

FB/0362/18

RECORD OF EXECUTIVE BUSINESS AND CHIEF EXECUTIVE'S ORDER

Reg. Ref.: FW18A/0078

Register Reference: FW18A/0078

Date of Registration: 6 June, 2018

Correspondence: P Turley, John Spain Associates 39 Fitzwilliam Place, Dublin 2

CONTRIBUTION
Standard Levy:
€392,196 PH
Open Space:
Other:
SECURITY:
Bond:
Cash:
Other:

- Development:
- Demolition of an existing industrial building on the subject site with a gross floor area (GFA) of 3,988 sq.m, along with 2 no. existing ancillary structures, and all associated site clearance works;
 - Construction of a new data storage facility with a GFA of 8,657 sq.m over two storeys (including a mezzanine level) with plant at roof level. The data storage facility building has parapet heights of 20.50 metres and 15.13 metres, with flues and lift overrun extending to a maximum overall height of 22.90 metres; the building will accommodate data storage rooms, electrical rooms, mechanical plant rooms, stair and lift cores, office administration areas, and staff facilities;
 - Provision of emergency generators with associated flues within a fenced compound, diesel top-up tank and fuel piping;
 - All associated site works including internal access road, new access to the adjacent site to the north, 19 no. car parking spaces, cycle parking, pump room with GFA of 21.3 sq.m, foul and storm water drainage, new boundary treatment, security fencing, lighting, underground cables, upgrading of existing transformers and landscaping.

Location: Kingston Technology Building, IDA Blanchardstown Business and Technology Park, Ballycoolin Road and Snugborough Road, Blanchardstown, Dublin 15

Applicant: Maris Developments LLC

Application Type: Permission

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Zoning: 'HT' HIGH TECHNOLOGY: *Provide for office, research and development and high technology/high technology manufacturing type employment in a high quality built and landscaped environment.*

Planning Officers Report:

LM/AF

Report of the Planning Officer dated 24th July 2018.

This is an application by Maris Developments LLC for: 1 Demolition of an existing industrial building on the subject site with a gross floor area (GFA) of 3,988 sq.m, along with 2 no. existing ancillary structures, and all associated site clearance works; 2 Construction of a new data storage facility with a GFA of 8,657 sq.m over two storeys (including a mezzanine level) with plant at roof level. The data storage facility building has parapet heights of 20.50 metres and 15.13 metres, with flues and lift overrun extending to a maximum overall height of 22.90 metres; the building will accommodate data storage rooms, electrical rooms, mechanical plant rooms, stair and lift cores, office administration areas, and staff facilities; 3 Provision of emergency generators with associated flues within a fenced compound, diesel top-up tank and fuel piping; 4 All associated site works including internal access road, new access to the adjacent site to the north, 19 no. car parking spaces, cycle parking, pump room with GFA of 213 sq.m, foul and storm water drainage, new boundary treatment, security fencing, lighting, underground cables, upgrading of existing transformers and landscaping at Kingston Technology Building, IDA Business Park & Technology Park, Ballycoolin Road & Snugborough Road, Blanchardstown, Dublin 15.

Site Description:

The site is located within the Dublin Enterprise Zone. The overall site is located in the northeastern portion of the Blanchardstown Business & Technology Park off the Snugborough Road. There are existing data halls located in this northeastern quadrant of the business park. The existing single storey building on site is currently unoccupied. There is an existing car park area to the front of the site and the site is well landscaped to the front. Access to the site is off an internal estate road to the front of the site and another access off the adjoining estate road to the east. The site is 1.6hectares. There are data halls located to the immediate north and east of the application site.

Submissions/Observations:

None received within the statutory deadline.

Reports:

Irish Water: No objection subject to conditions.

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Water Services Report: No objection subject to conditions.

Transportation Report: No objection subject to conditions.

Parks: No objection subject to conditions.

EHO: No report received to date.

Public Lighting: No report received to date.

Environment: A construction waste demolition management plan has been provided as part of the application information. A report has been received from the environment section with *'no objection'* to the proposed development.

Archaeology: No objection.

ComReg: No report received to date.

Commission Regulation of Utilities: No report received to date.

CODEMA: No report received to date.

Dept. Culture Heritage & Gaeltacht: No report received to date.

Pre-Planning:

Pre-planning was had with the area planners, the proposal was considered to be acceptable in principle.

Planning History on site:

F96A/0598: Permission was granted for a manufacturing and/or process facility.

F97A/0748: Permission was granted for an extension of floor area to a previously approved manufacturing and/or process facility.

The following condition was attached:

That the use of this unit shall be for light industrial or warehousing with ancillary offices and any change of use from this shall be subject to the prior approval of the Planning Authority or An Bord Pleanála on appeal.

REASON: In the interest of the proper planning and development of the area.

Relevant Planning History in the IDA Business Park:

FW13A/0067: Permission was granted for datahall at the Hexagon Building.

FW15A/0135: Permission was granted for an extension to datahall in Hexagon building.

FW17A/0237: Permission was granted for an extension to datahall in Hexagon building.

FW18A/0032: Permission was granted for a datahall at Clyde House.

Fingal Development Plan 2017-2023:

The subject site is located within lands that are zoned 'HT' HIGH TECHNOLOGY.

The objective of this land use zoning is as follows:

'Objective: Provide for office, research and development and high technology/high technology manufacturing type employment in a high quality built and landscaped environment.

Vision: Facilitate opportunities for high technology, high technology and advanced manufacturing, major office and research and development based employment within high quality, highly

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accessible, campus style settings. The HT zoning is aimed at providing a location for high end, high quality, value added businesses and corporate headquarters. An emphasis on exemplar sustainable design and aesthetic quality will be promoted to enhance corporate image and identity.'

Chapter 3 - Place making

Objective PM30 - Encourage the production of energy from renewable sources, such as from Bio-Energy, Solar Energy, Hydro Energy, Wave/Tidal Energy, Geothermal, Wind Energy, Combined Heat and Power (CHP), Heat Energy Distribution such as District Heating/Cooling Systems, and any other renewable energy sources, subject to normal planning considerations and in line with any necessary environmental assessments.

Chapter 6 - Economic Development

Objective ED27 - Promote the continued growth of the ICT sector in Fingal by creating high quality built environments offering a range of building sizes, types and formats, supported by the targeted provision of necessary infrastructure.

Objective ED96

Support the continued investment in, and management and promotion of the Dublin 15 Enterprise Zone in collaboration with key stakeholders, relevant agencies and sectoral representatives.

Objective ED109

Ensure that a range of industrial and/ or manufacturing units, in terms of size, scale, format and arrangements, is provided for to adequately respond to enterprise requirements in different economic sectors.

Objective ED110

Proactively respond to the needs of enterprises undertaking pharmaceutical, data centre, food production and logistics activities that require bespoke building facilities to meet their specific manufacturing requirements.

Energy

The following objectives are within the Fingal Development Plan 2017-2023.

Chapter 7 Movement and Infrastructure

Objective EN01

Support International, National and County initiatives for limiting emissions of greenhouse gases through energy efficiency and the development of renewable energy sources using the natural

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resources of the County in an environmentally sustainable manner where such development does not have a negative impact on the surrounding environment, landscape or local amenities.

Objective EN02

Support and encourage pilot schemes which promote innovative ways to incorporate energy efficiency.

Objective EN03

Consider the adaptability of buildings over time and seek to improve the efficiency of existing building stock and promote energy efficiency and conservation in the design and development of all new buildings in the County.

Objective EN04 - Encourage development proposals that are low carbon, well adapted to the impacts of Climate change and which include energy saving measures and which maximise energy efficiency through siting, layout and design.

Objective EN05 - Prepare a Climate Change Mitigation and Adaptation Strategy and a Local Authority Renewable Energy Strategy (LARES), Spatial Energy Demand Analysis (SEDA) and a Sustainable Energy Action Plan (SEAP).

Objective EN06 - Encourage and facilitate the development of renewable energy sources, optimising opportunities for the incorporation of renewable energy in large scale commercial and residential development.

Objective EN07

'Support the implementation of the 'Strategy for Renewable Energy 2012-2020' Department of Communications, Energy and Natural Resources (now Department of Communications, Climate Action and Environment) and the related National Renewable Energy Action Plan (NREAP) and National Energy Efficiency Action Plan (NEEAP).'

Objective EN09

'Require details of the requirements for alternative renewable energy systems, for buildings greater than 1000sq m or residential schemes above 30 units, under SI 243 of 2012 European Communities (Energy Performance of Buildings) to be submitted at pre planning stage for consideration. These should take the form of an Energy Statement or Feasibility Study carried out by qualified and accredited experts.'

Objective EN13

Encourage and support the development of solar energy infrastructure, including solar PV, solar thermal and seasonal storage facilities.

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An energy statement has been prepared by energy consultants and has been submitted as part of the planning application information. This energy statement addresses the data storage room environmental conditions, demand control/variable speed, direct drive EC fans, potential for waste heat recovery, utility supply, standby power, external lighting, internal lighting. With regard to the offices, air conditioning, ventilation, lighting and PV panels (erected on the structure) are addressed.

The building has been designed to be District heating enabled by way of the cooling system designed can accommodate future installation of waste heat recovery coils in the central ventilation plant.

The details within the energy statement are noted. In terms of energy, in planning policy terms there is very limited policy at a national level regarding very high energy consuming projects such as data centres. The following is stated on pg. 145 of The National Planning Framework, Project Ireland 2040;

'National Strategic Outcome 6

Promotion of Ireland as a sustainable international destination for ICT infrastructures such as data centres and associated economic activities.'

In energy policy, it is noted that the Eirgrid All Ireland Generation Capacity Statement 2016-2025 makes specific reference to the projected increase in demand arising from consented and likely planned data centres. The proposed facility is not an optional form of development in the modern world, at least in an international context. It is noted that the demand for data storage is projected to rise significantly for the foreseeable future and data storage facilities are required. At an international level there is a strong case that Ireland as a location for such facilities is a favoured location due to the temperate climate and prevailing winds which reduces the overall energy requirement. Having regard to National Strategic Outcome 6 of the National Planning Framework and the absence of any further detailed policy on this form of development, in my opinion, the proposed development is considered to be acceptable.

Assessment:

Having visited the subject site, the drawings and particulars submitted and having regard to the Development Plan objectives I am of the opinion that the main issues to be assessed are as follows:

Principle

The principle of data centre development on lands zoned '*High Technology*', where it is the objective to *Provide for office, research and development and high technology/high technology manufacturing type employment in a high quality built and landscaped environment*', is acceptable under the Plan.

Additionally, there is a significant planning precedent in the area for permitting Data Centres within HT zoned lands within the IDA Business Park reg. ref. FW18A/0032, FW17A/0237, FW15A/0135,

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FW13A/0067 and the wider context, namely reg. ref. FW17A/0025 & PL06F.248544, FW15A/0117, FW14A/0138, FW12A/0116 and the similar previous zoning ST1 and F07A/1372.

This planning precedent is noted. The principle of data halls on High Technology (HT) zoned lands under the 2017-2023 Development Plan is considered to be acceptable. Furthermore, the site is well located with respect to public infrastructure, including the national and local road network, public transport, the national electricity grid, water and drainage networks and local populations and commercial centres.

Layout and Design:

The site will be accessed via the existing security campus gate to the northeast of the application site, with the adjacent datahall to the north and east of the application site. The existing access along the south of the site will be used as a secondary gate. The existing eastern access will be closed. It is proposed to demolish the existing building on site (4174sqm) and it is proposed to construct 8677sqm datahall. The proposed building is to be set back 40m from the footpath which runs adjacent to the southern boundary of the site. The building is to be set in a minimum of c.15m from the eastern boundary of the site, c.8.8m from the northern boundary and a minimum of c.16m on site. Generators are to be located to the south of the building. The north-eastern portion of the site is to accommodate an electrical compound, this will accommodate 2 no. transformers there is an existing electrical control room at this location. A pump room (c.4m in height, flat roof with metal cladding system), water tank, fuel tank (c.4m high cylindrical tank will access ladder and handrails) and fill point is to be located to the northwest of the proposed structure. The ground floor of the structure will accommodate a mechanical plant, datahalls, electrical plant areas, lobby, meeting room, offices, loading areas. The mezzanine area which related to the eastern part of the building accommodates welfare facilities for staff, stores, workshop and meeting room. The first floor will accommodate datahall storage, mechanical plant, electrical plant, meetings rooms, offices, stores and a lobby area. The roof is to be populated with air handling units (AHU) and a potential location for the solar panels. A parapet is proposed at roof level and this will help to screen the AHU's at roof level. The structure will have a maximum height (parapet level) of 20.5m. The southeastern section of the structure is will protrude from the building and is a maximum height of c.14m, The southeastern corner of the building is to be articulated with large sections of glazing, that are c.12.5m in height and a horizontal section of glazing further along the eastern site. The building generally is to be finished in a dark grey and light grey metal cladding. The southern elevation will accommodate a total of 3 no. flue clusters. These flue clusters will extend up to c.22m in height and supported by powder coated metal flue frames.

The prominent southeastern corner of the site has been articulated with a large element of glazing (a curtain walling system) which is considered to be an appropriate design response.

Additionally the existing mature tree planting within the business park particularly along the southern boundary of the site will help to screen the building.

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An architectural design report has been submitted as part of the planning application, this details the rationale for the building form and finishes, the fire strategy associated within the building, accessibility. Two photomontages of the proposed structure are also included, views from the east and west.

Having regard to the foregoing, the height, design and scale the proposed development is considered to be acceptable within the subject site from a visual perspective.

Landscaping:

A landscape plan has been included as part of the application information, this includes additional tree planting along the eastern and southern boundaries of the site. The existing mature vegetation to the west of the site is to be maintained. A 3m high security fence is proposed along all the boundaries of the site.

A report from the Parks Section of Fingal County Council has been received which states the following, *'With reference to the above planning application, the Parks and Green Infrastructure Division's comments are as follows:*

This division has no objections to the development, however as Fingal County Council is committed to supporting the All-Ireland Pollinator Plan 2015-2020 and all its actions as laid out in the Councils: Actions to help pollinators <http://www.biodiversityireland.ie/projects/irish-pollinator-initiative/all-ireland-pollinator-plan/councils/> the proposed Beech hedge planting is to be replaced with a native hedge with 75% Hawthorn and 25% of at least four other species such as Willow, Blackthorn, Hazel, Holly, Dog rose, Whin and Guelder Rose.'

Two conditions are recommended in this report regarding the landscape plan and a landscape management plan, these conditions will be attached in the event a favourable decision.

Public Art

The following objective within the Fingal Development Plan 2017-2023 is relevant with regard to public art.

Objective DMS05

Require new residential developments in excess of 100 units and large commercial/retail developments in excess of 2000 sq m to provide for a piece of public art to be agreed with the Council.

In the event of a favourable decision a condition will be attached to the permission requiring a piece of public art or an appropriate financial contribution in lieu of same.

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Transportation

A total of 19no. car parking spaces are proposed on site, 15 no. along the southern part of the site and 4 no in the northeastern part of the site. Bicycle storage is proposed to the northeast of the main entrance to the building.

A report from the Transportation Engineers of Fingal County Council which has stated the following,

'General

The proposed development is located in a 50km/hr speed limit.

Parking

The maximum parking requirement for the development would be 39 spaces based on Development Plan Management Standards of 1 space/100 sq. m GFA, Industry-Data Centres for a GFA of 3,988sq.m. The proposed Development is within 800m of the Snugborough Road QBC. A reduction of 50% can be applied to the car parking standards. This would give a total parking allowance of 19 car parking spaces. The applicant proposes to provide 19 car parking spaces. However, 4 of the spaces would be accessed through the turning area for the loading dock. Segregation of staff parking and HGV turning movements is good practice and reduces the risk of pedestrian and vehicle conflict. Given that data centres are not particularly staff intensive and tend to operate 24 hours a day. The projected staffing levels is between 15-20, the omission of 4 spaces, no.'s 16 to 19 would be acceptable.

The existing site is constrained in terms of levels and the provision of the covered cycle storage adjacent the pedestrian and cycle access is acceptable as there is a footpath connection to the entrance to the main building.

Access

The proposed development would be accessed from the main security gated entrance. The existing access to the south would be retained as an emergency access.

Transport Assessment

The proposed development would be considered to be less intensive than the existing development and the impact on the surrounding road network would not be significant. The transportation assessment for the proposed development supports this.

The impact of construction traffic would be temporary and would be managed through monitoring and traffic management routing.

Conclusion

The Transportation Planning Section has no objection to the proposed development subject to a condition.'

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This report is noted and appropriate conditions will be attached in the event of a favourable decision.

Water Services

A report has been received from Irish Water with no objection to the development subject to conditions which will be attached in the event of a favourable decision.

A report has been received from the Water Services Section of Fingal County Council with no objection subject to conditions. These conditions will be attached in the event of a favourable decision.

Archaeology:

A Cultural Heritage Assessment has been carried out as part of the planning application information.

The listed archaeological monument RMP DU013-014 (Mound) & Protected Structure 678 (Mound) is located c.150m from the application site. The site is located within the extent of existing brislings. A report has been received from the Community Archaeologist of Fingal County Council which concludes no archaeological mitigation is required.

Noise & Air:

An Environmental Impact Assessment Screening Report has been included within the planning application within this an Air Quality Assessment report and Noise Impact Assessment has been provided.

A report from the EHO's of Fingal County Council has been received with no objection to the proposed development subject to conditions.

Appropriate Assessment:

A screening statement for Appropriate Assessment was carried out by consultants. The conclusion of this report is that the proposed development is not likely to have any significant impacts on the conservation objectives of any Natura 2000 sites or in combination with other plans or projects in the area.

Having regard to the nature of the proposed development and distance to the nearest European site, no appropriate assessment issues arise and it is not considered that the development is likely to have a significant effect individually or in combination with other plans or projects on a European site.

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Conclusion:

The proposed development will have no undue negative impact on the subject site or the adjoining sites in the area. The proposed development is acceptable under the 'HT' zoning objective and the specific objectives under the 2017-2023 Development Plan subject to a number of appropriate conditions.

RECOMMENDATION

I recommend that a decision to GRANT PERMISSION be made under the PLANNING & DEVELOPMENT ACTS 2000, AS AMENDED, subject to the following (14) condition(s):-

Conditions and Reasons

1. The development shall be carried out in its entirety in accordance with the plans, particulars, specifications, and information lodged with the application on the 06/06/18 save as may be required by the other conditions attached hereto.

Reason: To ensure that the development shall be in accordance with the permission and that effective control be maintained.

2. i) The use of the development shall be strictly adhered to, as indicated on the submitted plans, drawings and documentation (datahalls). The offices and associated structures shall remain ancillary to the datahall use permitted.
ii) Any change of use, subdivision or amalgamation, whether or not such change or subdivision would otherwise constitute exempted development, under the Planning and Development Regulations 2001-2018 shall not be undertaken without a prior grant of permission.

Reason: (i) to avoid any misunderstanding as to the proper construction of this permission (ii) to regulate the use of the development and to ensure proper planning control is maintained.

3. i) Prior to the commencement of development the applicant shall submit the following details in writing to and obtain agreement in writing from the Planning Authority:
(a) Details and samples of the materials, colours and textures of all the external finishes to all of the proposed buildings and plant.
(b) Details of the proposed signage within the site.
ii) No additional advertising sign(s) or structure(s) shall be erected on the site or on the façade of the proposed structures except those agreed above, without a prior grant of planning permission.
iii) No additional plant/equipment other than what is indicated on the drawings submitted on the

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06/06/18 shall be placed on the roof of the building.

iv) Solar panels or similar shall be located on the roof.

Reason: In the interest of the proper planning and development of the area.

4. Prior to the occupation of the proposed development on site the applicants shall submit for the written agreement of the Planning Authority a Construction Management Plan.

Reason: In the interest of traffic and pedestrian safety and proper planning and sustainable development.

5. Prior to the commencement of development the applicants shall be submitted to and agreed in writing with the Planning Authority details of a piece of Public Art or a financial contribution in lieu of same.

Reason: In the interest of amenity.

6. i) All public services to the proposed development including electrical, telephone cables and equipment shall be located underground throughout the entire site where possible.
ii) The building shall be district heating enabled.

Reason: In the interest of amenity.

7. The Landscape Masterplan by BSM, drawing no. 300 received on the 06/06/18 informed by the Landscape Design Report shall be completed in full.
- a) All hard and soft landscape works shall be completed in full accordance with the approved Landscape Masterplan and associate Landscape Design Report.
- b) The proposed Beech hedge planting along the southern boundary shall be replaced to consist of a hedge planting mix with 75% Hawthorn and 25% of at least four other species such as Willow, Blackthorn, Hazel, Holly, Dog rose, Whin and Guelder Rose.
- c) The proposed shrub planting Prunus "Otto Luyken" shall be replaced with Sarcococca hookeriana in the interest of diverse & flower-rich habitats.
- d) All trees, shrubs and hedge plants supplied shall comply with the requirements of BS: 3936, Specification for Nursery Stock.
- e) New tree planting shall be planned, designed, sourced, planted and managed in accordance with 'BS 8545:2014 Trees: from nursery to independence in the landscape – Recommendations'.
- f) Any tree, shrubs or hedges planted in accordance with this condition which are removed, die, become severely damaged or become seriously diseased within three years of planting shall be replaced within the next planting season by trees, shrubs or hedging plants of similar size and species to those originally required to be planted.
- g) The project Landscape Architect shall be retained by the developer for the duration of the

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project, to pay periodic site visits to ensure that construction works will not compromise the proposed landscape development; to supervise the implementation of the landscape plans from start to finish and to sign off upon full completion, providing the Planning Authority with the required Certificate of Effective Completion.

Reason: To ensure the provision of amenity afforded by appropriate landscape design.

8. A landscape management plan including management responsibilities and maintenance schedules (in particular irrigation treatment) for all landscaped areas shall be submitted to and approved in writing by the Planning Authority prior to the occupation of the development. The landscape management plan shall be carried out as approved on commencement of the development hereby permitted unless otherwise approved in writing by the Planning Authority.

Reason: To ensure that the landscape of the development becomes well established and is satisfactorily managed and maintained in the long term in the interests of the visual amenity of the area.

9. i) No heavy construction equipment/machinery (to include pneumatic drills, construction vehicles, generators, etc) shall be operated on or adjacent to the construction site before 8.00a.m. to 7.00p.m., Monday to Friday, and 8.00 a.m. to 2.00p.m. on Saturdays. No activities shall take place in site on Sundays or Bank Holidays. No activity, which would reasonably be expected to cause annoyance to residents in the vicinity, shall take place on site between the hours of 7.00p.m. and 8.00a.m. No deliveries of materials, plant or machinery shall take place before 8.00a.m. in the morning or after 7.00p.m. in the evening.
- ii) During construction operations developers shall have regard to B.S.5228: Part 1:1997 'Noise and Vibration control on construction and open sites- Code of practice for basic information and procedures for noise and vibration control'. All equipment used on site shall be fitted with effective silencers and/ or sealed acoustic covers. Construction noise levels shall be monitored continuously and a threshold value of 65dB LAeq, 1hr free-field at residential noise sensitive locations in the vicinity of the development shall be adopted. When noise levels exceed this threshold steps shall be taken by the contractor to review the works and implement additional mitigation measures where practicable.
- iii) If there is any occasion when construction work must be carried on outside daytime hours, this department, local residents and businesses in areas which are likely to be affected by noise from the proposed works should be notified in advance e.g. in letter or leaflet or advertisement form, of:
- Name, address and telephone number of company carrying out works
 - Nature of and reason for works
 - Likely duration and times of work
- iv) A programme of continuous noise and vibration monitoring shall be carried out throughout the construction phase. The noise monitoring shall include monitoring from the nearest noise sensitive receptors. The results shall be made available to the Environmental Health Department of Fingal

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County Council on request.

v) A programme of continuous Air Quality Monitoring shall be implemented at the site boundary (2 locations) for the duration of construction phase. This shall include monitoring for PM10, PM 2.5, No2 and dust deposition. Continuous monthly monitoring shall be carried out at these locations. Results shall be recorded and made available to the Environmental Health Department of Fingal County Council on request. Where levels are exceeded dust generating activities must cease and further mitigation measures implemented.

vi) The development shall be so operated to ensure that the provisions of the Air Quality Standards Regulations 2011 are adhered to (SI no 180 of 2011) and in particular the following levels shall be adhered to:

No2 200µg/m³ hourly

No2 40µg/m³ annually

PM10 50µg/m³ hourly

PM10 40µg/m³ annually

PM2.4 25µg/m³ annually

vii) A complaints log shall be kept by the developer on site in relation to air, noise and vibration. Name and contact details of a liaison person in relation to air, noise and vibration shall be forwarded to the Environmental Health Department of Fingal County Council prior to commencement of the development.

viii) Prior to the commencement of development the applicants shall submit for the written agreement of the Environmental Health Department of Fingal County Council the following:

- a) Details of acoustic screening the cooling towers,
- b) Details of the enclosure for the gas generator,
- c) Details of acoustic baffles on the ventilation inlets and outlets for the standby generators
- d) Details of acoustic attenuation for the exhaust on the generators.

ix) Special consideration shall be taken to the siting of any proposed ventilation systems, fans and plant services in order to prevent nuisance from noise or odours to the local businesses and the residents in close proximity to the premises.

x) Once the development is operational, a noise assessment shall be carried out to assess the noise impact of all building services, ventilation units, pumps etc. from the buildings at the nearest noise sensitive receptor and the results submitted to the Environmental Health Department of Fingal County Council. Noise due to the normal operation of the proposed development shall not cause a noise nuisance to nearby noise sensitive location i.e. shall not exceed the background level by 10dB(A) or more or shall not exceed the limits within the Guidance notes for Noise NG4 (whichever is lesser). Clearly audible and impulsive tones at noise sensitive locations during evening and night shall be avoided irrespective of the noise level.

xi) Noise emissions from the site once in operation shall be broadband in nature and free from audible tonal characteristics. In relation to site operations the following free field noise limits shall not be exceeded:

- Day to Day Operation (Noise Sensitive & Schools) – 40dB LAeq,15min
- Day to Day Operation (Commercial) – 55dB LAeq,15min
- Emergency Operation (Noise Sensitive & Schools) – 55dB LAeq,15min

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Generator testing shall be carried out during daytime periods (i.e. between 07:00 to 19:00hrs Monday to Friday and shall not exceed a free field level of 55dB LAeq,1hr at nearby residential noise sensitive locations.

xii) The development shall be so operated that there will be no emissions of malodours, gas, dust, fumes or other deleterious materials, no noise vibration on site as would give reasonable cause for annoyance to any person in any residence, adjoining unit or public place in the vicinity.

Reason: In the interest of proper planning and sustainable development of the area.

10. A wheel wash facility shall be put in place during the construction phase. All trucks leaving the site shall go through this facility. During the construction phase effective measures shall be taken by the operator to prevent the undue emission of dust from the site and site roadways. A water bowser(s) or similar facility shall be available on site at all times during dry weather, so that all vehicle and plant roadways can be watered to lay dust as necessary.

Reason: In the interests of amenity and minimising nuisance caused by the emission of dust.

11. Parking spaces no.'s 16-19 accessed from the loading dock turning area shall be omitted from the layout.

Reason: In the interest of proper planning and sustainable development.

12. i) Prior to the commencement of development the applicants shall submit for the written agreement of the Planning Authority details of the fuel storage tanks and refuelling dock.
ii) No surface water/rainwater shall discharge into the foul sewer system under any circumstances.
iii) The surface water drainage shall be in compliance with the 'Greater Dublin Regional Code of Practice for Drainage Works Version 6.0' Fingal County Council April 2006.

Reason: In the interest of proper planning and sustainable development.

13. Where the applicant proposes to connect directly or indirectly to a public water/wastewater network operated by Irish Water, the applicant shall sign a connection agreement with Irish Water prior to the commencement of the development.

Reason: In the interest of proper planning and sustainable development

14. The developer shall pay the sum of € 302,196 (updated at date of commencement of development, in accordance with changes in the Tender Price Index) to the Planning Authority as a contribution towards expenditure that was and/or that is proposed to be incurred by the planning authority in respect of public infrastructure and facilities benefiting development in the area of the Authority, as provided for in the Contribution Scheme for Fingal County made by the Council. The phasing of

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payments shall be agreed in writing with the planning authority prior to the commencement of development.

REASON: It is considered reasonable that the payment of a contribution be required in respect of the public infrastructure and facilities benefiting development in the area of the Planning Authority and which is provided, or which is intended to be provided by, or on behalf of the Local Authority.

Note on above Condition:

Please note that with effect from 1st January 2014, Irish Water are now the Statutory Body responsible for both water and waste water services (excluding surface water). Accordingly, the contribution payable has been reduced by the amount of the contribution associated with these services. A separate charge will be levied by Irish Water in relation to the provision of water and/or wastewater treatment infrastructure and connections to same. Further details are available on the Irish Water website www.water.ie, Tel. (01) 6021000.

Note to Applicant:

In the interest of Public Health and Environmental Sustainability, Irish Water Infrastructure capacity requirements and proposed connections to the Water and Waste Water Infrastructure shall be subject to the constraints of the Irish Water Capital Investment Programme.

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Henry McManus
Senior Executive Planner
24/07/18

Endorsed:

Patricia Kennedy
Administrative Officer 24/07/18

Order: A decision pursuant to Section 34 of the PLANNING & DEVELOPMENT ACTS 2000, AS AMENDED to GRANT PERMISSION for the above proposal subject to the (14) condition(s) set out above is hereby made.

Dated 26 July, 2018

Noted, All Complete
ALSP 24/07/18

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[Signature]
Director of Services

18/7/2018
Thereunto empowered by order of the Chief Executive, Fingal County Council C.E. No. 7212 delegating to me all his powers, functions & duties in relation to the council of the County of Fingal in respect of this matter.