

Marston Planning Consultancy
23, Grange Park
Foxrock
Dublin 18

Date : 22-Jun-2023

Reg. Ref. : SD21A/0042/C7
Proposal : Construction of two single storey data centres with associated office and service areas; and three gas powered generation plant buildings with an overall gross floor area of 24, 624sq.m that will comprise of the following: Demolition of abandoned single storey dwelling, remaining agricultural shed and derelict former farm building; Construction of 2 single storey data centres (12, 797sq.m), both with associated plant at roof level, with 24 standby diesel generators with associated flues (each 25m high) that will be attached to a single storey goods receiving area/store and a single storey office area (2, 404sq.m) located to the west of the data centres as well as associated water tower and sprinkler tank and other services; Amendments to the internal access road and omission of access to loading bay permitted under SDCC planning Ref. SD19A/0042/ABP Ref. PL06S.305948 that include the relocation of permitted, and new, internal security gates; and new internal access roads to serve the proposed development that will provide access to 39 new car parking spaces (including 4 electric and 2 disabled spaces) and sheltered bicycle parking to serve the new data centres; The development will also include the phased development of 3 two storey gas powered generation plants (9, 286sq.m) within three individual buildings and ancillary development to provide power to facilitate the development of the overall site to be located within the south-west part of the overall site. Gas plant 1 (3, 045sq.m) will contain 20 generator units (18+2) with associated flues (each 25m high) will facilitate, once operational the decommissioning of the temporary Gas Powered Generation Plant within its open compound as granted under SDCC Planning Ref. SD19A/0042/ABP Ref. PL06S.305948. Gas plant 2 (3, 045sq.m) will contain 20 generator units (18+2) with associated flues (each 25m high). and, Gas plant 3 (3, 196sq.m) will contain 21 generator units (19+2) with associated flues (each 25m high). These plants will be built to provide power to each data centre, if and, when required. The gas plants will be required as back up

power generation once the permitted power connection via the permitted substation is achieved; New attenuation pond to the north of the site; Green walls are proposed on the southern elevation of each power plant, as well as to the northern elevation of the generator compound of the data centres, and enclosing the water tower/pump room compound, and a new hedgerow is proposed linking east and west of the site; Proposed above ground gas installation compound to contain single storey kiosk (93sq.m) and boiler room (44sq.m). The development will also include ancillary site works, connections to existing infrastructural services as well as fencing and signage. The development will include minor modifications to the permitted landscaping to the west of the site as granted under SDCC planning Ref. SD19A/0042/ABP Ref. PL06S.305948. The site will remain enclosed by landscaping to all boundaries. The development will be accessed off the R120 via the permitted access granted under SDCC planning Ref. SD19A/0042/ABP Ref. PL06S.305948. An EPA-Industrial Emissions (IE) licence will be applied for to facilitate the operation of the gas powered generation plant. An Environment Impact Assessment Report (EIAR) has been submitted with this application. All on a site of 22.1hectares.

Condition 7:

Landscape Masterplan

- (i) The site shall be landscaped in accordance with the detailed comprehensive scheme of landscaping which accompanied the application, unless otherwise agreed in writing with the Planning Authority.
- (ii) Prior to the commencement of development of any works on the site, the applicant shall submit for the written agreement of the Planning Authority, the following revised landscape proposals:
 - (a) Detailed section and planting plan for the attenuation pond edge, which shall incorporate a profile that shall be stepped and planted with emergent plant species. It shall be clearly demonstrated that planting plan for the attenuation pond edge shall create habitat and enhance biodiversity and create a safe space for humans.
 - (b) The fencing around the attenuation ponds within the public park shall be removed and revised safety measures shall be delivered through profiling and planting/landscaping.
 - (c) Details of maintenance accessibility for those responsible for 'taking in charge'.

(d) The maintenance access gate located to the west of the Publicly Accessible Biodiversity Park, as notated on Kevin Fitzpatrick Landscape Architecture Drawing 201 dated 04/11/21, shall be a minimum 4m wide and shall be capable of enabling maintenance vehicular access.

(e) All access gates and fencing shall have the following specification, unless otherwise agreed in writing with the Planning Authority:

(i) Heavy-duty metal, round bar, minimum diameter 16mm

(ii) Galvanised

(iii) Powder coated matt black

(iv) Maximum 1.8m high

Prior to the commencement of development all details of gates and fencing shall be agreed in writing with the Planning Authority.

REASON: the interests of biodiversity, amenity, compliance with Development Plan Policy, the provision, establishment and maintenance of a reasonable standard of landscape and the proper planning and sustainable development of the area.

Location : Site within the townland of Ballymakaily, West of Newcastle Road (R120), Lucan, Co. Dublin
Applicant : EdgeConneX Ireland Limited
Application Type: Compliance with Conditions

Dear Sir/Madam,

I refer to your submission received on 28-Apr-2023 to comply with Condition No 7 of Grant of Permission No. SD21A/0042, in connection with the above.

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

Comments:

“Compliance submission:

Submission by Henry J Lyons, 28/04/2023 with the following:

- Landscape drawing 0401_201 – Public Access and Control to Biodiversity Park
- Landscaping Drawing 0401_202 – Landscape Treatment of Bio Swale and Wetland.

Planners Comments:

SDCC parks have reviewed the submission for Condition 7 and have the following comments to make:

Landscape Masterplan (Condition 7):

- (i) In compliance.
- (ii)(a) In compliance.

- (ii)(b) **Not in compliance.** *‘the fencing around the attenuation ponds within the public park shall be removed and revised safety measures shall be delivered through profiling and planting/landscaping’.*

Comment: Fencing off the ponds will set an unwanted precedent for all waterbodies in the county.

- (ii)(c) In compliance.
(ii)(d) In compliance.
(ii)(e) In compliance.

Conclusion

The submission is considered to be in partial compliance with condition 7. In order for the compliance to be fully discharged, the applicant will have to address condition 7(ii)(b) and submit in revised plans reflecting the removal of the fencing around the attenuation ponds within the public park and revised safety measures through profiling and planting/landscaping, for the agreement of the Planning Authority,”

Yours faithfully,

M.C.

for Senior Planner