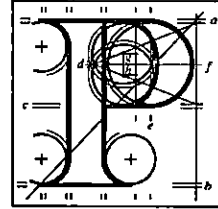


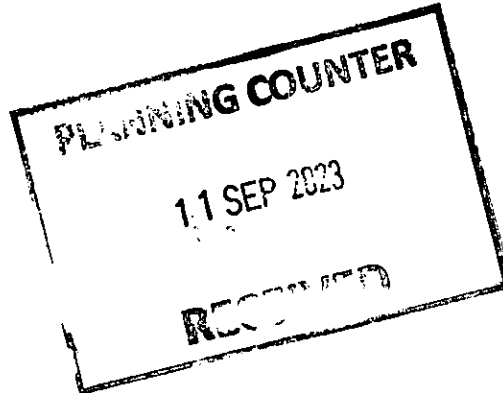
**Our Case Number:** ABP-317446-23

**Planning Authority Reference Number:** SD22A/0420



**An  
Bord  
Pleanála**

South Dublin County Council  
Planning Department  
County Hall  
Tallaght  
Dublin 24



**Date:** 07 September 2023

**Re:** Construction of a data centre  
Site within the townlands of Ballybane & Kilbride, Clondalkin, Dublin 22

Dear Sir / Madam,

Enclosed for your information only, is a copy of a statutory notice issued by the Board in relation to the above-mentioned appeal.

Yours faithfully,

Mary Tucker  
Executive Officer  
Direct Line: 01-8737132

BP77

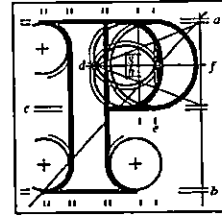
Teil	Tel	(01) 858 8100
Glaó Áitiúil	LoCall	1800 275 175
Facs	Fax	(01) 872 2684
Láithreán Gréasáin	Website	www.pleanala.ie
Ríomhphost	Email	bord@pleanala.ie

64 Sráid Maoilbhríde	64 Marlborough Street
Baile Átha Cliath 1	Dublin 1
D01 V902	D01 V902

**Our Case Number:** ABP-317446-23

**Planning Authority Reference Number:** SD22A/0420

**Your Reference:** Vantage Data Centers DUB11 Limited



**An  
Bord  
Pleanála**

Marston Planning Consultancy  
23 Grange Park  
Foxrock  
Dublin 18  
D18 T3Y4

**Date:** 07 September 2023

**Re:** Construction of a data centre  
Site within the townlands of Ballybane & Kilbride, Clondalkin, Dublin 22

Dear Sir / Madam,

I have been asked by the Board to refer to the above-mentioned appeal.

The Board is of the opinion that the public notice does not comply with the statutory requirements. You are hereby required, under section 142(4) of the Planning and Development Act, 2000, (as amended), to publish (in a newspaper which has been approved in accordance with the Planning and Development Regulations 2001 to 2018) a revised notice in the form set out in the attached document headed "newspaper notice".

In addition to the newspaper notice, the Board requires the erection of a site notice. The site notice should be in the form set out in the attached document headed "site notice". The site notice should be inscribed or printed in indelible ink on a **white background**, affixed on rigid, durable material and secured against damage from bad weather and other causes, and should be securely erected or fixed in a conspicuous position on or near the main entrance to the land or structure concerned from a public road, or where there is more than one entrance from the public roads, on or near all such entrances, or on any other part of the land or structure adjoining a public road, so as to be easily visible and legible by persons using the public road, and shall not be obscured or concealed at any time. **The site notice should state when it was erected.** The site notice should be renewed or replaced if it is removed or becomes defaced or illegible within the period of **5 weeks** during which it is open to observers to make submissions to the Board. **The site notice should be erected on the day of the publication of the newspaper notice.**

The Board is of the opinion that the new notice, which may be in Irish or English, is necessary for the purpose of enabling it to determine the appeal and in accordance with section 132 of the Planning and Development Act, 2000, (as amended), you are required to submit, to the Board on or before **27<sup>th</sup> September, 2023**, a statement to the effect that the site notice has been erected on the site in accordance with the Board's requirements, a copy of that notice together with a copy of the page of the newspaper in which the notice has appeared.

Tel	Tel	(01) 858 8100
Glaó Áitiúil	LoCall	1800 275 175
Facs	Fax	(01) 872 2684
Láithreán Gréasáin	Website	www.pleanala.ie
Ríomhphost	Email	bord@pleanala.ie

64 Sráid Maoilbhríde	64 Marlborough Street
Baile Átha Cliath 1	Dublin 1
D01 V902	D01 V902

If the particulars requested are not received before the end of the specified period, the Board will dismiss/otherwise determine the appeal without further notice to you in accordance with section 133 of the 2000 Act, (as amended). Your submission in response to this notice must be received by the Board not later than 5:30pm on the date specified above.

Please quote the above appeal reference number in any further correspondence.

Yours faithfully,



Mary Tucker  
Executive Officer  
Direct Line: 01-8737132

BP72 Registered Post

Teil  
Glao Áitiúil  
Facs  
Láithreán Gréasáin  
Ríomhphost

Tel (01) 858 8100  
LoCall 1800 275 175  
Fax (01) 872 2684  
Website [www.pleanala.ie](http://www.pleanala.ie)  
Email [bord@pleanala.ie](mailto:bord@pleanala.ie)

64 Sráid Maoibhríde 64 Marlborough Street  
Baile Átha Cliath 1 Dublin 1  
D01 V902 D01 V902

**SITE NOTICE**

**An Bord Pleanála**

**Notice of a Revised Environmental Impact Assessment Report (EIAR)**

**South Dublin County Council**

**Planning Register Reference Number: SD22A/0420**

**Appeal Reference Number: ABP-317446-23**

An appeal which contains a revised Environmental Impact Assessment Report has been made to An Bord Pleanála against the decision made on the 29<sup>th</sup> May, 2023 by South Dublin County Council bearing the above planning reference number which decision was to refuse permission to Vantage Data Centres DUB11 Limited. The application to the planning authority was described as an application for permission: -

The demolition of the two-storey dwelling (207.35 sq. m) and associated outbuildings and farm structures (348.36 sq.m); and the construction of one number two-storey data centre with plant at roof level and associated ancillary development that will have a gross floor area of 12,893 sq.m that will consist of the following:

- One number two-storey data centre (Building 13) with a gross floor area of 12,893 sq. m. It will include 13 number emergency back-up generators of which 12 will be double stacked and one will be single stacked within a compound to the south-western side of the data centre with associated flues that each will be 22.316 m in height and seven number hot-air exhaust cooling vents that each will be 20.016 m in height;
- the data centre will include data storage rooms, associated electrical and mechanical plant room, loading bays, maintenance and storage spaces, office administration areas and plant including PV panels at roof level as well as a separate house generator that will provide emergency power to the admin and ancillary spaces. Each generator will include a diesel tank and there will be a refuelling area to serve the proposed emergency generators;
- The data centre will have a primary parapet height of 14.246 m above ground level, with plant and screen around plus a plant room above at roof level. The plant room has an overall height of 21.571m;
- Construction of an internal road network and circulation areas, with a staff entrance off Falcon Avenue to the east, as well as a secondary vehicular access for service and delivery vehicles only across a new bridge over the Baldonnell Stream from the permitted entrance as granted under SDCC planning reference SD21A/0241 from the south-west, both from within Profile Park that contains an access from the New Nangor Road (R134);

- Provision of 60 number car parking spaces (to include 12 EV spaces and 3 disabled spaces), and 34 number cycle parking spaces;
- Signage (5.7 sq. m) at first floor level at the northern end of the eastern elevation of the data centre building; and
- ancillary site development works, will include footpaths, attenuation ponds that will include an amendment to the permitted attenuation pond as granted to the north of the Baldonnel Stream under SDCC planning reference SD21A/0241, as well as green walls and green roof. The installation and connection to the underground foul and storm water drainage network, and installation of utility ducts and cables, that will include the drilling and laying of ducts and cable under the internal road network within Profile Park. Other ancillary site development works will include hard and soft landscaping that will include an amendment to the permitted landscaping as granted under SDCC Planning reference SD21A/0241, lighting, fencing, signage, services road, entrance gates and sprinkler tanks, on overall site of 3.79 hectares at lands to the south of the New Nangor Road (R134), and on land within the townlands of Ballybane and Kilbride within Profile Park, Clondalkin Dublin. An Environmental Impact Assessment Report (EIAR) was submitted with the application.

**This notice is being erected at the request of An Bord Pleanála as it was accompanied by a revised Environmental Impact Assessment Report (EIAR)**

The revised EIAR may be inspected at the offices of South Dublin County Council, County Hall, Tallaght, Dublin, 24 and/or An Bord Pleanála, 64 Marlborough Street, Dublin 1.

Any person may make written submissions or observations to the Board in relation to the revised EIAR/application within **five weeks** beginning on the date of erection of this notice. Any such submissions or observations must be accompanied by the statutory fee of €50, unless the submissions or observations are made by certain prescribed bodies, or by existing participants on the appeal and should be addressed to The Secretary, An Bord Pleanála, 64 Marlborough Street, Dublin 1.

This notice was erected on \_\_\_\_\_, 2023

## **NEWSPAPER NOTICE**

### **An Bord Pleanála**

#### **Notice of a Revised Environmental Impact Assessment Report (EIAR)**

#### **South Dublin County Council**

**Planning Register Reference Number: SD22A/0420**

**Appeal Reference Number: ABP-317446-23**

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Date of publication