

Comhairle Chontae Atha Cliath Theas

Record of Executive Business and Chief Executive's Order

PR/1069/20

Reg. Reference: SD20A/0244 **Application Date:** 24-Sep-2020
Submission Type: New Application **Registration Date:** 24-Sep-2020

Correspondence Name and Address: Anthony Marston, Marston Planning Consultancy 23, Grange Park, Foxrock, Dublin 18

Proposed Development: Retention of single storey client control room (248.5sq.m) associated with the planned future substation that will be located to the north-east of the permitted data centre development granted under Reg. Ref. SD18A/0134/ABP Ref. ABP-302813-18; the development will form an amendment and modification of the permission granted for a single storey transformer building (125sq.m) under Reg. Ref. SD18A/0134/ABP Ref. ABP-302813-18; no other changes to the permission granted under this decision are proposed under this application on a site within the townland of Aungierstown & Ballybane.

Location: Grange Castle South Business Park, Baldonnell, Dublin 22

Applicant Name: CyrusOne Irish Datacentres Holdings Ltd.

Application Type: Retention

(SW)

Description of Site and Surroundings:

Site Area: Stated as 0.0823 Ha.

Site Description:

The subject site is located on lands within Grange Castle Business Park South with extant planning permission for data centres.

Proposal:

The proposed development involves the following:

- Retention of single storey client control room (248.5sq.m) associated with the planned future substation that will be located to the north-east of the permitted data centre development granted under Reg. Ref. SD18A/0134/ABP Ref. ABP-302813-18; the development will form an amendment and modification of the permission granted for a single storey transformer building (125sq.m) under Reg. Ref. SD18A/0134/ABP Ref. ABP-302813-18; no other changes to the permission granted under this decision are

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proposed under this application on a site within the townland of Aungierstown & Ballybane.

Zoning:

The site is zoned EE *'To provide for enterprise and employment related uses'*.

Consultations:

Environmental Services Department – Water & Drainage Design: Additional information requested.

Roads Department: No objection..

Parks and Landscaping Services/Public Realm Department: No objection, subject to conditions.

Heritage Officer: No report received at time of writing.

HSE Environmental Health Officer: No objection.

Irish Water: No objection, subject to conditions.

SEA Sensitivity Screening

Indicates no overlap.

Submissions/Observations /Representations:

None.

Relevant Planning History:

SD18A/0134 Demolition of the existing single storey house of 'Erganagh' and the construction of a two storey data centre and delivery bays with associated three storey office block and services that will have a gross floor area of 35,426sq.m on an overall site of 9.2 hectares. The two storey data centre facility and delivery bay (32,419sq.m) will be separated into two adjoined blocks over two floors with a single data hall on each floor of each data centre with service and technical space around each data hall (4 data halls overall) with a two storey delivery bay attached to the east of the data centre block. A three storey office block and delivery bay (2,882sq.m) is attached to the west of the data centre block. The data centre will be served by services and plant to the north of the data centre blocks that will include 32 standby generators with 2 associated flues per generator (64 in total) and grouped into 16 towers of flour flues each (each 20m high). There are proposed to be 32 acoustically attenuated chillers located on the upper level plant gantries to the north of the data hall blocks (eight on each gantry). The development will also include a new substation with associated transformer yard and single storey transformer building (125sq.m) that will be located to the northeast of the site. The development will be accessed from the Grange Castle South Access Road from the north via the Baldonnell Road and will also include ancillary site development works, including 2 attenuation ponds, to connect to existing Grange Castle infrastructural services as well as fencing, signage, services road, entrance gate, 70 car parking spaces including 3 disabled car parking spaces, and 30 sheltered bicycle parking spaces. The development will be enclosed with landscaping to all frontages including a wetland to the west all on a site (9.2ha) located within lands in the Grange Castle Business Park South and the residential properties of Erganagh, Kent Cottage and Weston Lodge on land with the townlands of Aungierstown and Ballybane; Ballybane; and Milltown and

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bounding Baldonnel Road to the west and south and Grange Castle South Access Road to the north, Baldonnel, Dublin 22. An Environmental Impact Assessment Report (EIAR) has been submitted with this application. Permission Granted (SDCC) Permission Granted (ABP)

SD17A/0392

Amendment and completion of the permission granted under SD17A/0141 to facilitate a 125sq.m extension to the north and south of the permitted stand-alone single storey data hall of 1,515sq.m to create an extended stand-alone single storey data hall of 1,640sq.m. The permitted data hall will remain located as per SD17A/0141 - that is to the north of the data hall and its extension and to the west of the temporary gas powered generation plant permitted under Reg. Ref. SD16A/0214, SD16A/0345 and SD17A/0027 and to the immediate east of the R120. This amendment application will increase the height of the compound and data hall building by 1.2m - 1.96m and it will remain single storey. Internal alterations to the data hall layout are also proposed. No changes are proposed to the plant at roof level; associated support services, with a slight repositioning to the north of the 4 no. standby generators with associated flues (each 15m high). The development will include a revised location for the sprinkler tank and pump room, as well as revisions and extensions to the permitted service road and new access gate to provide vehicular access to the data hall and 3 car parking spaces permitted under SD17A/0141. The development will also include modifications to the landscaping to all frontages permitted under SD16A/0214, SD16A/0345 and SD17A/0141. This application also includes for revisions to the former access off the R120 that will allow emergency access only from this point into the site. It will continue to maintain local access to the rear of the property to the south of this former access as permitted and will reduce the number of car parking spaces permitted under SD16A/0214 from 26 to 25 car parking spaces. The development will continue to include ancillary site works, connections to existing Grange Castle infrastructural services as well as fencing and signage. No changes to the permitted attenuation pond is proposed. An Environmental Impact Assessment Report (EIAR) has been submitted with this application.

Decision: Grant permission, subject to conditions.

SD16A/0088

Site enabling works including demolition of existing vacant house and outbuildings (total floor area c.241sq.m), diversion of Baldonnel stream, provision of below ground attenuation. Development of 4 single storey data centres (DUB09, DUB10, DUB12, DUB13) located west of data centres DUB06 (existing), DUB07 & DUB08 (both granted under SD15A/0343), each data centre will contain the following: offices, computer and associated support areas, electrical component rooms, plant and associated equipment, plant at roof level and 5 flues each (each c.25m high) (gross floor area of each data centre c.17,598sq.m c.70,392sq.m in total). The height of each data centre will range between c.6.1m & c.13.3m high. Ancillary site works for connection to infrastructural services, as well as fencing, landscaping, perimeter service roads around the buildings. The provision for installation of heat dispersal infrastructure to facilitate the future potential recycling of waste heat energy by 3rd parties. 160 additional operational parking spaces (including universal accessible spaces). Provision of 20 bicycle parking spaces. Provision of 1 adiabatic water storage tank (c.273sq.m), 1 water treatment storage tank (416sq.m) and 2 pump houses (c.75sq.m each). Provision of 1,750 temporary construction

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worker parking spaces on adjoining Takeda and SDCC sites. All associated site development, service provision, landscaping and associated works. This application includes modifications to permission ref. SD15A/0343 in relation to the lands west of permitted DUB07 & DUB08 now forming part of the current application. An Environmental Impact Statement (EIS) has been submitted with this application.

Decision: Grant permission, subject to conditions.

SD15A/0133

Construction of a single storey data centre, with offices (of circa. 1,560sq.m), storage space, computer and associated support areas, electrical component rooms, loading dock area (the building having a total gross floor area of c.7,609sq.m), roof plant and externally a generator compound (635sq.m), evaporative cooling tank, (150m³) & associated pump house (c.75sq.m), ESB sub station (c.68sq.m), drivers toilet (c.5sq.m), smoking shelter and carparking and bicycle facilities for the sole and only use of Microsoft Operations Ireland Ltd. in connection with this installation. For site safety purposes the provision of sprinkler tank of c.737m³ and associated water tank pump room of 75sq.m is proposed. Also included are ancillary site works for connection to existing Grange Castle infrastructural services as well as fencing, signage, perimeter services road around the building, 60 car parking spaces (including 5 universal accessible car parking spaces) and 18 bicycle spaces. The site perimeter will be enclosed with berming and landscaping to the frontage onto Technology Park Road and the New Nangor Road. All of the above for the sole use of Microsoft Operations Ireland Ltd. An EIS (Environmental Impact Statement) has been submitted with this application.

Grant permission, subject to conditions.

SD14A/0023

Construction of a two storey data storage facility (30,361sq.m.), a double height warehouse building (1,670sq.m) and a HV Substation area with two buildings; 1 no. 2 storey building (968sq.m.) and 1 single storey building (190sq.m) and associated site development works. Permission is also sought for a new site access and entrance gates, a security gatehouse, security gates, load bank garage, perimeter fencing, internal roadways, sprinkler tank, pump house, 10KV substation, water and fuel tanks, attenuation ponds, hard and soft landscaping, 83 new car parking spaces and bicycle shelter with ancillary site works. The highest point of any of the buildings is within 20m of the original ground level with the 25 stacks at 25m. Provision for a temporary construction entrance and haul road off the Baldonnell Road to the south of the site has been allowed for; an EIS (Environmental Impact Statement) will be submitted with this application, all on a 11.25 ha site.

Decision: Grant permission, subject to conditions.

Recent Relevant Enforcement History:

None found.

Pre-Planning Consultation:

None for this proposal.

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Relevant Policy in South Dublin County Council Development Plan (2016-2022):

Section 1.12.0 Employment Lands

Section 4.2.0 Strategic Policy For Employment

Policy ET1 Economic and Tourism Overarching Policies and Objectives

It is the policy of the Council to support sustainable enterprise and employment growth in South Dublin County and in the Greater Dublin Area, whilst maintaining environmental quality.

Policy ET2 Enterprise and/or Residential Led Development in Regeneration Zones

It is the policy of the Council to facilitate and support the regeneration of underutilised industrial areas that are proximate to urban centres and transport nodes and to promote and support more intensive compatible employment and/or residential led development in regeneration zones.

Policy ET3 Enterprise and Employment (EE)

It is the policy of the Council to support and facilitate enterprise and employment uses (hightech manufacturing, light industry, research and development, food science and associated uses) in business parks and industrial areas.

Section 6.4.4 Car Parking

Policy TM7 Car Parking

Section 7.1.0 Water Supply & Wastewater

Policy IE1 Water & Wastewater

Section 7.2.0 Surface Water & Groundwater

Policy IE2 Surface Water & Groundwater

Section 7.3.0 Flood Risk Management

Policy IE3 Flood Risk

Section 7.5.1 Waste and Resource Policy and Legislation

Policy IE5 Waste Management

Section 7.6.0 Major Accidents Directive

Policy IE6 Major Accidents

7.7.0 Environmental Quality

Policy IE6 Environmental Quality

Section 8.0 Green Infrastructure

Policy G5 Sustainable Urban Drainage Systems

Policy G6 New Development in Urban Areas

Section 9.3.1 Natura 2000 Sites

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Policy HCL12 Natura 2000 Sites

Section 10.0 Energy

Policy E3 Energy Performance in Existing Buildings

Policy E4 Energy Performance in New Buildings

Policy E5 Waste Heat Recovery & Utilisation

Table 11.18: Key Principles for Development within Enterprise and Employment Zones

Section 11.2.1 Design Statements

Section 11.2.4 Regeneration Zone

Section 11.2.5 Enterprise and Employment Areas

Section 11.2.7 Building Height

Section 11.4.1 Bicycle Parking Standards

Table 11.22: Minimum Bicycle Parking Rates

Section 11.4.2 Car Parking Standards

Table 11.23: Maximum Parking Rates (Non Residential)

Section 11.4.4 Car Parking Design and Layout

Section 11.4.6 Travel Plans

Section 11.6.1 (i) Flood Risk Assessment

Section 11.6.1 (ii) Surface Water

Section 11.6.1 (iii) Sustainable Urban Drainage System (SUDS)

Section 11.6.1 (iv) Groundwater

Section 11.6.1 (v) Rainwater Harvesting

Section 11.6.1 (vi) Water Services

Section 11.6.3 Environmental Hazard Management

Section 11.6.3 (i) Air Quality

Section 11.6.3 (ii) Noise

Section 11.6.3 (iii) Lighting

Section 11.6.4 Major Accidents – Seveso Sites

Section 11.6.5 Waste Management

Section 11.7.2 Energy Performance In New Buildings

Section 11.8.1 Environmental Impact Assessment

Section 11.8.2 Appropriate Assessment

Relevant Government Guidelines:

Project Ireland 2040 National Planning Framework, Government of Ireland, 2018.

Traffic and Transport Assessment Guidelines, National Roads Authority, (2007).

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Waste Management Plan for the Dublin Region 2005-2010, Dublin City Council, Dun Laoghaire-Rathdown County Council, Fingal County Council and South Dublin County Council, (2005).

Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities, Department of the Environment, Heritage and Local Government, (2009).

Regional Planning Guidelines for the Greater Dublin Area 2010-2022, Dublin Regional Authority & Mid-East Regional Authority (2010).

The Planning System and Flood Risk Management – Guidelines for Planning Authorities, Department of the Environment, Heritage and Local Government & OPW, (2009).

Assessment:

The main issues for assessment are:

1. Zoning and Council policy
2. Visual impact and residential amenity
3. Traffic and access
4. Landscaping and green infrastructure
5. Water, drainage and flood risk
6. Aviation
7. Heritage
8. Environmental Health
9. Screening for Environmental Impact Assessment
10. Screening for Appropriate Assessment

Zoning and Council Policy

The site is located in an area zoned EE: '*to provide for enterprise and employment related uses*'. 'Industry – general', 'industry – light' and 'science and technology based enterprise' are permitted in principle. The control room to be retained is linked to the permitted development on the site, which incorporates these uses. It should be noted that the permitted development on site includes a control room and the development to be retained is for a larger structure to that permitted.

The proposed development is therefore acceptable in principle.

Visual impact and residential amenity

The previously approved switch room is indicated on the site plan as measuring 6.6 x 21.6m (external). The ridge height would be 6.114m.

The proposed control room (switch room) for retention measures 10.2 x 26.5m external. Ridge height is same as granted.

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Given the scale of the increase – only the footprint has increased and the context of the site is one with large datacentres and stacks, as well as the proximity to sensitive receptors (the proposal is not adjacent to residential dwellings) and the fact the proposal will not generally be visible, it is considered the impact is acceptable in terms of design and residential amenity.

Traffic and Access

Roads has stated:

'The switch room which is subject of this retention application is to the south of the substation. The perimeter fence around the substation and switch room is to be in accordance with SD18A/0134. Vehicular access to the switch room is via gate which is located on the south east side of the perimeter fence.

The new proposal will have a vehicle turning head and unloading area within the substation and switch room compound. The increased footprint of the switch room does not adversely affect the level of access within the substation and switch room compound'.

No objections have been raised.

Landscaping and Green Infrastructure

Parks has recommended conditions, in line with the previous permission and associated EIAR, should planning permission be granted. It is considered a general condition, regarding SD18A/0134 would meet the requirements of Parks.

Water, drainage and flood risk

Water Services has requested further information regarding surface water attenuation.

The report of the Water Services Section is noted. Having regard to the extent of attenuation as part of the overall site and the extent of the proposed development, it is considered that the increase in required attenuation on the basis of this proposal is negligible.

Irish Water has recommended standard conditions.

It is considered a general condition, regarding SD18A/0134 would meet the requirements of Irish Water and Water Services.

Aviation

There would be no increase in building height as a result of the proposed development and the impact would be no different to the proposal granted under SD18A/0134, the conditions of which would still apply should this development be granted.

Heritage

Given the proposed development only encroaches into areas previously proposed as hard standing, it is not considered it would have a significant impact on heritage features. Conditions from SD18A/0134 would still be implemented.

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Environmental Health

A report received from the HSE Environmental Health Officer (EHO) has no objection to the proposed development.

Screening for Environmental Impact Assessment

Having regard to the modest nature of the proposed development, and the distance of the site from nearby sensitive receptors, there is no likelihood of significant effects on the environment arising from the proposed development. The need for environmental impact assessment can, therefore, be excluded at preliminary examination and a screening determination is not required.

Screening for Appropriate Assessment

The applicant has not provided information to assist the screening for Appropriate Assessment. Having regard to the nature of the development, connection to public services and the distance from the Natura 2000 sites the proposed development would not require a Stage 2 Appropriate Assessment.

Development Contributions

Control room retention 248.5sq.m
(previously granted 125sq.m)

SEA Monitoring

Building Use Type Proposed:	Control/switch room
Floor Area:	248.5sq.m.
Land Type:	Brownfield/Urban Consolidation
Site Area:	Appears to be 0.0823 Ha

Conclusion

The principle of the proposed retention is considered acceptable and in accordance with the pattern of development, the zoning and the proper planning and sustainable development of the area.

Recommendation

I recommend that a decision be made pursuant to the Planning & Development Act 2000, as amended, for the reasons set out in the First Schedule hereto, to Grant Permission for Retention for the said development in accordance with the said plans and particulars, subject to the condition(s) specified in the Second Schedule hereto, the reasons for the imposition of the said condition(s) being as set out in the said Second Schedule.

FIRST SCHEDULE

It is considered that the proposed development accords with the policies and objectives of South Dublin County Council, as set out in the South Dublin County Council Development Plan 2016 -

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2022 and subject to the conditions set out hereunder in the Second Schedule is hereby in accordance with the proper planning and sustainable development of the area.

SECOND SCHEDULE

Conditions and Reasons

1. Conditions.

(i) The development to be retained shall be carried out and completed in its entirety within 6 months of this decision, in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto. This permission relates only to the amendments specified in the public notices to previously granted permission on site under Reg. Ref. SD18A/0134.

(ii) In all other regards, the development shall be carried out in compliance with the relevant conditions of the grant of planning permission on this site under SD18A/0134, save as may be required by other conditions attached hereto.

REASON: To ensure that the development is in accordance with the permission and that effective control is maintained.

NOTE: The applicant is advised that under the provisions of Section 34 (13) of the Planning and Development Act 2000 (as amended) a person shall not be entitled solely by reason of a permission to carry out any development.

NOTE: The applicant shall notify the Irish Aviation Authority and the Department of Defence regarding any cranes likely to penetrate ICAO surfaces.

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REG. REF. SD20A/0244

LOCATION: Grange Castle South Business Park, Baldonnell, Dublin 22



Sarah Watson,
Assistant Planner

ORDER: A decision pursuant to Section 34(1) of the Planning & Development Act 2000, as amended, to Grant Permission for Retention for the reasons set out in the First Schedule above, in accordance with the said plans and particulars, subject to the condition(s) specified in the Second Schedule above, the reasons for the imposition of the said condition(s) being as set out in the said Second Schedule is hereby made.

Date:

18/11/2020



Eoin Burke, A/Senior Planner