

Date: 06-07-2023

Register Reference:

SD22A/0156

Development:

10 year permission on a site is 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) for modifications to the permitted data centre granted under SDCC Reg. Ref. SD21A/0186 comprising the following, reconfiguration and alterations to the data centre building to include removal of front of house offices at third floor level, alterations to floor levels at second floor to provide consistency between front of house and data halls, parapet height increase of front of house to c.16.8m, provision of storage at second floor level in lieu of relocated internal generators to the external generator yard and associated elevational alterations; extension of loading dock at ground floor level by c.60sqm in area with minor height increase to c.5.3m; removal of 3 air plenums to the front (north) elevation and provision of screening to generator flues in lieu of omitted plenums; alterations at roof level to include removal of 2m high gantry screening; alterations to the permitted generator plant yard to the north of the data centre to include the removal of fuel tanks, reconfiguration of plant and generators, provision of 2 additional external generators (increase from 5 to 9 external generators), provision of 4 additional external plant rooms, provision of diesel pump tank cabinets and stepover, relocation of generator yard doors and enlarged generator yard to accommodate the proposed modifications; increase in plant areas by c.77sq.m; reconfiguration of plant within the permitted chiller plant yard to the south of the data centre; removal of 1 sprinkler/water tank and removal of stairs and door to the side of the waste compound; reconfiguration of car parking and motorcycle spaces and removal of 1 accessible space. 64 total number of car parking spaces; the proposal also includes provision of on-site gas power generation compound (c.2,604sq.m in area) in the area previously reserved for a future data centre; the compound comprises 7 modular plant rooms (totalling c.180sq.m in area), 10 gas fired generators and associated flues c.14.7m high, gas skid, associated modular plant, boundary treatment surrounding the compound c.6.5m high and 2 vehicular access points including general and emergency access; all associated site development works, services provision, drainage works, access, landscaping and boundary treatment works; no buildings are proposed above the existing ESB and SDCC wayleaves to the west and north of the site; the overall Gross Floor Area of the development is reduced by c.44sq.m to c.9,795sq.m from previously permitted under SDCC Reg. Ref. SD21A/0186; the application is accompanied by a Natura Impact Statement.

Location: Plot 100, Profile Park, Nangor Road, Clondalkin, Dublin 22
Applicant: Equinix (Ireland) Ltd
App. Type: Permission
Planning Officer: SARAH WATSON
Date Received: 14-Jun-2023
Decision Due Date: 08-Aug-2023

Following the review of the Additional Information submitted the Environmental Health Department recommend the following conditions in relation to this development:

Noise

1. No equipment or machinery (to include pneumatic drills, construction vehicles, generators, etc) shall be operated on or adjacent to the construction site before 07:00 hours on weekdays and 09:00 hours on Saturdays nor after 19:00 hours on weekdays and 13:00 hours on Saturdays, nor at any time on Sundays, Bank Holidays or Public Holidays.
2. Where intrusive machinery is required to be used at short notice, the main contractor shall ensure that nearby sensitive locations are informed prior to works commencing.
3. 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.
4. The applicant shall ensure that the design of the noise sources at the facility and the associated abatement measures will ensure that tonal or nuisance noise will not arise at the Noise Sensitive Locations NSLs due to the facility operation.
5. The applicant shall put in place management procedures and a maintenance program for the external plant. All mechanical plant items such as motors, pumps, generators etc. shall be regularly maintained to ensure that excessive noise generated by any worn or rattling components is minimised.
6. Following commencement of the development the applicant is required to submit an Acoustic Verification report to South Dublin County Council. The report must confirm whether the development complies with Council's standard noise criteria:
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.
 - (a) This Acoustic Verification report should comprise of noise monitoring data at any noise sensitive locations. It should also include the cumulative noise level whereby the existing noise levels are included in the assessment of the developments overall impact.
 - (b) Acoustic design criteria or performance specifications acoustic report as prepared by AWN Consulting, or any subsequent acoustic assessment into the proposed use shall be finalised and verified by a suitably qualified acoustic consultant.
 - (c) Following completion of all verification testing, measurement and reporting, a final acoustic compliance report referencing all testing, verification, noise measurement results

and reports undertaken is to be submitted to the Environmental Health Department of South Dublin County Council.

The report is to include a clear statement certifying that the development or proposed use is fully capable of complying with all the design criteria and operating within the requirements of the noise control conditions and criteria as set out within the planning consent.

Air

7. The development shall be so operated that there will be no emissions of malodours, gas, dust, fumes or other deleterious materials, on site as would give reasonable cause for annoyance to any person in any residence, adjoining premises or public place in the vicinity.
8. Dust mitigation measure must be place during construction phase to minimise complaints.

Lighting

9. The lighting to be used on site must not be intrusive to any light sensitive location including residential properties, public areas or commercial buildings in close proximity to the development.

Drainage

10. Any connections to the main sewer must be connected so as not to give rise to a public health nuisance.

Pest Control

11. The applicant shall put in place a pest control contract for the site for the duration of the construction works.

Refuse

12. A suitable location for the storage of refuse shall be provided during the construction and operational phase of the development so as to prevent a public health nuisance.

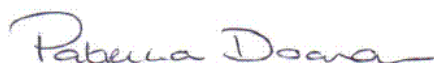
Pollution

13. The removal of existing fuel storage tanks and the provision of diesel pump tank cabinets must be completed in a manner that minimises the risk of accidental spillage and contamination of water courses. Adequate containment measures must be in place for the new storage facilities.

Yours sincerely,



Kate Kivlehan
Senior Environmental Health Officer



Patricia Doonan
Principal Environmental Health Officer