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*Reg. Ref.*

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**SD23A/0158**

Appeal Notified: 02/10/2023  
Appeal Lodged Date: 29/09/2023  
Appellant Type: 3RD PARTY  
Nature of Appeal: AGAINST DECISION  
Councils Decision: GRANT PERMISSION  
Applicant: Echelon Clondalkin DC Services Limited  
Location: 3-4, Crag Avenue, Clondalkin Industrial Estate, Clondalkin, Dublin 22

Description: Alterations to the development permitted under Reg. Ref.: SD18A/0068, as previously amended under Reg. Ref.: SD19A/0185 and Reg. Ref.: SD20A/0242, and to the development permitted under Reg. Ref.: SD20A/0309, as previously amended under Reg. Ref.: SD22A/0093. The proposed alterations in summary comprise the provision of an altered energy centre design and all associated development, along with minor alterations to the permitted site layout, provision of a gas AGI, and all ancillary works. The development, for which a 5-year planning permission is sought, will comprise the following: Construction of a revised energy centre in the western part of the subject site, to accommodate alternate generation technology, including 10 no. gas generation turbines (all with associated flues, 8 no. c. 33 metres (m) in height and 2 no. c. 15 m in height), 2 no. steam turbines including 2 no. steam turbine generator enclosure buildings with a gross floor area (GFA) of 219 sq.m each and a height of c. 6.2 m, associated steam turbine generator distribution and control structure with a GFA of 84 sq.m and an overall height of c. 4.2 m, and 2 no. steam turbine / air cooled condenser structures with a height of c. 25.4 m. Construction of 8 no. 33/20kV transformer bays to the southeast of the energy centre, with a further 12 no. gas / steam transformers to serve the proposed turbines to the west of the energy centre. Provision of 3 no. 13.6 m high fuel storage tanks, a fuel oil enclosure building (with a GFA of 50 sq.m and an overall height of c. 3.8m), a fire pump enclosure building (with a GFA of 65 sq.m and an overall height of c. 3.2 m) along with 3 no. c. 14.1 m high sprinkler tanks, a c. 14.5 m high water tank, and a water treatment plant building (with a GFA of 218 sq.m and a maximum height of c. 17 m including rooftop plant). Provision of 6 no. black-start / emergency generators to the south of the energy centre with an overall height of c. 5 m; Provision of a single storey over basement level powertrunk building (with a GFA of 932 sq.m and an overall height of c. 4.1 m) to the southeast of the proposed energy centre. Provision of a 3-storey over basement medium voltage / low voltage building (with a GFA of 3,161 sq.m and an overall height of c. 16.3 m) to the southwest of the proposed energy centre. Provision of 2 no. transformers adjacent to the substation constructed under Reg. Ref.: SD18A/0068, as amended by Reg. Ref.: SD19A/0185 (located to the southwest of the proposed energy centre). Provision of a guard hut with a GFA of 21 sq.m and with a height of c. 3.2m, to the west of the

*Reg. Ref.*

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medium voltage / low voltage building. Provision of a Gas AGI (above-ground installation) to the southwest of the subject site within a fenced compound, accommodating a single storey control room building with a GFA of 10 sq.m and overall height of c. 3 m, a plant kiosk with a GFA of 17 sq.m and an overall height of c. 3 m, and a boiler house with a GFA of 13 sq.m and an overall height of c. 3m. Reorientation of permitted ICT Facility Building No. 4 to accommodate the revised energy centre layout (with no other change to this permitted building). Associated and ancillary alterations to the site layout relating to landscaping, parking (including 18 no. car parking spaces, and bicycle parking within a covered bicycle shelter to serve the energy centre) and roads layouts, lighting and services, boundary treatments, drainage, landscaping, and all associated and ancillary works. An Environmental Impact Assessment Report (EIAR) will be submitted to the Planning Authority with the planning application and the EIAR will be available for inspection or purchase at a fee not exceeding the reasonable cost of making a copy at the offices of the Planning Authority. An EPA-Industrial Emissions Directive (IE) licence will be applied for to facilitate the operation of the proposed development.

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