

Marston Planning Consultancy
23, Grange Park
Foxrock
Dublin 18

Date : 22-Jun-2023

Reg. Ref. : SD21A/0042/C8
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 8:

Landscape Architect

- (a) Prior to the commencement of the development,
- (i) the services of a qualified Landscape Architect (or qualified Landscape Designer) shall be appointed and retained as a Landscape Consultant, throughout the entire life of the construction works
- (ii) The planning authority shall be notified of the appointment of the qualified Landscape Architect (or qualified Landscape Designer) as outlined in item (a)i).
- (b) A Practical Completion Certificate shall be signed off by the Landscape Architect when all landscape works are fully completed, and the Certificate shall be to the satisfaction of the Planning Authority and shall be in accordance with the permitted and agreed landscape proposals.
- (c) The installation of attenuation tree pits shall be supervised by the project landscape architect.

REASON: To ensure full and verifiable implementation of the approved landscape design.

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 8 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:

“With regard to the details submitted including;

- Cover letter Winthrop Technologies
- Construction Management Plan- DUB05/DUB97 Works, Section 21.3

The submission is considered to be:

Part compliant with C8.

The cover letter states “WTL will construct and abide by Landscaping drawings and specifications produced by Kevin Fitzpatrick Landscape Architecture Services. Kevin Fitzpatrick has been appointed the landscape architect for the duration of the project. When WTL complete the landscaping works, Kevin Fitzpatrick will complete a Practical Completion Certificate for the same works, for the viewing of the planning department when the works are deemed satisfactory and in accordance with planning. WTL will ensure that Kevin Fitzpatrick is present to view and ensure installation of attenuation tree pits are per drawings and specification”.

The Parks Department has raised no objections to the compliance submission.

The applicant has submitted the pre-commencement elements in association with part (a). It is noted that for part (b) the applicant indicates the intent to complete a Practical Completion Certificate when WTL are complete and that it will be ensured that the Landscape Architect is present. As these elements have not taken place and there is no requirement for pre-commencement details to be submitted, it is considered that the submission is part compliant.

The Planning Authority is satisfied that the submission is part compliant.”

“The submitted details indicate compliance with Part (a).”

Yours faithfully,

M.C.

for Senior Planner