

Register Reference: SD22A/0333 AI

Development: Construction of 2 adjoined single storey data centres with associated office and service areas with an overall gross floor area of 15, 274sq.m comprising of the construction of 2 adjoined single storey data centres with a gross floor area of 12, 859sq.m that will include a single storey goods receiving area / store and single storey office area (2, 415sq.m) with PV panels above, located to the east of the data centres as well as associated water tower, sprinkler tank, pump house and other services; The data centres will also include plant at roof level; with 24 standby diesel generators with associated flues (each 25m high) that will be located within a generator yard to the west of the data centres; New internal access road and security gates to serve the proposed development that will provide access to 36 new car parking spaces (including 4 electric and 2 disabled spaces) and sheltered bicycle parking to serve the new data centres; New attenuation ponds to the north of the proposed data centres; Green walls are proposed to the south and east that will enclose the water tower and pump house compound; 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 and Ref. SD21A/0042; 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 and SD21A/0042; An Environmental Impact Assessment Report (EIAR) has been submitted with this application.

Location: Site within the townland of Ballymakailly, West of Newcastle Road (R120), Lucan, Co. Dublin

Applicant: EdgeConneX Ireland Limited
App. Type: Permission
Planning Officer: SARAH WATSON
Date Received: 26-May-2023
Decision Due: 20-Jul-2023

Prior to commencement of any works in the public domain, and in order to comply with The Roads Act 1993 Section 13 Paragraph 10, a Road Opening Licence must be secured from South Dublin County Council, Roads Maintenance Department.

Description:

Construction of 2 adjoined single storey data centres with associated office and service areas. New internal access road and security gates to serve the proposed development that will provide access to 36 new car parking spaces (including 4 electric and 2 disabled spaces) and sheltered bicycle parking to serve the new data centres.

Signed: *John McGee*

07/07/23

Endorsed:

DATE

Roads Related Additional Information Requested by SDCC:

4. Implementation.

The applicant is requested to demonstrate compliance with the following implementation sections of the SDCC County Development Plan 2022-2028:

- 12.5.1 Universal Design
- 12.5.2 Design Considerations and Statements
- 12.7.3 Travel Plans
- 12.11.3 Waste Management

Applicant Submitted Response to Additional Information Request:

12.5.1 Universal Design

The architects Henry J Lyons have taken a universal design approach to the proposed development as required under section 12.5.1 of the County Development Plan. This ensures adequate disabled car parking spaces, and a level of access into the site, and the Proposed Development that caters for all. The car parking allows for the development Plan requirement of disabled car parking spaces; tactile paving and provision of surfaces that are accessible to all fully in accordance with section 12.5.1 of the County Development Plan. This is further detailed in the Design Statement submitted as part of this AI Response.

12.5.2 Design Considerations and Statements

In accordance with the provisions of Policy QDP7, Objective 1; this AI Response is accompanied by a Design Statement to address and show compliance with the design policies of the County Development Plan. This Design Statement by Henry J Lyons primarily addresses the various components of point 5 of the AI request in a comprehensive manner. This is fully set out under our response to point 5 of the AI request and Design Statement.

12.7.3 Travel Plans

A Travel Plan by Pinnacle Consulting Engineers accompanies this Additional Information response. This is required in accordance with the floor area specifications set out under Table 12.24 of the South Dublin County Development Plan 2022-2028. The Plan sets out measures to encourage sustainable travel modes and reduce car borne traffic being generated by the proposed development. These initiatives will be implemented by the applicant through an appointed travel plan co-ordinator and its success will be monitored. These are all fully set out in the Travel Plan.

12.11.3 Waste Management

A revised and updated waste management chapter and updated resource waste management plan within the appendix of the EIAR is submitted as part of this AI response. This sets out recycling and details of construction and waste management in relation to the proposed development. This also set out how waste will be treated and dealt with during the construction and operation process under the various legislation that covers such operations. He premise is that the majority of waste will be used for landscaping on site

Signed: John McGee

07/07/23

Endorsed: _____

DATE

Roads Department Assessment:

SDCC Roads Department is generally satisfied with the applicant's response, however there remains a number of outstanding issues that should be addressed by way of condition;

- Section 12.7.5 of the SDCC Development Plan 2022-2028 sets a minimum rate of 20% of the total car parking spaces to be EV charging spaces. As a result, 8 No. EV charging spaces are required, with the remaining spaces to be ducted for future charging points. The applicant has only proposed 4 No. EV charging spaces.
- The applicant has not given any details on the number and location of bicycle parking spaces.
- The applicant has submitted a preliminary Construction Traffic Management Plan. This outline plan should be used as the basis for a more detailed final Construction Traffic Management Plan to be prepared by the appointed works contractor.

No Roads objections subject to the following conditions:

1. The applicant shall provide 8 No. EV charging spaces with the remaining spaces to be ducted for future charging points. (*Section 12.7.5 of the SDCC Development Plan 2022-2028*)
2. The applicant shall provide adequate bicycle parking spaces with reference to the Minimum Bicycle Parking Rates set out in *Table 12.23 of the SDCC Development Plan 2022-2028*.
3. Prior to commencement of development, the applicant shall submit a final detailed Construction Traffic Management Plan to be prepared by the appointed works contractor for the written agreement of the Planning Authority.

Signed: John McGee

07/07/23

Endorsed: _____

DATE