscape masterplan submitted as part of this AI response will be carried out within the first planting season following substantial completion of overall construction works The applicant wishes to confirm that all planting will be adequately protected from damage until it is well established. Any plants that dies will be removed or become seriously damaged or diseased within a period of 3 years from completion will be replaced within the next planting season with similar Applicant commits to retaining landscape architect.

Assessment:

The Parks and Public Realm Department is satisfied with the submitted information and has not requested any additional conditions in this instance.

Item 10:

The applicant is requested to 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.

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(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 m³ . Show in report what surface water attenuation capacity is required for proposed development. Show what different surface types, areas in m² are proposed such as, green roofs, permeable paving, buildings, roads and their respective run off coefficients. Submit a drawing

Applicant's response:

Proposed SuDS fully comply with SDCC guidelines. All SuDS include detention basins, interceptors and flow restrictors that will improve and enhance the environmental and ecological quality of the site.

Assessment:

The Parks and Public Realm Department is satisfied with the submitted information and has not requested any additional conditions in this instance.

Water Services has raised no objections, subject to conditions.

Item 11:

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

Applicant's response:

This is addressed in response to points 6, 7 and 8.

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Assessment:

The Parks and Public Realm Department is satisfied with the submitted information and has not requested any additional conditions in this instance.

Item 12:

The applicant is requested to submit a scheme to provide bird boxes and bat boxes/tubes/hedgehog passes on the site.

Applicant's response:

Bird boxes, bat boxes and mammal passes within the site are proposed.

Assessment:

The Parks and Public Realm Department is satisfied with the submitted information and has not requested any additional conditions in this instance.

Item 13:

(a) The sub catchment areas in the site do not add up to the total site area in surface water attenuation calculations submitted. Based on limited information submitted in terms of surface types and areas of same the surface water attenuation proposed of 970m³ or 1,084m³ is undersized by approximately 2% to 11%. The applicant is requested to submit a report to show the areas in m² of each surface type and their respective run off coefficients.

Include the areas grasslands and explain why this has 0% run off if that is the case. Note that the areas of all surface types should equal the total site area.

(b) The applicant is requested to examine if any surface water pipes can be replaced with swales or filter drains at any location of the site. Submit a drawing showing what if any additional SuDS (Sustainable Drainage Systems) can be provided on site.

Applicant's response:

Attenuation volume is 1,640m³, significantly higher than originally proposed. Permeable paving and tree puts add a further 174m³. Drawing indicates M3 of each type. Previously piped outfall has been replaced with natural open channel / swale.

Assessment:

Water Services has raised no objections, subject to conditions.

Item 14:

(a) where possible, the applicant is requested to replace proposed overflow pipe with and open swale or natural open channel.

(b) the applicant is requested to contact water services in South Dublin County Council to discuss the issue of blockages in a culvert downstream of site and examine what solutions there are to unblock the culvert.

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(c) Significant concerns are maintained in relation to the proposed culverting of the stream and it is considered that alternative design solutions should be explored to avoid the proposed culverting.

Applicant's response:

Previously piped outfall has been replaced with natural open channel / swale. No further opportunities to replace piping. There is a culvert downstream but this is not within the applicant's control. Design and management of stream following completion of the adjacent site as granted under SD21A/0241 and as now proposed will alleviate the pressure of this culvert blocking water flow in the future.

In response to (c), a number of alternative solutions were considered. The proposed bridge to replace the culvert was considered in a number of design forms and by minimising the length it avoids the need to increase the floor levels of the proposed development. The bridge is designed to be as narrow as possible. In doing so, the bridge is narrowed to being a single carriageway only with footpath on one side, with signal controls either side.

The bridge is designed so that the stream embankment is lowered either side of the stream for just beyond the width of the bridge, in order to create a wildlife and biodiversity underpass below it that will encourage the GI connection throughout the site and beyond.

Assessment:

Water Services has raised no objections, subject to conditions.

Item 15:

(a) Whilst the Planning Authority consider that the applicant has considered alternatives, it is noted that there are concerns regarding compliance with policy in relation to space extensive uses and also Green Infrastructure. It is therefore considered that further assessment of alternatives is required once overall policy considerations have been incorporated.

(b) Further consideration in the EIAR of the cumulative impact of the development on Material Assets during the Operational Phase is needed, in relation to the Electricity grid and Gas networks, as well as more detail on what the energy demand for the proposed data centre is and how precisely it will be met with reference to the electricity grid connection agreement, the permitted Multi-Fuel Generation Plant, the proposed diesel generators and the interplay between these power sources. An emergency scenario in which the proposed data centre's grid connection is temporarily suspended should also be provided for. Verification documentation around the grid connection and MFGP connection are also requested.

(c) It is considered that the information contained within the EIAR requires amending following any changes in the scheme following additional information to ensure the proposed development allows for adequate assessment of the potential impacts of the proposed development on the receiving environment and complies with the requirements of Article 94 of the Planning and Development Regulations 2001 (as amended).

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In particular, amendments should include update to the noise assessment, updates to GI plan and layout of the scheme / siting design, changes following assessment against spaces extensive policies and other policies that require further consideration. Further assessment of cumulative impacts in terms of data centres permitted close to the site should also be undertaken.

Applicant's response:

Revised EIAR provided. Further consideration of alternatives and compliance with policies relating to space extensive uses, such as this, as well as how the proposed development complies with the new GI policies of the CDP. The cumulative effect on material assets during the operational phase in relation to the electricity grid and Gas networks and how it will be met with reference to the connection agreement that is in place is also fully detailed. These connection agreements are appended to this response.

In addition, the EIAR has been amended to address any changes within the proposed development made in responding to the AI request. The revised EIAR is fully in accordance with the requirement of Article 94 of the Planning and Development Regulations 2001 (as amended).

Assessment:

In accordance with the EIAR non-technical summary (NTS):

“The permanent power solution for the proposed development would be provided by the EirGrid connection and the MFGP. To increase resilience of the power network and ensure a power supply for the proposed development, the proposed development would also connect to a Multi-Fuel Generation Plant (MFGP).

The power requirements for the proposed development will be provided via a connection to a 110 kV EirGrid substation that will be constructed, subject to grant permission from ABP (as outlined above).

The MFGP permitted under the July 2022 DUB-1 permitted development would have the capacity to provide equal energy to the amount consumed on-site and consumed through the July 2022 DUB-1 permitted development. The MFGP has capacity to dispatch energy equivalent to or greater than the proposed development and the July 2022 DUB-1 permitted development demand into the national grid and would be called upon for use on the local network drops in response to EirGrid's Data Centre Connection Offer Policy and Process (DCCOPP) regulations”.

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The NTS sets out that demolition and construction effects would be low and not significant in terms of EIAR and the operational effects would be:

- power and electrical supply - low and not significant in terms of EIA.
- surface and foul water infrastructure, water supply and telecommunications - low and not significant in terms of EIA

The overall conclusion for material assets remains unchanged from the application stage.

It does not appear that the applicant has submitted an updated Chapter 15 of the Main EIAR. In the absence of this information, the Planning Authority is unable to determine whether the information contained within the EIAR allows for adequate assessment of the potential impacts of the proposed development on the receiving environment and complies with the requirements of Article 94 of the Planning and Development Regulations 2001 (as amended). Had the application been otherwise acceptable, this information would have been secured by way of a request for clarification of further information. However, considered the rational set out above and due to this lack of information, Planning Permission should be **refused**. Should the applicant have provided this information, then the Planning Authority may have been able to make the necessary assessment.

The applicant has made other alterations to:

Chapter 1, Introduction:

- changes result in no impact on assessment of EIAR

Chapter 2, EIA process and methodology:

- changes result in no impact on assessment of EIAR

Chapter 3, Alternatives and design evolution:

- changes indicate development / alternatives have altered as a result of the AI request. This is welcomed.

Chapter 4, Proposed development description:

- changes indicate detailed development description has altered as a result of the AI request. This is welcomed.

Chapter 5, Demolition and construction environmental management:

- changes detail bridge and landscaping alterations. There is no impact on the overall assessment of the EIAR.

Chapter 9, noise and vibration:

- changes indicate response to AI request. Noted that the EHO has not raised any objections.

Chapter 10, water resources and floor risk:

- updated chapter indicates letter of consent provided. Changes to culvert / bridge also set out.

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Chapter 11. Ecology:

- update references reinstatement of hedge accidentally removed. This is welcomed. The report also updates the level of hedgerow and trees to be removed.

Chapter 12, Ground conditions:

- update references building of bridge foundations.

Chapter 14, Waste:

- update references building of bridge

In relation to items a, b and c, of the additional information request:

- a) the applicant has provided an updated assessment of alternatives.
- b) the applicant has not provided an updated Material Assets chapter. The applicant has also failed to provide details of a connection agreement for the application site.
- c) the applicant has updated the EIAR as a result of amendments to the scheme, however, an updated Material Assets chapter has not been provided.

The data centres assessed as part of the cumulative assessment are set out in main volume of the EIAR.

Conclusion

The submitted additional information is not considered acceptable in terms of design. It may be possible to resolve this matter by way of a clarification of further information request / condition as detailed in the foregoing report. Similarly, the applicant has failed to submit a full version of the updated EIAR, a matter which may have been resolvable as clarification.

However, the applicant has also failed to demonstrate that the proposed development has an appropriate grid connection. In addition, the applicant has failed to provide evidence of sufficient on site renewable energy or evidence of PPAs in Ireland.

Given the reliance on an MFGP, that would operate on gas as the primary fuel (with HVO being secondary as it is not possible for the applicant to secure the required levels), it is considered that the applicant has failed to demonstrate compliance with Policy EDE7, specifically objective 2.

Having regard to the foregoing assessment and conclusion, it is recommended **that planning permission be refused for the proposed development.**

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Recommendation

I recommend that a decision to Refuse Permission be made under the Planning & Development Act, 2000 (as amended) for the reasons set out in the Schedule hereto:-

SCHEDULE

REASON(S)

1. Having regard to the existing insufficient capacity in the electricity network (grid), the lack of a fixed connection agreement to connect to the grid, the lack of significant on site renewable energy to power the proposed development, the lack of evidence provided in relation to the applicant's engagement with Power Purchase Agreements (PPAs) in Ireland, and the reliance on a predominantly gas powered plant to provide energy to the development, it is considered that the applicant has failed to demonstrate that the proposed use is acceptable on EE zoned lands, in accordance with EDE7 objective 2 and section 12.9.4 of the South Dublin County Development Plan 2022-2028.
In this regard the proposed development, would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The applicant has failed to submit an updated Chapter 15 of the Main EIAR. In the absence of this information, the Planning Authority is unable to determine whether the information contained within the EIAR allows for adequate assessment of the potential impacts of the proposed development on the receiving environment and complies with the requirements of Article 94 of the Planning and Development Regulations 2001 (as amended).

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REG. REF. SD22A/0420

LOCATION: Site within the townlands of Ballybane & Kilbride, Clondalkin, Dublin 22


Colm Harte,
Senior Executive Planner

ORDER: A decision pursuant to Section 34(1) of the Planning & Development Act 2000 (as amended) to Refuse Permission for the above proposal for the reasons set out above is hereby made.

Date: 29 May 2023


Mick Mulhern, Director of Land Use,
Planning & Transportation