

**Meath County Council****Planning Report**

**To:** Pat Gallagher, Senior Planner  
**From:** Billy Joe Padden, A / Senior Executive Planner  
**Date:** 04/02/20  
**File Number:** **LB/191735**  
**Applicant:** Cap Developments

**Development Address:** IDA Business Park, Donore Road Drogheda, Co. Meath

**Application Type:** Permission

**Development Description:** See Below  
**Date of Site Inspection:** 03/02/20  
**Date Decision Due:** **21/02/20**

*Meath County Council  
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## Development Description

As detailed in the submitted Planning Report

*“Alterations to existing road infrastructure within the site and clearance of the site (including removal of existing internal roadways and removal / diversion of services) to make way for the proposed development;*

- *Construction of a two storey (with mezzanine levels at both storeys) data storage facility building with a maximum overall height of c. 25 metres, containing data halls, associated electrical and AHU Plant Rooms, a loading bay, maintenance and storage space, office administration areas, screened plant and solar panels at roof level, all within a building with a total gross floor area (GFA) of c. 28,573 sq.m;*
- *Emergency generators (26 no.), emission stacks and associated plant are provided in a fenced compound adjacent to the data storage facility, along with a single emergency house supply generator;*
- *A 6 MVA substation and associated 6MVA electricity connection;*
- *A water sprinkler pump room, MV Building, unit substation, water storage tanks, humidifier tanks and diesel tanks and filling area;*
- *Modification of the existing entrance to the subject site (from the estate road to the east), which will function as a secondary entrance providing for emergency and construction access. A new main entrance and access control point to the lands is proposed (also from the estate road to the east) and a single-storey gate house / security building at this entrance with a GFA of c. 29.5 sq.m.;*
- *Construction of internal road network and circulation areas, footpaths, provision of 50 no. car parking spaces and 26 no. cycle parking spaces within a bicycle shelter;*
- *Landscaping and planting (including provision of an additional planted berm to the northern boundary, and alterations to existing landscaping adjacent to the entrance to the Business and Technology Park), boundary treatments, lighting, security fencing, bollards and camera poles, bin store, and all associated site works including underground foul and storm water drainage network, attenuation areas, and utility cables, on an application site area measuring 19.46 hectares.”*

An Environmental Impact Assessment Report (EIAR) has been prepared and is submitted as part of this planning application.

In relation to the electricity Substation to be delivered on site the following is stated in the Planning Report submitted with the application.

*It was noted during the course of the pre-application consultations that a main substation to serve the proposed development would be applied for under a separate planning application. It was set out that this was due to the fact that a pre-application to An Bord Pleanála would be required to determine whether the substation and associated connection line would constitute an Electricity Transmission Strategic Infrastructure Development as defined within section 182A of the Planning and Development Act 2000, as amended. Any potential future*

planning application for such a substation will be subject to EIA if required. The main substation will serve the current development proposal and any future phases of development on the subject site. The current proposal includes provision of a substation with a 6MVA substation to serve the interim power demand of the current first phase of development pending the separate delivery of the main substation for the site.

### 1.0 Site Location & Description

The subject site at the IDA Business and Technology Park at Donore Road, lies to the east of the M1 motorway linking Dublin and Belfast, and on the western extremity of the built up area of Drogheda. The wider landholding comprises a large primarily green-field site which is served by existing roads infrastructure implemented as part of the setting out of the IDA Business and Technology Park. The Park already hosts Statestreet, an international financial services company.

The subject site has an area of c. 19.4 hectares and is primarily undeveloped.

The site slopes from west to east, and is bound on three sides by mature tree planting which was implemented at the time that the IDA Business and Technology Park was originally established at this location in the early 2000s. This existing tree planting provides for a significant element of visual screening between the subject site and surrounding properties and areas, which will be further bolstered by additional berms and planting as part of the proposed development as detailed below.

The subject site is currently primarily covered in grass and scrub, with some existing partial field boundaries which pre-date the site works implemented to establish the IDA Business and Technology Park.

The current proposal constitutes the first phase of development on the subject site.



Approximate site boundary





### Proposed Site Layout

#### Services:

Sewage Disposal: Existing public sewer

Water Supply: Existing public mains

Surface Water Disposal: Public sewer/drain

### **2.0 Planning History**

99/2466: Permission for a road entrance onto Drogheda to Donore Road for proposed future I.D.A. Business Park which will be subject to a separate planning application & Environmental Impact Statement

00/1642: Permission for site development works for proposed IDA Drogheda Business Park, inclusive of internal roads & access junction to Donore Road, sewers, water mains, pavements & related landscaping works. An Environmental Impact Statement accompanies this application.”

00/4121: Permission for 3 no. 4 storey office buildings, 1 single story security control building inclusive of associated hard and soft landscaping, car parking, external signage and associated site development works

SA/30292: Permission for the erection of a 6.7m high x 2.2m wide double sided powder coated aluminium sign with lettering at the entrance of the IDA Business and Technology Park”.

SA/20311: Permission for the demolition of three existing dwellings

SA/30020: Permission for an advanced business and technology unit, with a 2031 sq m. work area, 382 sq m. administration/office area with associated ancillary service and plant spaces. Car parking for 80 cars will be provided, along with a paved service yard and landscaping

SA/40284: Permission for the erection of a 2,203 sqm, two-storey office building with third-storey plantroom, 10.120 m in overall height, with associated access roads, car-parking, hard and soft landscaping, amendments to previously -approved estate road and ancillary infrastructural works on a 0.76 hectare site at the eastern side of IDA Drogheda Business & Technology park

SA/40383: Permission for the construction of a 2203sq.m two storey office building with third storey plantroom, 10.120m in overall height, with associated access roads, car parking, hard and soft landscaping, amendments to previously approved estate road and ancillary infrastructural works on a 0.72 hectare site to the northern side and adjacent the eastern access road roundabout".

Adjacent to subject site

SA/50286: Permission for the erection of two no. 2164 sq.m, two storey office buildings with third storey plantroom, known as Units D2 and D3, 10.120m in overall height, with associated access roads, car parking, hard and soft landscaping and amendments to the previously approved site for office building, Unit D7 (formerly known as Unit 12D), Reg. Ref.SA/40383 to consist of revised site area, boundaries and car parking layout, associated hard and soft landscaping works, ancillary works and a new east west estate road on an overall site 1.9 hectares

SA/50502: Permission for an additional carpark adjacent to the site of office building, Unit D7 and consequent amendments to the previously approved site for Unit D7 (Reg. Ref. SA/40383 and SA/50286) which will consist of revised site area, boundaries and carparking layout, associated hard and soft landscaping works and ancillary woks on an overall site of 1.29 hectares

SA/60236: Permission for 5056sqm four storey office building with roof plantroom and associated access road, car parking, hard and soft landscaping and retention of a 21.63sq.m. single storey security hut and associated landscaping and site works on a 1.27 hectare site.

### **3.0 National, Regional and Local Planning and Economic Policy Overview**

#### **3.1 Ireland 2040 National Planning Framework(NPF)**

Ireland 2040 is a framework to guide public and private investment, to create and promote opportunities for our people, and to protect and enhance our environment - from our villages to our cities, and everything around and in between.

A key policy vision of the NPF in relation to the Eastern and Midland Region is as follows:

*Enabling the complementary development of large and county towns in the wider Greater Dublin Area and Midland areas on the key strategic and public transport routes in a regionally co-ordinated manner, with an enhanced emphasis on measures to promote self*

*sustaining economic and employment based development opportunities to match and catch-up on rapid phases of housing delivery in recent years.*

National policy Objective 10b:

*Regional and Local Authorities to identify and quantify locations for strategic employment development, where suitable, in urban and rural areas generally.*

Of particular relevance to the Proposed Development is 'NSO 6- A Strong Economy Supported by Enterprise, Innovation and Skills.' The NPF recognises that this NSO6 depends on the creation of places that can foster enterprise and innovation and attract investment and talent. The NPF states that delivering NSO6 will require the coordination of growth and place making with investment in world class infrastructure, including digital connectivity, and in skills and talent to support economic competitiveness and enterprise growth.

The NPF recognises that Ireland is an attractive location in terms of international digital connectivity, climatic factors and current and future renewable energy sources which makes it a suitable destination for international digital infrastructure such as Data Centres. To help achieve NSO 6, the NPF states Ireland should be promoted as a sustainable international destination for Information and Communications Technology (ICT) infrastructures such as Data Centres and associated economic activities.

It is considered that the development of this site along a key transportation corridor in close proximity to urban settlements which have experienced significant residential growth in recent years is in line with this vision.

### 3.2 Regional Spatial and Economic Strategy

The draft Regional Spatial and Economic Strategy (RSES) for the Eastern and Midland (EMRA)<sup>1</sup> for the period 2019-2031 was placed on public display on 5<sup>th</sup> November 2018 until 23<sup>rd</sup> January 2019. The RSES document for the EMRA Region was adopted by the Regional Assembly on the 3<sup>rd</sup> of May 2019 and came into operation on 28<sup>th</sup> of June 2019.

The purpose of the RSES is to support the implementation of the National Planning Framework, and the economic policies and objectives of the Government by providing a long-term strategic planning and economic framework for the development of the regions.

Section 4 (People and Places) states that at the core of the RSES will be the consideration of a settlement hierarchy for the region, which sets out the key location for population and employment growth, coupled with investment in infrastructure and services to meet those growth needs.

In relation to Drogheda:

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<sup>1</sup> The EMRA Region is constituted by all counties in the province of Leinster with the exception of Carlow, Kilkenny and Wexford.

*Drogheda to realise its potential to grow to city scale and secure investment to become a self-sustaining Regional Growth Centre on the Dublin-Belfast Economic Corridor, driving synergies between the Drogheda - Dundalk - Newry cross border network.*

The other Regional Growth Centres for the EMRA Region are Dundalk and Athlone. These key centres occupy the second highest tier in the settlement hierarchy of the region, placed as they are just under the metropolitan area of Dublin City.

Drogheda is designated as a Regional Growth Centre, these centres “are large towns with a high level of self-sustaining employment and services that act as regional economic drivers and play a significant role for a wide catchment area”.

Drogheda is located in the Dublin – Belfast Economic Corridor:

*The Dublin-Belfast Economic Corridor is the largest economic agglomeration on the island of Ireland with the cities and towns along the Corridor home to a population of around 2 million. The Corridor connects the large towns of Drogheda, Dundalk and Newry by high-capacity national road and rail links, major airports of Dublin Airport, Belfast International Airport and Belfast City Airport and Belfast and Dublin ports.*

A key Growth Enabler in the RSES relating to Drogheda states

*Drogheda to realise its potential to grow to city scale and secure investment to become a self-sustaining Regional Growth Centre on the Dublin-Belfast Economic Corridor, driving synergies between the Drogheda - Dundalk - Newry cross border network.*

Specifically in relation to Economic Development the following is states in the RSES:

*Drogheda has developed a strong and broad employment base in the range of services and manufacturers it supports, principally in the financial, payment, shared services and food technology sectors. Drogheda shall promote further employment growth based on the attractiveness of its assets and the quality of life offering for workers and residents. This can include additional employment opportunities, including high value jobs, to provide for a greater jobs to residents ratio. The establishment of The Mill in Drogheda hosting numerous start-up companies highlights the existing pool of entrepreneurial talent present that will continue to be supported and developed. There is opportunity for Dundalk Institute of Technology (DKIT) to continue to develop as a centre for excellence for education with a Drogheda campus. There is also potential with the Drogheda Institute of Further Education (DIFE), enhancing the educational offer in the north east. The retention of indigenous talent can be achieved by providing appropriate and career advancing employment opportunities locally or in sustainable urban centres of scale within the Dublin- Belfast Economic Corridor accessible by public transport.*



Specific Regional Policy Objectives in relation to Drogheda include:

RPO 4.11: A cross boundary statutory Joint Urban Area Plan (UAP) for the Regional Growth Centre of Drogheda shall be jointly prepared by Louth and Meath County Councils in collaboration with EMRA. The UAP will support, the development of Drogheda as an attractive, vibrant and highly accessible Regional Centre and economic driver. The Joint UAP will identify a functional urban area and plan boundary for the plan area and strategic housing and employment development areas and infrastructure investment requirements to promote greater coordination and sequential delivery of serviced lands for development.

RPO 4.14: Promote self-sustaining economic and employment-based development opportunities to match and catch-up on rapid phases of housing delivery in recent years to provide for employment growth and reverse commuting patterns.

RPO 4.18: Enhance Drogheda's role as a strategic employment centre on the Dublin-Belfast Economic Corridor and provide for employment opportunities through identification of suitable sites for new industry including FDI.

In relation to RPO 4.11 identified above, it is noted on pg. 64 of the RSES for the EMRA that the joint UAP for the Regional Centre of Drogheda should endeavour to support and provide the following: -

- *"Support the sustainable development of existing zoned lands in the northern and southern environs of the town with a particular emphasis on the promotion of the IDA Business Park as a location for economic investment and the creation of compact, residential communities in key locations in proximity to established residential areas and transport hubs."* (Emphasis Added)

The following Regional Policy objective is considered pertinent;

RPO 8.25: Local authorities shall:

- *Support and facilitate delivery of the National Broadband Plan.*
- *Facilitate enhanced international fibre communications links, including full interconnection between the fibre networks in Northern Ireland and the Republic of Ireland.*
- *Promote and facilitate the sustainable development of a high-quality ICT network throughout the Region in order to achieve balanced social and economic development, whilst protecting the amenities of urban and rural areas.*
- *Support the national objective to promote Ireland as a sustainable international destination for ICT infrastructures such as data centres and associated economic activities at appropriate locations.*
- *Promote Dublin as a demonstrator of 5G information and communication technology.*

### 3.3 IDA Ireland Winning: Foreign Direct Investment, 2015 – 2019

IDA Ireland's strategy, *Winning: Foreign Direct Investment 2015-2019* aims to increase Foreign Direct Investment (FDI). Regional development is a major component of IDA Ireland's new corporate strategy. In their strategy, IDA Ireland emphasised that,

*'There is an increasing trend of FDI locating in larger urban areas. Dublin is an international scale city and, as such, has a key role in attracting investment. Ireland has a large number of attractive cities and towns that have a proven ability to attract FDI. These urban centres will play an important part in attracting FDI to all regions.'*

IDA Ireland is targeting a minimum increase in investment of 30% to 40% in each region outside Dublin, with Dublin continuing to attract similar high investment levels as before. As noted in their strategy document,

*'Dublin & the Mid-East (Kildare, Meath and Wicklow) have benefitted from a high concentration of FDI. Dublin, as the capital city and the main population centre in Ireland acts as a major attractor of FDI for Ireland and its regions.'*

IDA's FDI Strategy highlights the economic opportunities available in the Greater Dublin Area:

*'Dublin and its hinterland is also home to arguably the strongest technology cluster in Europe. IDA will strive to achieve the same high level of investment into Dublin over the lifetime of the new strategy. In addition IDA will aim to increase investment into the Mid-East by 30% to 40% in line with other regions.'*

#### 3.4 Action Plan for Jobs, 2016, Department of Jobs, Enterprise and Innovation

The aim of the governments Action Plan for Jobs is to support enterprise growth and job creation in every region of the country where their focus is now on,

*'Ireland's transformation from an economy recovering from the most severe recession to a competitive, innovative, highly productive, and environmentally sustainable economy providing sustainable full employment for its people'.*

In 2015 a new approach to upgrading the attractiveness and competitiveness of all our regions was seen through the development of Regional Action Plans for Jobs. Within these plans the government

*'want each region to achieve its economic potential and raise employment levels in each of the regions through the implementation of the Regional Action Plans for Jobs. Our goal is to have a further 10 to 15 per cent at work in each region by 2020 and to ensure the unemployment rate is within one per cent of the State average.'*

Action Plan for Jobs 2016 marks the transition to the implementation of key Government policies that plan for medium term growth. This plan is an integrated whole of Government

commitment to job creation with actions across all Government Departments to ensure that more employment opportunities are available to those who are seeking work.

### 3.5 Mid East Region Action Plan for Jobs, 2016-2017

Since the Action Plan for Jobs process commenced in 2012 individual action plans have been developed for each region. The Action Plan for Jobs for the Mid East Region was launched in January 2016 and covers Counties Meath, Kildare and Wicklow. The Action Plan, (Page 31) refers to the Economic Development Strategy for County Meath and outlines that the strategy is based on three pillars which are: economics, spatial planning and marketing (See 3.7 below).

Key outputs from the strategy are also listed as follows:

- *'An evidence based economic vision for the County;*
- *A roadmap identifying sectoral opportunities for economic and employment growth;*
- *Key recommendations to enable the county to realise its economic potential;*
- *The integration of these recommendations with land use planning proposals*
- *A marketing plan with key messages to support the strategy;*
- *An action plan to implement the key recommendations and bring the vision to life.'*

### 3.6 Meath County Development Plan 2013-2019

The Meath County Development Plan (CDP) has identified Drogheda Environs as a Large Growth Town I consistent with the Regional Planning Guidelines for the Greater Dublin Area 2010-2022.

Development is to be primarily directed towards these Large Growth Towns (objective SS OBJ 1 refers). These centres are also to accommodate significant new investment in transport, economic and commercial activity and in housing. Large Growth Towns I will become, in the longer term, self sustaining and must grow in a manner which supports this goal without threatening the role of other settlements and regions. In particular, development should allow for the integration of land use and transport and the holistic and balanced expansion of the towns. Objective SS OBJ 7 emphasises the need for these towns to be self-sufficient in terms of commercial and retail activity and social and community facilities whilst Objective SS OBJ 8 encapsulates the approach to Large Growth Towns I and seeks: *"To develop Navan and the Drogheda Environs as the primary development centres in Meath and to ensure that the settlements grow in a manner that is balanced, self sufficient and supports a compact urban form and the integration of land use and transport."*

The application site is subject to the E1 zoning objective (as per the consolidated zoning maps for the Development Plan as varied), with a stated objective to *"facilitate opportunities for high technology and major campus style office based employment within high quality and accessible locations"*. The proposal constitutes a high technology employment use, which will be delivered in a campus style development at an accessible location



E1 Zoning

*"E1 zones facilitate opportunities for high end, high value added businesses and corporate headquarters. This adheres to the concept of 4th Generation Science & Technology Parks. It is envisaged that such locations are suitable for high density employment generating activity with associated commercial development located adjacent to or in close proximity to high frequency public transport corridors. This will apply to suitable lands in Navan, Drogheda and Dunboyne. The Maynooth Environs Local Area Plan also contains E1 zones."*

*Specifically in relation to Economic Development in Drogheda the CDP states:*

*"To develop the Drogheda IDA Business Park (Donore Road) and adjoining lands identified employment uses which is identified as one of the five key strategic sites for employment generation in the Economic Development Strategy for County Meath. There is significant scope in the IDA Business Park for further expansion which will be prioritised by the Council in conjunction with the IDA.*

*To further develop the established key employment hub at Donore Road for ongoing intensification of development having regard to its proximity to the national road network and accessibility from the town centre and residential suburbs. The Donore Road area was recommended as the second employment hub to complement the town centre in the Planning Strategy for the Greater Drogheda Area (2007);*

*To encourage the further development of high value added employment manufacturing and traded services in the Drogheda Environs;"*

### 3.7 Economic Development Strategy for County Meath, 2014-2022

The Meath County Development Plan 2013-2019 identified two key socio economic deficiencies i.e. the extent of outbound commuting and the lack of employment opportunities in the County. The Council embarked on an evidence based approach to

addressing these issues by firstly preparing an Economic Development Strategy which was completed in 2014. PMCA Consultants (Economists), John Spain and Associates (Town Planning) and Jim Devlin of FTI Consultants (Marketing) were retained by the Council to prepare an Economic Development Strategy for County Meath 2014-2022. The strategy contained three elements (a) the Economic Development Strategy (b) a Marketing Strategy and (c) a Spatial Implementation Plan. The spatial implementation element of the Strategy comprises Variation 3 of the County Development Plan. The foregoing provides background to the process and sets out the rationale for the Council's intervention in the economic future of the County as envisaged in 'Putting People First 2012 ' and the Local Government Reform Act 2014 which requires local authorities to take a lead role in economic regeneration and employment creation. The Economic Development Strategy is also mindful of the wider regional context of economic and employment development in Meath and neighbouring local authority areas.

It identified the historic and existing trends within the County which impacted on its sub-optimal economic performance including:

- A narrow base of economic activities in largely traditional areas;
- A Foreign Direct Investment (FDI) deficit;
- Low penetration of knowledge-orientated activities; and
- Substantial skills leakage due to commuting trends out of the County.

Together with setting evidence-based measures aimed at accelerating the economic transformation, revitalisation and sustainable development of County Meath, the Strategy also assesses spatial planning opportunities, in the form of identified sites around the county, and the 'fit' of these locations in the context of achieving a re-balance of economic activity.

Drogheda is identified as one of the higher order settlements within the county where the advancement of Strategic Employment Sites is recommended. Furthermore, the IDA Business Park (subject to the current application) is specifically identified as one of five key "strategic sites" designated for the advancement and promotion of employment in conjunction with the IDA and Enterprise Ireland.

### 3.8 Local Area Plan for the Southern Environs of Drogheda 2009-2015

For the purpose of this Local Area Plan, the overall plan area has been subdivided into a number of smaller areas, each of which has some defining characteristics relating to existing zoning, existing roads and other landscape features and natural barriers.

These areas are as follows:

- Rathmullen Area
- Donore Road Area
- Duleek/Platin Road Corridor

- Bryanstown Cross Route
- Colpe Cross Area
- Bryanstown Area
- Mill Road/ Marsh Road Area

The proposed site is located within the Donore Road area.

*Donore Road is identified as a key employment hub for ongoing intensification of development – close to the national road network yet readily accessible from the town centre and residential suburbs. There is significant scope in the IDA Business Park for further expansion. The Donore Road area was also recommended as the second employment hub to complement the town centre in the Planning Strategy for the Greater Drogheda Area 2007;*

Specific objectives in relation to this area include:

*DE9 To safeguard access to the lands behind the IDA Business Park. Access shall be provided from the Donore Road via the IDA Park.*

*DRA1 It is a key objective of the Local Area Plan to maintain the Donore Road Area as a key employment hub for the town of Drogheda.*

### 3.9 Draft Meath County Development Plan 2020-2026

Chapter 4 of the Draft Plan acknowledges Drogheda's role as a Regional Growth Centre and in particular:

The RSES also acknowledges the potential of lands in the Southern Environs of Drogheda to accommodate economic investment in section 4.5 of the Strategy where it states that support is given to "the sustainable development of existing zoned lands in the Northern and Southern Environs of the town with particular emphasis on the promotion of the IDA Business Park as a location for economic investment.

Specific Objectives include:

#### **ED OBJ 16**

*To continue to support and promote the inherent economic potential of the M1 corridor, building upon existing strengths. There will be a focus on developing the corridor as a distinct spatial area with international visibility.*

#### **ED OBJ 17**

*To develop the Drogheda IDA Business Park (Donore Road) and adjoining land as a location for economic investment. There is significant scope in the IDA Business Park for further expansion which will be prioritised by the Council in conjunction with the IDA.*

The Southern Environs of Drogheda Written Statement which is included in the Draft County Plan includes an objective relating to the development of the IDA Business Park

**STH DRO OBJ 2**

*To support the sustainable development of existing zoned lands in the Southern Environs of Drogheda with a particular emphasis on the promotion of the IDA Business Park as a location for strategic economic investment and the creation of compact, residential communities in key locations in proximity to established residential areas and transport hubs.*

The Written Statement which includes a zoning map proposes to retain the current E1 zoning on the site, E1 - Strategic Employment Zones (High Technology Uses). The zoning objective proposed is as follows:



E1 Zoning in Draft Meath County Development Plan 2020-2026

*To facilitate opportunities for high technology and major campus style office based employment within high quality accessible locations.*

With regard to Data Centres there are specific policies supporting their development as well as a Section of the Draft CDP committed to this form of development. The following policies are relevant in this regard:

- *ED OBJ 62 - To facilitate the location of emerging employment sectors including (but not limited to) industrial, Engineering, ICT, Science, Data Analytics, Data Centre and Business and Financial Service, and other Foreign Direct Investment on the strategic employment lands zoned E1/E3 to the east of the town. (Drogheda)*
- *ED POL 13 – To support and facilitate the development of data centres on suitable sites with supporting infrastructure subject to obtaining the relevant consents.*
- *ED OBJ 67 - To continue to identify suitable sites for the development of data centres and ICT related development within the County.*

#### 4.0 Submissions

There are 6 submissions on file. The more pertinent issues raised are listed below:

##### Support for the project

- The development will be of benefit to Drogheda and will generate jobs in the area
- The construction jobs will also be a benefit to the area, which will result in benefits for other businesses in the area
- It is stated that AWS have committed to developing relationships with local education providers
- The development will create opportunities for other investments in particular fintech companies seeking high speed connectivity. The development is consistent with other technology projects in the region.
- Data storage centres are key to the development of a modern strong economy, as they are needed to conduct business activity. Ireland is becoming a leading player in the location of data storage, Data storage is a new invisible export of Ireland
- Drogheda is an ideal location in the Dublin – Belfast Economic Corridor for a development of this nature to reduce commuting and create high skilled jobs. This will aid people improve their work-life balance
- The development is consistent with the Meath County Development Plan 2013-2019
- The plan to achieve 100% renewable energy will result in a very low environmental impact. The development in general has low environmental impacts in terms of water, air emissions and creation of waste.

The content of the submissions have been considered during the assessment of the application in Section 9 below.

#### 5.0 Prescribed Authorities

DCHG:	Report received, conditions recommended
An Taisce:	Report outstanding
Environmental Health Service:	Report outstanding
Heritage Council:	Report outstanding
ESB:	Report outstanding
Failte Ireland:	Report outstanding
Irish Water:	Report received conditions recommended
TII:	Report outstanding

#### 6.0 Referrals

Public Lighting:	Report received, conditions recommended
Transportation:	Report received, conditions recommended
Conservation Officer;	Report outstanding
Heritage Officer;	Report outstanding
Water Services:	Report received, no objection subject to conditions
Environment:	Report received no objections subject to conditions
Chief Fire Officer:	Report outstanding



## 7.0 Pre-Planning Consultation

A formal pre-application meeting took place on the 27th of November 2019. Minutes of the meeting are provided on the planning file.

## 8.0 Summary of Key Planning Issues

The proposed development consists of the development of a data storage building and ancillary site works. The key issues for consideration are as follows:

- Environmental Impact Assessment Report (EIAR)
- Appropriate Assessment
- Principle of Development
- Design and Amenity
- Transportation
- Water Services
- Environment

## 9.0 Planning Assessment:

### 9.1 Environmental Impact Assessment Report

The planning application includes an Environmental Impact Assessment Report which has been "prepared in accordance with the requirements of European Communities (EC) Directives and Irish Regulations regarding Environmental Impact Assessment (EIA) (Amendment) Regulations, 1999, EIA Directive 2014/52/EU, "Guidelines on the Information to be contained in Environmental Impact Statements" (Environmental Protection Agency (EPA), 2002), the "Advice Notes on Current Practice in the Preparation of Environmental Impact Statements" (EPA, 2003), the "Guidelines on the information to be contained in Environmental Impact Assessment Reports" (EPA Draft August 2017) and "Environmental Impact Assessment of Projects, Guidance on the preparation of the Environmental Impact Assessment Report" (European Commission, 2017"

The Application drawings show a future 110KV substation and compound to the north of the south. Same will be assessed in a future consent process as appropriate.

### Assessment of Alternatives

As part of the examination of alternatives, the EIAR outlines that Ireland is suitable for development of this nature due to climatic conditions and a highly skilled workforce and strategic business considerations. Meath was deemed suitable based on suitably zoned lands, suitable neighbouring activities and available land. It was considered that the current site scored based relating to all criteria.

In relation to design alternatives the following is stated:

*The proposed site design/layout represents the most practical configuration for the*

*Proposed Development and indicative future development in relation to the environmental sensitivity of the site's surroundings.*

And concludes that:

*The siting of the proposed facility at an existing greenfield site in Drogheda, as well as the overall design of the facility, have been carefully selected based on a suitably comprehensive assessment of alternative site locations, designs and processes. The Proposed Development will considerably enhance the utilisation of the site. Assessment of the design and location of the stacks and back-up generators in the project design have been considered to minimise environmental effects.*

The following sections of the EIAR are dealt with below.

- Population and Human Health
- Land, Soils, Geology and Hydrogeology
- Hydrology
- Biodiversity
- Air Quality and Climate
- Noise and Vibration
- Landscape and Visual
- Cultural Heritage
- Transport
- Material Assets
- Waste

#### **Population and Human Health**

The proposed Data Centre development will create both direct and indirect employment with a positive impact for local businesses in the area circa 400 peak construction jobs and circa 50 during operation. Therefore, it is stated that the development will have a positive impact on local business activity and economic re-generation.

The EIAR notes nearby residential properties as sensitive receptors, it is stated that during construction, operation and decommissioning there will be no impacts in relation to noise dust and traffic. It is stated that construction impacts will be limited to daytime only and that during operation all noise guidance limits will be adhered to.

It is stated that construction may have a slight temporary impact on the neighbouring population, however appropriate mitigation measures will be proposed.

#### **Land, Soils, Geology and Hydrogeology**

The EIAR details the site in relation to its underlying aquifer and it is described as not being at risk. The land has historically been used for agriculture and no dewatering or abstraction

of water is proposed in the development. Again it is stated that the measures provided in the CEMP will minimise impacts from accidental leaks and spills.

It is stated that c.45,000 cubic metres of fill will be required with 38,000 cubic metres of 130,000 cubic metres to be reused on site with the remainder to be removed of site to a licensed facility. During the operational phase there are limited activities that could impact on land soils, geological and hydrogeological environment. All fuel tanks will be in bunded areas.

The Environment Section below provides details in relation to these issues.

### **Hydrology**

It is stated that there is no stream on the site or along its boundaries, there are drainage ditches on the landholding, the status of the river Boyne in the locality is good.

It is stated that the site is not at risk of flooding and is located in Flood Zone lands. It is stated that the proposed development design includes adequate attenuation and as a result there will be no increased risk of flood.

The relevant sections below in this report deal with water services and flooding.

During construction it is stated that measures outlined in the CEMP will minimise potential for run off into open streams. The CEMP will also provide measures for the management of accidental leaks and oil / fuel storage during construction. It is stated that the impacts will be short term during construction with neutral impact during operation.

The EIAR details that a Stage 1 Flood Risk Assessment was completed and included with the application. This assessment identified no flood hazards for the proposed development and that the proposed development resides in Flood Zone C and is not at risk of flooding from a 1% or 0.1% Annual Exceedance Probability (AEP) Event.

The environment and water services sections below provide additional measures to ensure that the proposed development does not impact on the hydrology of the site. During operation there is limited risk to surface receptors.

### **Biodiversity**

It is stated that there are no rare or protected habitats within the application area and the subsequent lands can be considered to be of low ecological value. It is stated that there is no connectivity with the River Boyne and that there will be no impacts on the European Sites associated with the River Boyne.

A report from the Department of Culture, Heritage and the Gaeltacht states that:

*The Department is of the view that this development:*

- *Has the potential to disturb nesting birds (Wildlife Act 1976-2018).*
- *Has a potential to disturb the roosting habitat of a significant population of bat species listed under Annex IV of the EU Birds Directive (Council Directive 79/409/EEC).*

*This potential impact would be caused by the removal of hedgerows. In order to mitigate these potential impacts the Department recommends that the following conditions be attached to the grant of permission:*

- *No felling or vegetation removal should take place during the period – 1 March to 31 August.*
- *A bat survey should be carried out by a suitably qualified ecologist during the active bat season.*
- *Any destruction of bat roosting site(s) must be done by a suitably qualified bat ecologist and under licence granted by the Minister of Culture, Heritage and Gaeltacht.*
- *Bat sensitive lighting should be used during both construction and operation phases.*

The Appropriate Assessment is dealt with in the section below.

#### **Air Quality and Climate**

Specifically, with reference to the back up diesel generators an air dispersion modelling was carried out, this was factored in a (a) normal operations scenario, (b) an emergency operations scenario and a (c) cumulative operations scenario (including emergency operation of the diesel generators on yet to be permitted data centres). During all scenarios it was found that air quality limits were complied with, therefore impacts were deemed long term and slight.

In terms of climate it is stated that the impact is deemed to be short term and not significant in relation to Irelands obligations under the EU 2020 target.

It is stated that best practice dust management measures will be put in place during construction with imperceptible and short term impacts.

Conditions in relation to dust management will be included should the development be granted.

#### **Noise and Vibration**

It is stated that the existing noise environment has been surveyed at nearby noise sensitive receptors over typical day and night periods, road noise was the most significant generator.

During construction it is indicated that there will be some impact on nearby noise sensitive receptors this is stated as being short term.

During operation the primary source of noise will be building services plant including generators for emergency site operations and additional vehicular traffic. It is stated that proprietary noise and vibration control measures will be employed in order to ensure that emissions from building services do not exceed the relevant criteria at noise sensitive locations. It is also stated that there will be no significant vibration impact during the operational phase.

Noise is dealt with specifically in the Environment Section below. Should permission for the development be authorised conditions in relation to the management of noise will be included.

### **Landscape and Visual**

The Proposed Development site is located at the south western environs of Drogheda town, and inside the M1 motorway that defines the boundary between the town and the agricultural hinterland. The development site comprises the western side of a partially developed Drogheda IDA Business and Technology Park on the Donore Road at the outskirts of Drogheda. The IDA lands are part of a larger area of land between the motorway and the south western residential environs of Drogheda that is zoned for high technology development. The Boyne Valley is a landscape of high quality and high sensitivity, not least for its natural landscape, but also for the megalithic passage tombs of Newgrange, Knowth and Dowth, and the cultural heritage of the Battle of the Boyne at Oldbridge.

The visual impact assessment includes 15 viewpoints which includes views from Newgrange, Knowth and Dowth. Generally, the visual impact from the proposed viewpoints is slight to moderate and there is no inter-visibility between the development and the protected views at the monuments of Newgrange, Knowth and Dowth. Viewpoint 11 is taken from the overbridge at Junction 10 of the motorway. This view is already dominated by the Mary McAleese Boyne Valley Bridge and the Irish Cement Plant in Platin. The development will be quite visible in this view but considering the other industrial and infrastructure items visible it is considered acceptable.

**View No. 61**

Coordinates	N53 42.350 W6 24.144
Direction	North, East and West
Location	Hill at Graveyard at Sheephouse
Description	Expansive view of settled lowland with extensive urbanisation and industry visible to the east and north. Views to the north are extensive and encompass important cultural landscape of significance. Much woodland to north and west.
Significance	National
Sensitivity	Skyline to north west is vulnerable.



Protected View No 61 of the Meath County Development Plan 2013-2019 (view 9 of the visual impact assessment in the EIA) protects views to the West, North and East from the Graveyard at Sheephouse. It is considered that the development may be visible to the east particularly the latter phases of development not included in this permission. However, the impact is not considered to have a detrimental affect as the subject buildings are proposed to be located in front of structures already visible from the site of the protected view, therefore the impact is not considered to be greater than current circumstances.

It is stated in the planning application documentation as follows:

*Within the site area, buffer areas of landscape are proposed to include mixed wildflower meadow areas together with copses of native trees that will enhance the biodiversity of the site. Additionally, specimen trees are to be located at the building entrance and staff parking areas to enhance the visual amenity within the site*

It is considered that the impact is acceptable in terms of the ability of the development to integrate into the landscape. The impact of the buildings on the immediate surroundings will be dealt with in the design and amenity section below.

**Archaeological, Architectural and Cultural Heritage**

The EIA states that there are no previously recorded archaeological monuments on site however significant sub-surface archaeological remains were identified through geophysical survey and testing and will be impacted by construction. It is proposed to excavate the remains by a suitably qualified archaeological contractor under license from the National Monuments Service

A report from the Department of Culture, Heritage and the Gaeltacht states that:

*The Department has examined the archaeological component of the Archaeological, Architectural and Cultural Heritage chapter of Environmental Impact Assessment Report (Chapter 12) submitted with the above planning application. The Department notes the presence of a number of features of archaeological interest within the footprint of the proposed development. On the basis of the results of previous test excavations, the information in the report and the proposed archaeological mitigation The Department makes the following recommendation in the event that planning permission granted:*

*It is recommended that the applicants engage the services of a suitably qualified archaeologist to co-ordinate the full range of mitigation measures contained in the report (Section 12.6, Chapter 12, pages 11 and 12) for archaeological excavation and monitoring at the preconstruction and construction phases of the development works*

A condition to this effect will be attached should the development be granted.

#### **Transport**

This section of the EIAR describes the surrounding transportation network. It is stated that the traffic impact was considered for both construction and operational stages based on TII guidelines set out in the Traffic and Transport Assessment Guidelines, this included surveys on the local road network.

It is stated that the worst case traffic impact will be Q4 2020 when building 1 is at peak construction. It is stated that the construction phase will lead to a medium term negative and not significant impact.

Regarding the operational phase, bearing in mind specific consideration of staff numbers and shift times, the EIAR Non-Technical summary states that the traffic impact of the operational phase of the proposed development was found to be long-term, neutral and imperceptible.

The comments of the Transportation Section of Meath County Council are dealt with in the section below:

#### **Material Assets**

The land is currently owned by the IDA with a letter of consent to make the application included with the application.

*In relation to electricity usage the permanent power supply to the Proposed Development will be provided via a proposed new 110kV GIS substation in conjunction with a dropdown mast-feed off an existing 110kV overhead power line which currently crosses the north west corner of the site. The provision of the 110kV GIS substation and connection to the 110kV overhead line will be subject to its own SID application to An Bord Pleanála and EIA Report.*

The interim power for the proposed development will be provided via a 6MVA unit substation and 6MVA electricity connection

New fibre optic connections are proposed within the IDA park.

Cooling water will discharge to the surface water network but this will only happen at temperatures above 28 degrees Celsius therefore they will not coincide with rainfall events.

In relation to public utilities.

*A confirmation of feasibility (CoF) was received from Irish Water (IW) on 5 November 2019 which addressed wastewater discharges (and water demand) for the Proposed Development. As the foul drainage works are entirely within the permitted and proposed site boundaries, it not anticipated that this would have any offsite impact.*

### Waste Management

During construction waste will be sorted on site and removed by authorised operators. It is stated that the development will generate 130,000 cubic metres of excavated material and it is currently proposed to remove 92,000 cubic metres off site to authorised facilities. It is considered that the impacts in relation to waste will be medium term neutral and imperceptible. The Construction and Demolition Waste Management Plan will be strictly adhered to.

Dedicated areas have been identified for the storage of waste during operation and will be typical commercial waste types.

### 9.2 Appropriate Assessment

A Screening Statement in respect of Appropriate Assessment has been provided. It notes the nearest European Sites to the Proposed Development site as follows:

*Table 1 European Sites located within 15km or the potential zone of impact<sup>1</sup> of the Project.*

Site Code	Site name	Distance (km) <sup>2</sup>
001459	Clogher Head SAC	13.34
001957	Boyne Coast and Estuary SAC	5.15
002299	River Boyne And River Blackwater SAC	0.98
004080	Boyne Estuary SPA	3.95
004158	River Nanny Estuary and Shore SPA	8.18
004232	River Boyne and River Blackwater SPA	1.27

The Screening states that the there is no connectivity to the River Boyne or to any other European Sites within or outside the guideline 15km zone of potential impact. The report concludes that:

*1. The Proposed Development is not directly connected with, or necessary to the conservation management of the European sites considered in this assessment.*



2. *The Proposed Development is unlikely to either directly or indirectly significantly affect the Qualifying interests or Conservation Objectives of the European sites considered in this assessment.*

3. *The Proposed Development, alone or in combination with other projects, is not likely to have significant effects on the European sites considered in this assessment in view of their conservation objectives.*

4. *It is possible to conclude that significant effects can be excluded at the screening stage.*

*It can be excluded, on the basis of objective information, that the proposed development, individually or in combination with other plans or projects, will have a significant effect on a European Site.*

The Planning Authority considered the nature, scale and location of the proposed development and other plans and projects (where there could be potential for cumulative or in-combination effects), the conservation objectives/ qualifying interests of European Sites within the vicinity of the site and the distance to European Sites, any protected habitats or species, the WFD catchment location, the underlying aquifer type and vulnerability and the excavation works, emissions, transportation requirements and duration of construction and operation and cumulative impacts associated with the proposal.

The Planning Authority's Screening for Appropriate Assessment has considered the potential effects including direct, indirect and in-combination effects of the proposed development, individually or in combination with the permitted developments and cumulatively with other plans or projects on European Sites. The Planning Authority concludes that the proposed development (entire project), by itself or in combination with other plans and developments in the vicinity, would not be likely to have a significant effect on European Site(s). In light of this, it is considered that a Stage 2 Appropriate Assessment (Natura Impact Statement) is not required in this instance.

### 9.3 Principle of Development

The subject lands are zoned E1 'Strategic Enterprise Zones' (High Technology Users). The current Development Plan does not list data storage as a specific use class however high technology, manufacturing, light industry, offices and information communication technologies are permitted / open for consideration under the County Development Plan within this zoning category. It is considered that the proposed development complies with the land use zoning objective as the development can clearly be considered to be 'high technology'.

The applicant has detailed a number of similar developments in other council areas where similar developments have been permitted on similar land use zonings.

It is also considered that the proposed development is in line with the policies and objectives contained in the RSES which seek to develop Drogheda as a Regional Growth Centre. In particular it is considered that the proposed development helps to deliver on objective RPO

4.11, RPO 4.14 and RPO 4.18 which are listed above in this report and seek to deliver employment opportunities in Drogheda including the attraction of FDI. It is also noted that the proposal is consistent with the narrative outlined on pg. 64 of the RSES for Drogheda which seeks to promote the IDA Business Park as a location for economic investment.

It is considered that the proposed development complies with the following sections of the Draft Meath County Development Plan 2020-2026:

- *ED OBJ 62 - To facilitate the location of emerging employment sectors including (but not limited to) industrial, Engineering, ICT, Science, Data Analytics, Data Centre and Business and Financial Service, and other Foreign Direct Investment on the strategic employment lands zoned E1/E3 to the east of the town. (Drogheda)*
- *ED POL 13 – To support and facilitate the development of data centres on suitable sites with supporting infrastructure subject to obtaining the relevant consents.*
- *ED OBJ 67 - To continue to identify suitable sites for the development of data centres and ICT related development within the County.*

#### 9.4 Design and Amenity

##### Site Layout

The proposed site is 19.4ha in area and is bounded to the West by the M1 Motorway, to the South by the Donore Road and to the East by the access road to the IDA Business Park. There is also an existing attenuation pond within the site to the East. Both proposed access areas are accessed by the IDA access road to the east of the site. The northern boundary consists of an existing hedge. The site Masterplan drawing identifies the data storage facility the subject of this application to the south of the site with the possibility of two further storage facilities to the north with a proposed substation at the northern end of the site. An extensive planting band on a raised berm is proposed for the full extent of the northern boundary. There is existing planting along the southern boundary and the application proposes additional planting on a 3m high berm to be located inside the existing landscaping. The layout includes car parking and bicycle parking with e charging points for cars. The site layout is considered acceptable and the development will be conditioned to implement all the landscaping during the first phase of development.

##### Design of buildings

The data storage building has a floor area of 28,537 sq.m with a parapet height of 20m and an overall height of 25m. The building has two floors. The southern and eastern sides of the building are the most visible and they are proposed to be finished in high quality material with metal panelling along the southern boundary and glazing with a mixture of metal panelling along the eastern boundary. The roof mounted plant will be screened by a mesh screen. The northern section of the building comprises external generator plant which is screened by powder coated metal mesh. The main access to the building is provided on the eastern side. The western elevation is finished in a metal wall panel. The palette of materials

and textures with the use of meshing give the building an attractive appearance for such a large and functional building, the design is considered acceptable.

The ground floor plan consists mainly of data storage rooms and mechanical plant. The eastern section includes stores and staff facilities. There is also a mezzanine level on the ground floor providing access to the plant. The first floor again consists mainly of data storage rooms and mechanical and electrical plant. The eastern section of the first floor includes offices, meeting rooms and staff facilities. The first floor mezzanine level is similar to the ground floor mezzanine level. The roof consists of plant with 360sq.m of solar panels.

Other ancillary buildings proposed include:

- Security hut: Whilst this structure is located adjacent to the main site entrance, it has a floor area of 29.5sq.m, it has a window in the east elevation with doors on the northern and southern elevations. The building is proposed to be finished in flat metal panels
- MV Room: This building has a floor area of 249sq.m and height of 6.9m, this building is located just to the north of the data hall adjacent to the generator plant. It is proposed to be finished in metal cladding. Doors are located on the southern and northern elevations.
- Sprinkler Pump Room: This room has a floor area of 71.5sq.m and is located to the west of the building. It consists of a pump house and tank and has sufficient capacity to serve the three phases of development if needed. It is proposed to be finished in metal cladding.
- Temporary Substation: This structure has a floor area of 29.1sq.m and is proposed to be located to the south of the site. It is typical of a substation structure with a height of 3.625m and a render finish.
- Water Tanks: Two number water tanks are proposed to the east of the main building and they are screened by a mesh structure. The mesh has a height of 5.7m and is proposed to be dark grey. The mesh is considered to be an effective finish.
- Bicycle Shelter: A bicycle shelter is proposed to the front of the building close to the main entrance, it has a metal roof on a steel frame, open to the front with a mesh screen on the other three sides. The bin store is located at the south east corner of the building close to the loading bay, it has a height of 2.7m and is proposed to be finished with a powder coated mesh.

The design and layout of all the structures is considered acceptable.

#### Boundary Treatment

The site layout details a 2.4m palisade fence along the southern, western and northern boundaries and this is considered acceptable. A proposed 2.03m paladin fence is proposed along the eastern boundary around the surface water attenuation pond. The palisade fence is proposed inside this paladin fence and on either side of the proposed site entrances. This is not considered acceptable, the development will be conditioned to agree more suitable and visually aesthetic boundary treatment along the main access road into the IDA Business Park.

#### 9.5 Transportation

A report from the Transportation Section in relation to the proposed development states that:

*The proposed development is located within a Greenfield site in the IDA Business and Technology Park on the Donore Rd., Drogheda, Co. Meath. The site is bound to the east by an existing estate road, to the west by the M1 motorway, to the north by undeveloped lands and to the south by the Donore Rd.*

*The Applicant proposes to access the development via the existing roundabout to the IDA Site on the Donore Road (L-1601), Drogheda. The main access road into the IDA site consists of two traffic lanes in each direction with a grassed central island separating the northbound and southbound lanes. Bidirectional off-road cycle lanes are also provided through this site. Traffic surveys were conducted at the main junctions facilitating access to the development. The cumulative effects of proposed future development in the area have also been taken into consideration.*

*The applicant, taking a conservative approach, assumed that construction of Building 2 will commence when Building 1 is partially operational. The worst case scenario cumulative construction impact was identified to occur in Q2, 2023, when Building 1 is partially operational and undergoing the process of fitting out the final data halls, the 110kV substation is operational and Building 2 is at peak construction. The assessment concluded that all junctions remained within capacity and the impact was short-term, negative and not significant.*

*The cumulative traffic impact during the operational phase was also assessed. It was assumed that the 110kV substation was operational by 2023 and the indicative Future Development and the potential development of lands to the north of the site will be operational by 2028. The results of the ARCADY modelling confirmed that while the performance of the junctions does become lower, as would be expected with the additional traffic, all three junctions will continue to operate within capacity for all future years scenarios. The assessment concluded that the impact can be described as long-term, negative and not significant. The remedial and mitigation measures identified in Section 13.7 of the EIAR to further reduce the traffic impact should be implemented.*

*The applicant has submitted an Auto Tracking assessment to confirm that internal access road is designed to facilitate access for the anticipated traffic, including articulated vehicles, using the site. The applicant has submitted an assessment of the car parking spaces required*

to facilitate the development. The applicant proposes to provide 50 spaces including 3 disable parking bays.

#### **Recommendation**

No objection to the proposed development subject to the following conditions being applied to the planning permission:

1. The applicant shall implement the remedial and mitigation measures identified in Section 13.7 of the EIAR.
2. The applicant should be requested to agree a Construction Stage Traffic Management Plan prior to commencement of development.

#### **9.6 Water Services**

A report from the Water Services Section of Meath County Council states that:

The development as proposed broadly meets the requirements of Meath County Council Water Services Section with respect to the orderly collection, treatment and disposal of surface water. Should planning be granted for this proposed development, the following issues shall be addressed to the satisfaction of Meath County Council Water Services prior to commencing construction on site:

1. The Applicant shall provide details for the flow control device and associated chamber. All flow control devices should be fitted to a minimum 225mm outlet pipe and shall be fitted with a pull cord bypass. In order to isolate and carry out maintenance of the flow control device a penstock valve (or similar approved) shall be installed within the flow control chamber, on the upstream end of the manhole.
2. The allowable green field discharge rate shall be achieved using a flow control device with minimum orifice of 100mm. The Applicant shall supply a specification for the proposed flow control device which clearly demonstrates the orifice size and discharge rate.
3. The Applicant shall apply permeable paving to all private car parking spaces and apply 50% runoff from all permeable paved areas.

A report from Irish Water states that:

Irish Water has the following observations in respect of the proposed development:

- 1) Where the applicant proposes to connect to a public water/wastewater network operated by Irish Water, the applicant must sign a connection agreement with Irish Water prior to the commencement of the development and adhere to the standards and conditions set out in that agreement.
- 2) In the interest of Public Health and Environmental Sustainability, Irish Water Infrastructure capacity requirements and proposed connections to the Water and

Waste Water Infrastructure will be subject to the constraints of the Irish Water Capital Investment Programme.

- 3) All development shall be carried out in compliance with Irish Water Standards codes and practices.

Conditions to this affect will be added should the development be granted.

### 9.7 Environment

A report from the Environment Section states

*Services: The proposed development shall be serviced by existing public services both waste and drinking waters.*

*Noise & Vibration: The applicant is proposing the following noise conditions for the proposed development during the Day to Day Operation at (Noise Sensitive)*

- 55dB L<sub>Aeq, 15min</sub> (daytime),
- 50dB L<sub>Aeq, 15min</sub> (evening) and,
- 45dB L<sub>Aeq, 15min</sub> (night time)

*Day to Day Operation (Commercial) – 55dB L<sub>Aeq, 15min</sub>*

*Emergency Operation (Noise Sensitive) – 55dB L<sub>Aeq, 15min</sub>*

*Note plant noise emissions are to be designed such that they are not tonal and do not have impulsive characteristics at the nearest noise sensitive locations.*

*During the Construction phase the applicant is proposing the following noise limits;*

*Monday to Friday 07:00hrs to 19:00hrs L<sub>eq, 1Hr</sub> 70dB*

*Monday to Friday 19:00hrs to 22:00hrs L<sub>eq, 1Hr</sub> 60dB*

*Saturdays 08:00hrs to 13:00hrs L<sub>eq, 1Hr</sub> 65dB.*

*Vibration: It is recommended in the EIAR that vibration from construction activities to off-site residences be limited to the values as outlined below. It should be noted that these limits are not absolute, but provide guidance as to magnitudes of vibration that are very unlikely to cause cosmetic damage. Magnitudes of vibration slightly greater than those in the table are normally unlikely to cause cosmetic damage, but construction work creating such magnitudes should proceed with caution. Where there is existing damage these limits may need to be reduced by up to 50%.*

*Waste: The applicant has obligations under the Waste Management Act, 1996, as amended (WMA), to ensure the control of waste and that it is not transferred to an inappropriate person. Measures must be in place and managed to ensure compliance with the WMA and account for movement and end destination of all waste streams generated by the project, this also includes management of waste by any contractors and sub-contractors. In addition to this the importation of any soils that may be required by the proposed project will be subject to the aforementioned obligations as specified in the WMA.*

*Recommended conditions:*

*The proposed development will be the most impactful during the construction stage with various environmental emissions during this period. Environment has no objections to the proposed development and would request the following conditions.*

*Condition (a): All measures as outlined in the Construction Environmental Monitoring Plan (CEMP) shall be fully implemented for the duration of the construction phase. The CEMP shall include but not be limited to operational controls for dust, noise and vibration, waste management, protection of soils and groundwaters, protection of flora and fauna, site housekeeping, emergency response planning, site environmental policy, environmental regulatory requirements and project roles and responsibilities. The CEMP shall also address extreme of weather (drought, wind, precipitation, temperature extremes) and the possible impacts on receptors and mitigation of same. The CEMP shall be treated as a live document.*

*Condition (b): The Applicant shall prepare a Waste Management Plan (WMP) for the proposed development for the written approval of the Planning Authority prior to the commencement of any site activity. The WMP shall include but not be limited to project description, legislation requirements, demolition waste, construction phase waste, categories of construction waste, anticipated hazardous waste, non-construction waste, segregation of waste streams, estimated waste generated, waste hierarchy and adherence to same, roles and responsibilities and communication of WMP, details of recovery and disposal sites, details of waste hauliers, record keeping and documentation, waste audit procedures. The WMP shall be prepared in accordance with "Best Practice Guidelines on the Preparation of Waste Management Plans for Construction and Demolition Projects" (2006) and "Guidelines for the Management of Waste from National Road Construction Road Projects" (Rev. 2014), the WMP shall also take cognisance of the current Regional Waste Management Plan in particular to the upper tiers of the Waste Hierarchy. All waste generated on site shall be recovered/ disposed off at an authorised facility and transported by an authorised collector. The WMP shall be treated as a live document and communicated to all relevant personnel.*

*Condition (c): Dust emissions at the site boundaries shall not exceed 350mg/m<sup>2</sup>/day.*

*Condition (d): All refuelling shall take place in a designated refuelling area at least 30m from watercourses, details of same to be included in the Construction Environmental Management Plan (CEMP).*

*Condition (e): All hydrocarbons, chemicals, & oils storage tanks required for the construction and decommissioning stages shall be bunded to a volume not less than the greater of the following*

- 110% of the capacity of the largest tank within the bunded area; or*
- 25% of the total volume of substance which could be stored within the bunded area.*

*Refuelling of plant and machinery shall take place at dedicated refuelling areas only.*

*The dedicated bunded area shall be located at least 30m from watercourses.*

*Condition (g): The applicant shall ensure adequate supply of spill kits and hydrocarbon absorbent pads are stocked on site.*

*Condition (h): Burning of waste, including green waste, is prohibited on site.*

*Condition (i): The construction works shall be carried out in accordance with the noise guidance set out by BS 5228-1:2009 Code of Practice for Noise and Vibration Control on Construction and Open Sites and the NRA Guidelines for the treatment of Noise and Vibration in National Roads Schemes.*

*Condition (j): During the construction phase noise levels at noise sensitive locations shall not exceed 70dB(A) between 0700 to 1900 hours Monday to Friday and 0800 to 1400 hours Saturday and 45dB(A) at any other time. Noise exceedance activities must be agreed in writing with Meath County Council prior to the activity taking place. A proposal for noise monitoring programme during the construction phase shall be submitted for written agreement of the Planning Authority.*

*Condition (k): During the day to day operational phase noise levels when measured at noise sensitive receptors as identified in the EIAR shall not exceed the following limits;*

*– 55dB L<sub>Aeq, 15min</sub> (daytime),*

*– 50dB L<sub>Aeq, 15min</sub> (evening) and;*

*– 45dB L<sub>Aeq, 15min</sub> (night time).*

*Condition (l): Vibration from the construction activities shall be limited to the following;*

*At Less than 10Hz, 8mm/s, At 10 to 50 Hz, 12.5mm/s and at 50 to 100Hz, 20mm/s. This is the allowable vibration (in terms of peak particle velocity) at the closest part of sensitive property to the/a source of vibration.*

*Condition (m): Testing of back-up generators shall take place between the hours of 08.00 and 17.00 Monday to Friday, testing shall not be permitted on Saturdays, Sundays or public holidays.*

*Condition (n): The Applicant shall, during the construction stage, maintain a Complaints Register to record any complaints regarding but not limited to noise, odour, dust, traffic or any other environmental nuisance. The Complaint Register shall include details of the complaint and measures taken to address the complaint and prevent repetition of the complaint.*



*Condition (o): In the event it is necessary to import soil and stone or topsoil for any element of the proposed development to Applicant shall ensure a Certificate of Registration or Waste Facility Permit as per the Waste Management (Facility and Registration) Regulations 2007, as amended is secured in advance of the works.*

Conditions to this affect will be added should the development be granted

#### 9.8 Public Lighting

A report from the Public Lighting Section states that the development is not to be taken in charge, however the site lighting shall comply with "Meath County Councils: Public Lighting Technical Specification & Requirements" with particular attention given to minimising obtrusive light and glare.

#### 10. Development Contributions

Development Contributions in accordance with the Development Contributions Scheme 2016 are required. The subject site is located on fully serviced zoned lands and as such full development contributions are applicable. The following contributions apply to the proposed design. It is considered appropriate to charge contributions on the total floorspace as the office and ancillary structures equate to a very small proportion of the development, therefore the total floorspace will be charges at the non financial rate of €11 per square metre. As the development is in an IDA Business park a reduction of 50% will be applied.

Use	Sq.m Actual	Total	50% IDA Assistance
Non-financial/non-Professional services Office Use/Data Centres	28,951.1	€318,462	€159,231

Therefore the following contributions will be conditioned should the development be granted.

Surface Water Drainage	€4,922
Roads	€117,831
Social Infrastructure	€36,478
<b>Development Contribution 2016 Total</b>	<b>€159,231</b>

*m.w.  
5/2/20  
Jaime Lynch  
5/2/2020*

#### 11.0 Conclusion and Recommendation

Having regard to the development's demonstrable compliance in full with;

- the Regional Spatial and Economic Strategy,
- the policies and objectives of the County Development Plan as varied,
- the Draft County Development Plan
- the suitability of the site from a technical perspective, together with
- the nature and scale of the development;

it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the area nor lead to a devaluation of adjacent property; would not lead to creation of a traffic hazard nor traffic inconvenience and would, therefore, be in accordance with the proper planning and sustainable development of the area. Accordingly it is recommended that permission be granted subject to conditions.

### **CONDITIONS**

1. The development shall be carried out and completed in strict accordance with the plans and particulars lodged with the application on 19/12/19 except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the Planning Authority, the developer shall agree such details in writing with the Planning Authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

**Reason: In the interest of clarity.**

2. The mitigation measures identified in the Environmental Impact Assessment Report and other particulars submitted with the planning application, shall be implemented in full by the developer, except as may otherwise be required in order to comply with the following conditions. The developer shall appoint a professional person with appropriate ecological and construction expertise as Environmental Manager to ensure that the mitigation measures identified in the above documents are implemented in full.

**Reason: In the interest of clarity and the protection of the environment during construction and operational phases of development.**

3. Prior to the commencement of development on site the Applicant shall submit for the written agreement of the Planning Authority revised boundary treatment proposals for the eastern section of the site. In particular, the paladin fence proposed for this area is deemed unacceptable.

**Reason: In the interest of the visual amenities of the area.**

4. Building materials, design detail and textural finishes shall be in accordance with the submitted drawings and documentation. Any changes to the materials, detailing and finishes to the buildings from that detailed in the planning application dated 19/12/19 shall only proceed with the written agreement of the Planning Authority. In the event of such changes being made by the developer, details including samples, where deemed necessary, of the revised materials, colours and textures of all the external finishes to each component of the scheme shall be made available for the Planning Authority for their consideration.

**Reason: In the interest of orderly development and the visual amenities of the area.**

5. (a) Existing hedgerows, trees and shrubs on site shall be preserved, except where required to be removed to accommodate the proposed development as specified in the application documentation.
- (b) The site shall be landscaped in accordance with the scheme submitted to the Planning Authority on the 19/12/19. All hard and soft landscaping shall be implemented in full, within the first planting season following completion of the development.
- (c) Any plants which die, are removed or become seriously damaged or diseased, within a period of five years from the completion of the development, shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the Planning Authority.

**Reason: To protect the visual amenity and natural heritage of the area**

6. The applicant shall engage the services of a fully licensed archaeologist to co-ordinate the full range of mitigation measures identified in the EIAR (Section 12.6, Chapter 12, pages 11 and 12) for archaeological excavation monitoring at the pre-construction and construction phases of the development works. The archaeological method statements for the proposed mitigation will be agreed with the Department of Culture, Heritage and the Gaeltacht in advance of the commencement of construction works.

**Reason: To ensure the continued preservation (either *in situ* or by record) of places, caves, sites, features or other objects of archaeological interest.**

7. Prior to the commencement of development on site the applicant shall submit a Construction Stage Traffic Management Plan for the written agreement of the Planning Authority

**Reason: In the interest of traffic safety.**

8. Prior to the commencement of development on site the applicant shall submit the for the written agreement of the Planning Authority appropriate certified documentation from a suitably qualified and appropriate professional person demonstrating that:

- a. From a flooding perspective, the proposed development does not have a detrimental effect on third parties.
- b. Access routes to and from the proposed development will remain operable during critical flood events.
- c. Details of appropriate finished floor levels have been agreed with a nominee of the Planning Authority

**Reason: In the interest of flood prevention, public safety and residential amenity.**

9. Prior to the commencement of development on site the Applicant shall submit the following requirements in relation to surface water management for the written agreement of the Planning Authority:

- a. Details of the flow control device and associated chamber. All flow control devices should be fitted to a minimum 225mm outlet pipe and shall be fitted with a pull cord bypass. In order to isolate and carry out maintenance of the flow control device a penstock valve (or similar approved) shall be installed within the flow control chamber, on the upstream end of the manhole.
- b. Details of the specification for the proposed flow control device which clearly demonstrates the orifice size and discharge rate. The allowable green field discharge rate shall be achieved using a flow control device with minimum orifice of 100mm.
- c. Details of the application of permeable paving to all private car parking spaces and the application of 50% runoff from all permeable paved areas.
- d. All work shall comply fully with the Greater Dublin Strategic Drainage Study (GSDS) Regional Drainage Policies Volume 2 for new developments.

**Reason: In the interest of effective surface water management procedures and practises.**

10. Prior to the commencement of development on site the applicant shall submit a lighting design for the written agreement of the Planning Authority, this design shall include the internal lighting of the site and include measures for the minimising of obtrusive light and glare. The lighting design shall be in accordance with "Meath County Councils: Public lighting Technical Specification & Requirements" The proposed landscape design and layout shall take into consideration the agreed public lighting design and no existing or new trees shall be planted within falling distance of a public lighting column

**Reason: In the interest of public safety and residential amenity.**

11. All measures as outlined in the Construction Environmental Monitoring Plan (CEMP) shall be fully implemented for the duration of the construction phase. The CEMP shall include but not be limited to operational controls for dust, noise and vibration, waste management, protection of soils and groundwaters, protection of flora and fauna, site housekeeping, emergency response planning, site environmental policy, environmental regulatory requirements and project roles and responsibilities. The CEMP shall also address extreme of weather (drought, wind, precipitation, temperature extremes) and the possible impacts on receptors and mitigation of same. The CEMP shall be treated as a live document and communicated to all site personnel.

**Reason in the interest of appropriate environmental management**

12. The following requirements and standards shall apply to waste management arising during the construction and operation of the proposed development:
  - a. The Applicant shall prepare a Waste Management Plan (WMP) for the proposed development for the written agreement of the Planning Authority prior to the commencement of any site activity. The WMP shall include but not be limited to project description, legislation requirements, demolition waste, construction phase waste, categories of construction waste,

anticipated hazardous waste, non-construction waste, segregation of waste streams, estimated waste generated, waste hierarchy and adherence to same, roles and responsibilities and communication of WMP, details of recovery and disposal sites, details of waste hauliers, record keeping and documentation, waste audit procedures. The WMP shall be prepared in accordance with "Best Practice Guidelines on the Preparation of Waste Management Plans for Construction and Demolition Projects" (2006) and "Guidelines for the Management of Waste from National Road Construction Road Projects" (Rev. 2014), the WMP shall also take cognisance of the current Regional Waste Management Plan in particular to the upper tiers of the Waste Hierarchy. All waste generated on site shall be recovered/ disposed off at an authorised facility and transported by an authorised collector. The WMP shall be treated as a live document and communicated to all relevant personnel.

- b. All waste generated during construction, including surplus excavation material to be taken off-site, shall be only recovered or disposed of at an authorised site which has a current Waste Licence or Waste Permit in accordance with the Waste Management Acts, 1996 to 2008. This shall not apply to the reuse of excavated material within the applicant's site boundary.
- c. The applicant shall ensure that all waste removed from the site is collected and transported by an authorised collector. The applicant shall ensure that all activities pertaining to the collection and transportation of waste are as detailed on the waste collection permit.
- d. The applicant shall manage all waste streams during the construction and commissioning stage of the project in accordance with the DOECLG " Best Practice Guidelines on the Preparation of Waste Management Plans for Construction and Demolition Projects" (2006) and shall take cognisance of the current Regional Waste Management Plan in particular to the upper tiers of the Waste Hierarchy.
- e. The Applicant shall provide to the Local Authority, on completion of the works, a comprehensive report detailing the management of the all waste streams generated during the construction and commissioning stages of the project. This shall include but not be limited to type of waste streams, amount of each waste stream generated, destination of waste streams (including final destination if applicable), percentage of waste re-used, recycled, recovered and disposed, and prevention and minimisation initiatives undertaken.
- f. In the event it is necessary to import soil and stone or topsoil for any element of the proposed development to Applicant shall ensure a Certificate of Registration or Waste Facility Permit as per the Waste Management (Facility and Registration) Regulations 2007, as amended is secured in advance of the works

**Reason: In the interest of effective and efficient waste management**

13. The following standards and requirements shall apply in relation to Air and Climate Change during the construction and operation of the proposed development:
- a. Dust emissions shall not exceed 350mg/m<sup>2</sup>/day.
  - b. The Applicant shall also include in the CEMP mitigation measures for extreme weather conditions that may affect air quality, in this case extreme high temperatures resulting in drought conditions, and where there may be restrictions on the use of water for conventional dust suppression.
  - c. The Applicant shall record the actual construction vehicle and plant emissions to air, this shall include all plant used on site and all deliveries to and from the site for the duration of the construction of the project.
  - d. The Applicant, contractor and sub-contractors shall endeavour to utilise low energy and low emissions vehicles and plant where possible, this shall be detailed in the CEMP.
  - e. Burning of waste, including green waste, is prohibited on site.
  - f. Should a developed area, either existing or future, become suitable for a district heating system the Applicant shall provide the necessary infrastructure, technology and plant from the Data Centre to the boundary of the site for connection by others.

**Reason in the interest of air quality management and climate change adaptation.**

14. The following requirements shall apply regarding surface water and groundwater protection during the construction and operation of the proposed development:
- a. The Applicant shall agree, in writing, with the Local Authority a protocol for reporting and managing accidental spillages during construction and operation stage that may cause soil contamination or ground or surface water pollution.
  - b. All hydrocarbons, chemicals and oils storage tanks required for the construction and decommissioning stages shall be bunded to a volume not less than the greater of the following
    - i. 110% of the capacity of the largest tank within the bunded area; or
    - ii. 25% of the total volume of substance which could be stored within the bunded area.
  - c. Refuelling of plant and machinery shall take place at dedicated refuelling areas only as detailed in the CEMP.
  - d. The Applicant shall ensure adequate supply of spill kits and hydrocarbon absorbent pads are stocked on site
  - e. The dedicated bunded area shall be located at least 30m from watercourses
  - f. The applicant shall include as part of the Construction Environmental Management Plan measures to ensure silts, washwaters, chemical, etc. are not discharged to ground or surface waters.

**Reason: In the interest of surface and groundwater protection**

15. The following requirements shall apply regarding Noise and Vibration during the construction and operation of the proposed development:

- a. During the construction phase noise levels at noise sensitive locations shall not exceed 70dB(A) between 0700 to 1900 hours Monday to Friday and 0800 to 1400 hours Saturday and 45dB(A) at any other time. Noise exceedance activities must be agreed in writing with Meath County Council prior to the activity taking place.
- b. The construction works shall be carried out in accordance with the noise guidance set out by BS 5228-1:2009 Code of Practice for Noise and Vibration Control on Construction and Open Sites and the NRA Guidelines for the treatment of Noise and Vibration in National Roads Schemes.
- c. The applicant and/or his contractor shall establish protocol for informing residents at noise sensitive receptors of scheduled noise emitting activities outside normal working hours and shall maintain for inspection a noise complaints register.
- d. The applicant and/or his contractor shall give consideration to utilising low noise and vibration emitting construction plant and tools.
- e. The applicant shall, at a minimum for construction noise, employ noise mitigation measures as detailed in the outline CEMP, these shall be developed as necessary.
- f. During the day to day operational phase noise levels when measured at noise sensitive receptors as identified in the EIR shall not exceed the following limits;
  - 55dB L<sub>Aeq,15min</sub> (daytime),
  - 50dB L<sub>Aeq,15min</sub> (evening)
  - 45dB L<sub>Aeq,15min</sub> (night time).
- g. Testing of the emergency generators shall take place between the hours of 08.00 and 17.00 Monday to Friday, testing shall not be permitted on Saturdays, Sundays or public holidays.
- h. Vibration from the construction activities shall be limited to the following;
  1. At Less than 10Hz, 8mm/s,
  2. At 10 to 50 Hz, 12.5mm/s
  3. at 50 to 100Hz, 20mm/s.

This is the allowable vibration (in terms of peak particle velocity) at the closest part of sensitive property to the/a source of vibration.

**Reason: In the interest of noise and vibration management.**

16. The following requirements shall apply in relation to land and soils:

- a. Prior to the construction of the building the applicant shall prepare an earthworks schedule/plan and programme (either as part of the WMP or as a separate document) for written agreement with the Planning Authority identifying the extent of 17 05 04 material on site and its treatment, should material be required to be removed from site, the programming of the removal, the waste carriers and destination sites requires detailing. The

Applicant shall ensure there is a robust document tracking system to trace all movements of 17 05 04.

- b. The applicant shall include, in the CEMP, mitigation measures for extreme weather conditions that may affect earthworks moving and stockpiling, in this case extreme high temperatures resulting in drought conditions, and where there may be restrictions on the use of water for conventional dust suppression and heavy precipitation which may result in slope instability or fines run-off from stockpiled material.

**Reason: In the interest of protection of land from pollution**

17. The following requirements shall apply in relation to nature conservation:

- a. No felling or vegetation removal shall take place during the period – 1 March to 31 August.
- b. A bat survey shall be carried out by a suitably qualified ecologist during the active bat season.
- c. Any destruction of bat roosting site(s) must be done by a suitably qualified bat ecologist and under licence granted by the Minister of Culture, Heritage and Gaeltacht.
- d. Bat sensitive lighting should be used during both construction and operation phases.

**Reason: In the interest of nature conservation**

18. No additional signage shall be erected on the lands or buildings without the appropriate authorisation of the Planning Authority.

**Reason: To protect visual amenity**

19. Prior to commencement of development the Applicant, and relevant contractor/sub-contractor, shall meet with an Authorised Officer from the Environment Department of Meath County Council to ensure correct waste management procedures are in place. Appointments shall be made through [environment@meathcoco.ie](mailto:environment@meathcoco.ie).

**Reason: In the interest of effective development control**

20. Prior to commencement of any development works on the subject lands, the applicant shall prepare a detailed Environmental Emergency Response Plan for the construction and commissioning stage of the proposed project. This shall be treated as a live document and communicated to all site personnel.

**Reason in the interest of appropriate environmental management**

21. The applicant shall, during both construction and operational stages, maintain a Complaints Register to record any complaints regarding but not limited to noise, odour, dust, traffic or any other environmental nuisance. The Complaint Register shall include details of the complaint and measures taken to address the complaint and prevent repetition of the complaint.

**Reason: In the interest of Development control.**



22. The developer shall pay the sum of **€36,478.00** to the Planning Authority as a contribution towards expenditure that was and/or that is proposed to be incurred by the Planning Authority in the provision and extension of social infrastructure (open spaces, recreational and community facilities, amenities and landscaping works) by the Council benefiting development in the area of the Authority, as provided for in the Contribution Scheme of Meath County Council adopted in accordance with the provisions of Section 48 of the Planning & Development Act 2000 - 2019. Payment of this sum shall be made prior to commencement of development unless the phasing of payments and the giving of security to ensure payment in full is agreed in writing with the Planning Authority prior to the commencement of development. The above sum shall apply until 31st December, 2020 and shall be subject to review on that date and to annual review thereafter unless previously paid. The contribution rates shall be updated effective from January 1<sup>st</sup> each year during the lifetime of the Development Contribution Scheme in accordance with the Wholesale Price Indices - Building and Construction (Capital Goods) published by the Central Statistics Office.

*mw*  
*5/2/20*  
*Jane Lynch*  
*5/2/2020*

**Reason: The provision of such social infrastructure in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing these services.**

23. The developer shall pay the sum of **€117,831.00** to the Planning Authority as a contribution towards expenditure that was and/or that is proposed to be incurred by the Planning Authority in the provision, refurbishment, upgrading, enlargement or replacement of public roads and public transport infrastructure by the Council benefiting development in the area of the Authority, as provided for in the Contribution Scheme of Meath County Council adopted in accordance with the provisions of Section 48 of the Planning & Development Act 2000 - 2019. Payment of this sum shall be made prior to commencement of development unless the phasing of payments and the giving of security to ensure payment in full is agreed in writing with the Planning Authority prior to the commencement of development. The above sum shall apply until 31st December, 2020 and shall be subject to review on that date and to annual review thereafter unless previously paid. The contribution rates shall be updated effective from January 1<sup>st</sup> each year during the lifetime of the Development Contribution Scheme in accordance with the Wholesale Price Indices - Building and Construction (Capital Goods) published by the Central Statistics Office.

*mw*  
*5/2/20*  
*Jane Lynch*  
*5/2/2020*

**Reason: The provision of such roads and public transport infrastructure in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing these services.**

24. The developer shall pay the sum of **€4,922.00** to the Planning Authority as a contribution towards expenditure that was and/or that is proposed to be incurred by the Planning Authority in the provision of surface water drainage infrastructure by the Council benefiting development in the area of the Authority, as provided for in the Contribution Scheme of Meath County Council adopted in accordance with the provisions of Section 48 of the Planning & Development Act 2000 - 2019. Payment of

*mw*  
*5/2/20*  
*Jane Lynch*  
*5/2/2020*

this sum shall be made prior to commencement of development unless the phasing of payments and the giving of security to ensure payment in full is agreed in writing with the Planning Authority prior to the commencement of development. The above sum shall apply until 31st December, 2020 and shall be subject to review on that date and to annual review thereafter unless previously paid. The contribution rates shall be updated effective from January 1<sup>st</sup> each year during the lifetime of the Development Contribution Scheme in accordance with the Wholesale Price Indices - Building and Construction (Capital Goods) published by the Central Statistics Office.

**Reason: The provision of surface water drainage in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing these services.**


**Advice Note**


- (i) Where the applicant proposes to connect to a public water/wastewater network operated by Irish Water, the applicant must sign a connection agreement with Irish Water prior to the commencement of the development and adhere to the standards and conditions set out in that agreement.

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

- (ii) All development shall be carried out in compliance with Irish Water Standards codes and practices.

**Planning Compliance documentation:** - Forward to Planning Compliance, Planning Department, Buvinda House, Dublin Road, Navan, C15 Y 291 and shall include a cover letter outlining relevant compliance issues together with a CD that includes all relevant maps and drawings in PDF format (high resolution).

  
 Billy Joe Padden  
 A Senior Executive Planner

  
 Pat Gallagher  
 Senior Planner 6/02/2020.



**DEVELOPMENT CONTRIBUTIONS CALCULATION 1st January 2016 (amended April 2019)**

MEATH CO CO

SUMMARY	DCS16 Total	SWD	Roads	Social Infra.
Residential + Retail/Commercial	159,231.00	4,922.00	117,831.00	36,478.00
Bond	0.00			
Estate Monitoring	0.00			
Special	0.00			
<b>SUMMARY TOTAL</b>	<b>159,231.00</b>			

Residential Calc	Plan Ref-->	LB191735	Unit(s)	Site No.(s)	DCS16 Total	SWD	Roads	Social Infra.
Residential	<100 m <sup>2</sup>				6,000	300	3,300	2,400
Residential	100 m <sup>2</sup> 140 m <sup>2</sup>				6,500	325	3,575	2,600
Residential	141 m <sup>2</sup> 200 m <sup>2</sup>				7,500	375	4,125	3,000
Residential	201 m <sup>2</sup> 300 m <sup>2</sup>				9,000	450	4,950	3,600
Residential	>300 m <sup>2</sup>				11,000	550	6,050	4,400
					0.00	0.00	0.00	0.00

*Laurelynch mw 5/2/2020*  
*5/2/2020*

Retail/Commercial Levy Calculation				Totals	159,231.00	4,922.00	117,831.00	36,478.00
	Sq. Metre	Unit(s)	Site No.(s)	DCS16 Total	SWD	Roads	Social Infra	
Commercial/Retail/Retail Warehousing		See Multi Tab for breakdown		0.00	0.00	0.00	0.00	
Commercial/Retail/Retail Warehousing-25% reduction		See Multi Tab for breakdown		0.00	0.00	0.00	0.00	
Commercial/Retail/Retail Warehousing-50% reduction		See Multi Tab for breakdown		0.00	0.00	0.00	0.00	
Non Financial/Non Professional Services Office Use/Data Centres		See Multi Tab for breakdown		0.00	0.00	0.00	0.00	
Non Financial/Non Professional Services Office Use/Data Centres-25% reduction		See Multi Tab for breakdown		0.00	0.00	0.00	0.00	
Non Financial/Non Professional Services Office Use/Data Centres-50% reduction		See Multi Tab for breakdown		159,231.00	4,922.00	117,831.00	36,478.00	
Industrial / Manufact / Warehousing / Port Warehousing Property		See Multi Tab for breakdown		0.00	0.00	0.00	0.00	
Indust/Manuf/Warehsing/Port Warehsing Prop-25% reduction		See Multi Tab for breakdown		0.00	0.00	0.00	0.00	
Indust/Manuf/Warehsing/Port Warehsing Prop-50% reduction		See Multi Tab for breakdown		0.00	0.00	0.00	0.00	
Indoor Amenity / Play / Recreational / Sports Facility		See Multi Tab for breakdown		0.00	0.00	0.00	0.00	
Indoor Amenity /Play /Recreational /Sports Facility-25% reduction		See Multi Tab for breakdown		0.00	0.00	0.00	0.00	
Indoor Amenity/Play/Recreational/Sports Facility-50% reduction		See Multi Tab for breakdown		0.00	0.00	0.00	0.00	
Open Storage/Hard Surfaced Comm/Open Port Storage Space		See Multi Tab for breakdown		0.00	0.00	0.00	0.00	
Agricultural Development including stables /kennels		See Multi Tab for breakdown		0.00	0.00	0.00	0.00	
<b>Quarries/Extractive Industry (Per 0.1 Hectare)</b>		Per 0.1 Ha		0.00	0.00	0.00	0.00	
<b>Golf/ Pitch &amp; Putt Clubs (Per Hectare)</b>		Per Ha.		0.00	0.00	0.00	0.00	
<b>Other</b>		Per Ha.		0.00	0.00	0.00	0.00	
<b>Telecommunications Mast (excluding broadband carriers)</b>		Per Mast		0.00				0.00
<b>Renewable Energy Initiatives (export to Grid)</b>		Per 0.1mw		0.00				0.00
<b>Electricity Pylons</b>		Per Pylon						
220 kv				0.00				0.00
400 kv				0.00				0.00

Bond Surety Calculation		Units	Total	1-10 Units	11-20 Units	21+ Units
1-10 Units	(A)→		0.00	6,000.00		
11-20 Units	(B)→		0.00		3,000.00	
21+ Units	(C)→		0.00			1,200.00
<b>New Commercial/Industrial Development</b>		Per Acre		16,900.00		

Estate Monitoring Calculation	Totals	0.00
No of House Units in Development	Units	200

Special Contribution(s)	Total	0.00
1.		
2.		

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Non Financial / Non Professional Services office use / Data Centres - 50% reduction				MULTI	0.00	0.00	0.00	0.00
LB191735	Sq. Metre	Unit(s)	Site No.(s)	DCS16 Total	SWD	Roads	Social Infra	
1	28951.1			159,231.00	4,922.00	117,831.00	36,478.00	
2				0.00	0.00	0.00	0.00	
3				0.00	0.00	0.00	0.00	
4				0.00	0.00	0.00	0.00	
5				0.00	0.00	0.00	0.00	
6				0.00	0.00	0.00	0.00	
7				0.00	0.00	0.00	0.00	
8				0.00	0.00	0.00	0.00	
9				0.00	0.00	0.00	0.00	
10				0.00	0.00	0.00	0.00	
11				0.00	0.00	0.00	0.00	
12				0.00	0.00	0.00	0.00	
13				0.00	0.00	0.00	0.00	
14				0.00	0.00	0.00	0.00	
15				0.00	0.00	0.00	0.00	
16				0.00	0.00	0.00	0.00	
17				0.00	0.00	0.00	0.00	
18				0.00	0.00	0.00	0.00	
19				0.00	0.00	0.00	0.00	
20				0.00	0.00	0.00	0.00	
21				0.00	0.00	0.00	0.00	
22				0.00	0.00	0.00	0.00	
23				0.00	0.00	0.00	0.00	
24				0.00	0.00	0.00	0.00	
25				0.00	0.00	0.00	0.00	
26				0.00	0.00	0.00	0.00	
27				0.00	0.00	0.00	0.00	

*mw*  
*5/2/2020*  
*James Lynch*  
*5/2/2020*

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