

Date: 14-07-2023

Register Reference: SD22A/0333

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 Date: 20-July-2023

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

Noise

As outlined in the EIAR, Chapter 9 Noise and vibration, adherence to the referenced controls as listed is expected.

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.
4. Clearly audible and impulsive tones at noise sensitive locations during evening and night shall be avoided irrespective of the noise level.
5. 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.
6. 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.
7. Compliance verification through noise monitoring should be carried out during construction and operational phases of the development to ensure levels as outlined in the EIAR are achieved minimizing impact on Noise Sensitive locations.

Air

8. 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.
9. Dust mitigation measures must be place during construction phase to minimise complaints.

Lighting

10. 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 and Water

11. Any connections to the main sewer must be connected so as not to give rise to a public health nuisance.
12. All fuel oil storage tanks and refuelling areas on site shall be constructed within a bunded area sufficient to hold any oil spillages plus any potential flooding to protect from ground contamination as well as any water sources. As a minimum, **storage must be bunded to a volume not less than 110% of the tanks maximum capacity.**

Pest Control

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


Refuse

14. 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.

Yours sincerely,



Kate Kivlehan
Senior Environmental Health Officer



Patricia Doonan
Principal Environmental Health Officer