

Comhairle Chontae Atha Cliath Theas

Record of Executive Business and Chief Executive's Order

PR/0624/20

Reg. Reference: SD20A/0121

Application Date: 26-May-2020

Submission Type: Additional
Information

Registration Date: 16-Jul-2020

Correspondence Name and Address:

Anthony Marston, Marston Planning Consultancy 23,
Grange Park, Foxrock, Dublin 18, D18 T3Y4

Proposed Development:

Permission for a period of ten years for development at this site of 16.5 hectares that is located within lands in the Grange Castle South Business Park and includes the residential property of Ballybane, Old Nangor Road on land within the townlands of Milltown; Ballybane and; Aungierstown and Ballybane; and bounding Baldonnel Road to the west; both the Old and New Nangor Road to the north; and Grange Castle South Access Road to the South, Baldonnel, Dublin 22. The development will consist of the following: (1) The demolition of the existing two storey dwelling of Ballybane and associated farm buildings (565sq.m) and the construction of 3 two storey data centres with mezzanine floors at each level of each facility and associated ancillary development that will have a gross floor area of 80,269sq.m on an overall site of 16.5hectares. (2) 1 two storey data centre (Building A) that will be located to the south-west of the site and will have a gross floor area of 28,573sq.m. and will include 26 emergency generators located at ground floor level within a compound to the northern side of the data centre with associated flues that will be 25m in height. The facility will also include 26 ventilation shafts which will be located above the northern end of each emergency generator that will measure 20m in height. (3) 1 two storey data centre (Building B) which will be located to the north-west of the site, and to the immediate north of Building A and will have a gross floor area of 21,725sq.m and which will include 18 emergency generators located at ground floor level within a compound to the northern side of the data centre with associated flues that will be 25m in height. The facility will also include 18 ventilation shafts which will be located

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above the southern end of each emergency generator that will measure 20m in height. (4) 1 two storey data centre (Building C) which will be constructed last, will be located to the eastern part of the site on a north-south axis and will have a gross floor area of 28,573sq.m. It will include 26 emergency generators located at ground floor level within a compound to the western side of the data centre with associated flues that will be 25m in height. The facility will also include 26 ventilation shafts that will be located above the western end of each emergency generator that will measure 20m in height. (5) Each of the three data centres will include data storage rooms, associated electrical and mechanical plant rooms, loading bays, maintenance and storage spaces, office administration areas, and plant including PV panels at roof level as well as a separate house generator for each facility which will provide emergency power to the admin and ancillary spaces. Each data centre will also include a diesel tank and a refuelling area to serve the proposed emergency generators. (6) The overall height of each data centre apart from the flues and plant at roof level is c. 19.85m above the finished floor level. (7) 1 temporary and single storey substation (29sq.m). (8) 3 single storey MV buildings (each 249sq.m - 747sq.m in total) which manage the supply of electricity from the substations to each data centre and are located to the immediate west of the generator compound within buildings A and B, and to the south of the generator compound withing building C. (9) 8 prefabricated containerised electrical rooms (65sq.m each and 520sq.m overall) that are stacked in pairs to the immediate south of the temporary substation. (10) Ancillary site development works, which will include attenuation ponds and the installation and connection to the underground foul and storm water drainage network and installation of utility ducts and cables which will include the drilling and laying of ducts and cables under Baldonnel stream. Other ancillary site development works will include hard and soft landscaping, lighting, fencing, signage, service road, entrance gate, sprinkler tank house (72sq.m), security hut (30sq.m) and 150 car parking spaces and 78

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sheltered bicycle parking spaces. The development will be enclosed with landscaping to all frontages including a wetland to the west. The development will be accessed from the Grange Castle South Access Road from the south via the Baldonnel Road. An Environmental Impact Assessment Report (EIAR) has been submitted with this application.

Location: Townlands within Grange Castle South Business Park, Baldonnel, Dublin 22

Applicant Name: UBC Properties LLC

Application Type: Permission

(SW)

Description of Site and Surroundings:

Site Area: Stated as 16.5 Ha.

Site Description:

The site of the proposed development is situated within Grange Castle South Business Park, east of Baldonnel Road. The site is situated on a prominent junction at the corner of New Nangor Road and Baldonnel Road.

The Google data centre lies to the south of the site.

The Griffeen River (stream) is located to the north of the site. The Baldonnel Stream runs east to west along the north-eastern corner of the site.

The wider Grange Castle Business Park lies to the north, this includes data centres, such as Microsoft.

Site Visit: 22/06/2020

Submission Expiry: 29/06/2020

Proposal:

Permission is sought for a period of ten years for development at this site of 16.5 hectares that is located within lands in the Grange Castle South Business Park and includes the residential property of Ballybane, Old Nangor Road on land within the townlands of Milltown; Ballybane and; Aungierstown and Ballybane; and bounding Baldonnel Road to the west; both the Old and New Nangor Road to the north; and Grange Castle South Access Road to the South, Baldonnel, Dublin 22.

- The development will consist of the following:
 - (1) The demolition of the existing two storey dwelling of Ballybane and associated farm buildings (565sq.m) and the construction of 3 two storey data

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centres with mezzanine floors at each level of each facility and associated ancillary development that will have a gross floor area of 80,269sq.m on an overall site of 16.5hectares.

- (2) 1 two storey data centre (Building A) that will be located to the south-west of the site and will have a gross floor area of 28,573sq.m. and will include 26 emergency generators located at ground floor level within a compound to the northern side of the data centre with associated flues that will be 25m in height. The facility will also include 26 ventilation shafts which will be located above the northern end of each emergency generator that will measure 20m in height.
- (3) 1 two storey data centre (Building B) which will be located to the north-west of the site, and to the immediate north of Building A and will have a gross floor area of 21,725sq.m and which will include 18 emergency generators located at ground floor level within a compound to the northern side of the data centre with associated flues that will be 25m in height. The facility will also include 18 ventilation shafts which will be located above the southern end of each emergency generator that will measure 20m in height.
- (4) 1 two storey data centre (Building C) which will be constructed last, will be located to the eastern part of the site on a north-south axis and will have a gross floor area of 28,573sq.m. It will include 26 emergency generators located at ground floor level within a compound to the western side of the data centre with associated flues that will be 25m in height. The facility will also include 26 ventilation shafts that will be located above the western end of each emergency generator that will measure 20m in height.
- (5) Each of the three data centres will include data storage rooms, associated electrical and mechanical plant rooms, loading bays, maintenance and storage spaces, office administration areas, and plant including PV panels at roof level as well as a separate house generator for each facility which will provide emergency power to the admin and ancillary spaces. Each data centre will also include a diesel tank and a refuelling area to serve the proposed emergency generators.
- (6) The overall height of each data centre apart from the flues and plant at roof level is c. 19.85m above the finished floor level.
- (7) 1 temporary and single storey substation (29sq.m).
- (8) 3 single storey MV buildings (each 249sq.m - 747sq.m in total) which manage the supply of electricity from the substations to each data centre and are located to the immediate west of the generator compound within buildings A and B, and to the south of the generator compound withing building C.
- (9) 8 prefabricated containerised electrical rooms (65sq.m each and 520sq.m overall) that are stacked in pairs to the immediate south of the temporary substation.
- (10) Ancillary site development works, which will include attenuation ponds and the installation and connection to the underground foul and storm water drainage network and installation of utility ducts and cables which will include the drilling and laying of ducts and cables under Baldonnel stream. Other ancillary site development works will include hard and soft landscaping, lighting, fencing,

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signage, service road, entrance gate, sprinkler tank house (72sq.m), security hut (30sq.m) and 150 car parking spaces and 78 sheltered bicycle parking spaces. The development will be enclosed with landscaping to all frontages including a wetland to the west. The development will be accessed from the Grange Castle South Access Road from the south via the Baldonnell Road. An Environmental Impact Assessment Report (EIAR) has been submitted with this application.

Zoning:

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

6 year road proposal along the Nangor Road indicated on the Development Plan Maps to the north of the site.

Environmental Impact Statement:

An Environmental Impact Assessment Report (EIAR) has been submitted with this application for the development of a proposed data centre at Grange Castle South Business Park. The adequacy of the EIAR will be assessed under 'Adequacy of the Environmental Impact Assessment Report' within the 'Assessment' section of this report.

Screening for Appropriate Assessment:

An Appropriate Assessment Screening report was submitted by the applicant which will be discussed in further detail under the relevant section of this report.

Consultations:

Department of Defence: No report received at time of writing.

HSE Environmental Health Officer: No objection, subject to conditions.

Inland Fisheries Ireland: No report received at time of writing.

Irish Aviation Authority: No objection, subject to conditions.

Irish Water: No objection, subject to conditions.

Economic Development: No report received at time of writing.

Heritage Officer: No report received at time of writing.

Parks: No objection, subject to conditions.

Pollution Control: No report received at time of writing.

Public Lighting: No report received at time of writing.

Roads Department: No objection, subject to conditions.

Environmental Services Department – Water Services: No objection, subject to conditions.

Waste Enforcement: No report received at time of writing.

Waste Management Section: No report received at time of writing.

An Taisce: Additional information requested.

National Transport Authority: Comments made.

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SEA Sensitivity Screening

Indicates overlap with:

- SFRA B.

Site borders:

- Section 22 Landfills to the east of the site.
- SFRA A west of site.

Submissions/Observations /Representations:

A number of submissions were received.

Issues raised include:

- Development would result in overconcentration of datacentres, which provide low density employment
- The over density and requirement for an additional substation is not abiding by the Climate and Low Carbon Act 2015. The Gas Networks Sector Climate Change Adaptation Plan should be reviewed.
- Eircom will not upgrade the broadband for residents in the area, as it is identified for large tech multinationals who get access to super high-speed data.
- Traffic has been assessed at the wrong time of year.
- Traffic assessment should have included new junction.
- Development will result in noise nuisance.
- Weight restriction should be imposed on Baldonnell Road and it should be one way.
- Need to reduce CO2 and data centre will add to it.
- The excess heat should be recycled.
- Development offers only short term employment gains during construction.
- Further information is needed on the justification for the forms of energy and details of connecting the proposal to the national grid.
- The EIAR does not meet the requirements of the EIA directive in addressing the direct and indirect impacts of the project and cumulate impact with other existing and proposed datacentres.
- The EIAR does not properly address how the greenhouse gas impact of the increased energy requirement for the development is to be mitigated.
- The EIAR is inadequate in addressing all year-round water supply and demand.

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- The proposal to divert and pump water from the Shannon to serve water demand in the Greater Dublin Area has not been subject to the EIAR process. It has not been established that the Shannon could supply rising water demand in Dublin.

The issues raised in the submissions are considered in the overall assessment of this planning application.

Relevant Planning History:

Subject site

SD09A/0267 Retention of the existing 15-meter high telecommunications support structure carrying antennas & link dishes together with associated equipment container & security fence with access over existing access track. **Grant Permission and Grant Retention.**

SD20A/0097 Change of use from Residential To Irish Cultural and Language Institute and for a new Bio - Cycle unit. **Permission Refused.**

SD088/0010 Construct Baldonnell Road Improvement Scheme & Access Road to Proposed Milltown Business and Technology Park, Clondalkin, Dublin 22. **Application under Part 8.**

Recent Relevant Enforcement History:

None found.

Pre-Planning Consultation:

PP161/19

Construction of a phased development of 3 two storey data storage facilities with an overall gross floor area of 65,000sq.m. Two data storage facilities will have a gross floor area of 24,000sq.m each, with one having a gross floor area of 17,000sq.m. This first application will be for one of the larger 24,000sq.m data storage facilities. Each data storage facility will have an overall height of circa. 20m plus parapet screens, and will contain data storage rooms, associated electrical and mechanical plant rooms, a loading bay, maintenance and storage space, emergency generators and emission flues. The proposal will also include a new substation and suitable landscape boundary treatment in the form of bunds and planting to all boundaries. Vehicle access to the development will be off the Grange Castle South Access Road from Baldonnell Road with emergency only access from the New Nangor Road. This initial application will also include all internal roads, pathways, entrance and perimeter security installations as well as ancillary works including parking to serve each data centre. Full address: Lands of 16.5 hectares located within the Grange Castle Business Park South within the townlands of Milltown; Ballybane; Aungierstown and Ballybane; and bounded by the New Nangor, and part of old Nangor Road to the north; the realigned Baldonnell Road to the west; the Grange Castle South Access Road to the south; and the new Castlebaggot sub-station, agricultural lands and the Bolands Car Centre to the east.

Applicant advised:

- Subject site zoned EE – ‘To provide for Enterprise and Employment Related Uses’
- 10 year permission will be sought for entire site due to scale of proposal

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- Aviation: Department of Defence need to be contacted re: impact on Casement Aerodrome (including impact of birds on attenuation ponds)
- Baldonnell Stream along northern boundary – 15m buffer should be included (not 10m). Enhanced ecological zone proposed along its boundary.
- Boundary treatment should be high quality, particularly on the site boundaries – more flexibility with internal security fencing.
- Full site specific FRA being undertaken – historic flood route being taken into consideration.
- Significant levels of screening proposed around the site, particularly to the north.
- Landscaping needs to be delivered in early phase of development.
- Phase 1 and 2 will be Building A with landscaping along northern and south-western boundary and the sub-station. Phases 3 and 4 will be buildings B and C.
- Roads – swept path analysis, radii and appropriate road widths needed. All roads tracked for HGVs. Will need a detailed construction management plan for construction traffic. There will be a single access point with a secondary service access.
- Active travel is important and cycle spaces will need to be incorporated. If pedestrian access points cannot be provided, the reasons should be detailed.
- Heritage – All hedgerows should be retained. Bat surveys of farm buildings required.
- Needs to be no net loss in biodiversity (proposal seems to provide a net gain). There should be animal passes in the security fences.
- Parks – welcome landscaping strategy. There needs to be a mix of planting including mature trees due to the height of the proposed development.
- Berms will be used to increase visual screening – these should be undulating, not one single uniform height.
- Design – colour and texture will be used. Frontages should be re-considered SDCC to consult architects department.
- Appropriate visual impact assessment with longer distance views needs to be undertaken.
- 30 full time staff per building post construction.
- EHO should be consulted re: noise prior to submitting the application.
- Visual – The visual impact of the proposed development needs to be further considered. Further visual assessment required. Architectural detail and design of elevations needs to be reconsidered to ensure visual impact to be minimised. High quality design and finishes required when viewed from road. Design and layout should minimise overall bulk of proposal when viewed from key viewpoints.

Addendum advised:

- No objection in principle with revised visual / design details submitted for the data centres.
- The green walls are welcomed. Details of same to be provided as part of planning application.

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- The north east corner of Building C is highly visible when viewed from the public road (Visual Impact – View from north-east). Design details to be submitted of same at planning application stage.

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 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.

ET3 Objective 2

To prioritise high tech manufacturing, research and development and associated uses in the established Business and Technology Cluster to the west of the County (Grange Castle and Citywest areas) to maximise the value of higher order infrastructure and services that are required to support large scale strategic investment.

ET3 Objective 5

To ensure that all business parks and industrial areas are designed to the highest architectural and landscaping standards and that natural site features, such as watercourses, trees and hedgerows are retained and enhanced as an integral part of the scheme.

ET3 Objective 6

To ensure that business parks and industrial areas are designed to promote walking, cycling and public transport.

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

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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
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

It is the policy of the Council to promote the development of waste heat technologies and the utilisation and sharing of waste heat in new or extended industrial and commercial developments, where the processes associated with the primary operation on site generates waste heat.

E5 Objective 1

To promote the development of waste heat technologies and the utilisation and sharing of waste heat, in new or extended industrial and commercial developments, where the processes associated with the primary operation on site generates waste heat.

Section 11.7.6 Waste Heat Recovery & Utilisation

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

Section 11.2.1 Design Statements

Section 11.2.5 Enterprise and Employment Areas

Section 11.2.7 Building Height

Section 11.2.8 Signage – Advertising, Corporate and Public Information

Table 11.19: Signage – Types of Signs, Restrictions on Use and Design Criteria

Section 11.4.1 Bicycle Parking Standards

Table 11.22: Minimum Bicycle Parking Rates

Section 11.4.2 Car Parking Standards

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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).

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).

Bats & Lighting: Guidance Notes for Planners, Engineers, Architects and Developers, Bat Conservation Trust, (2010).

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

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:

- Zoning and Council policy
- Design statement and Visual Impact
- Residential amenity

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- Traffic and access
- Landscaping and green infrastructure
- Water, drainage and flood risk
- Aviation
- Archaeology
- Heritage and Biodiversity
- Environmental Health
- Illumination
- Waste Management
- Energy usage
- Adequacy of Environmental Impact Assessment Report
- Appropriate Assessment
- Other Matters

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 'office – based industry' are permitted in principle within the zoning objective.

The proposed data centre development is located within Grange Castle South Business Park and relates to a second phase to an existing data centre facility.

Economic and Tourism Policy ET Enterprise and Employment (EE) states,

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

ET3 Objective 2 seeks *'To prioritise high tech manufacturing, research and development and associated uses in the established Business and Technology Cluster to the west of the County (Grange Castle and Citywest areas) to maximise the value of higher order infrastructure and services that are required to support large scale strategic investment.'*

ET3 Objective 5 states,

'To ensure that all business parks and industrial areas are designed to the highest architectural and landscaping standards and that natural site features, such as watercourses, trees and hedgerows are retained and enhanced as an integral part of the scheme'.

Numerous data centres have been granted planning permission within the business parks which has established an acceptable precedent for this use. Therefore, the proposed development is acceptable in principle, subject to compliance with the relevant policies, standards and requirements of the current South Dublin County Council Development Plan.

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Objectors have raised concerns regarding the employment density of the development, however, it is considered acceptable, given the location, where data centres are acceptable. It should also be noted that there is an office element to each of the data centres.

Design Statement and Visual impact

Under Section 11.2.1 of the South Dublin County Council Development Plan 2016-2022, a Design Statement, including a Site Analysis and Concept Plan, is required for all planning applications in relation to commercial proposals greater than 1000sq.m. The total gross floor area of the proposal is 80,269sq.m and therefore, a Design Statement is a requirement.

An Architectural Design Statement has been prepared by Henry J. Lyons (dated 22/05/2020). This provides a contextual analysis of the site, as well as how the design as responded to this. It is considered the document meets the requirements of the County Development Plan.

The proposed development would involve the construction of three data centres on a phased basis. Buildings A and C would have a floor area of 28,573sq.m, whilst building B would have a floor area of 21,725sq.m. The total floor area would be 80,269sq.m. Each of the data centres would have data storage rooms, associated electrical and mechanical plant rooms, loading bays, maintenance and storage space, office administration areas and plant, including PV panels and a separate house

The proposed data centres would have a maximum height of circa 20m (c.22.5m stairwells and c.25m including flues). A significant level of screening is proposed, including berms with landscaped planting (c.6m).

The temporary sub-station would measure c.4m high and would be located adjacent containerised electrical room, close to the main entrance. The bin stores would be c.2.4m in height and would be located close to the parking areas. The containerised electrical room would measure c.7m in height. Other small structures, such as a security hut, storage tanks and bike/smoking shelters are proposed around the site.

The design and finish of the proposed data centres is as follows:

- Building A
 - Metal cladding panel system – grey white: Upper portion
 - Metal cladding panel system – midnight blue: roof structures
 - Metal cladding panel system – basalt grey: roof structures
 - Metal cladding panel system – flame red: entrance
 - Polyester coated louvre panels: Lower portion
 - Extruded PPC Aluminium Fins: Upper portion
 - External Grade Steel Doors.
 - Glazed Curtain Walling System: Upper portion
- Building B
 - Metal cladding panel system: grey white: Upper portion
 - Metal cladding panel system: basalt grey: roof structures

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- Polyester coated louvre panels: Lower portion
- Extruded PPC Aluminium Fins: Upper portion
- Glazed Curtain Walling System: Upper portion
- Metal cladding panel system: slate blue: Lower portion
- Metal cladding panel system: cornflour blue: Lower portion
- Perforated metal screen grey white: Upper portion
- Building C
 - Metal cladding panel system – grey white: Upper portion
 - Metal cladding panel system – basalt grey: roof structures
 - Extruded PPC Aluminium Fins: Upper portion
 - External Grade Steel Doors.
 - Glazed Curtain Walling System: Upper portion
 - Metal cladding panel system - black: Lower portion
 - Metal cladding panel system - jade: Lower portion
 - Perforated metal screen – grey white: Upper portion

It is noted that ancillary buildings, such as the sprinkler tank and pump house, have green walls in prominent locations, which is welcome in terms of impact on the landscape. A response received from the architect's department states '*Further to our review of the plans, can you please request the following conditions...:*

- *Detail through the false wall and flue detail at a scale of not less than 1:20 prior to commencement'*

Photomontages have been submitted with the application, which illustrates the impact of the proposal on the surrounding area.

Having regard to the:

- Prominent location of the proposed development;
- The proposed materials;
- The level and quality of landscaping for the entire site, which is to be carried out in phase 1; and
- The presence of green walls,

the proposed development is considered to be acceptable in terms of design and visual impact.

Residential Amenity

The closest residential dwellings to the proposal are within 50m to the north of the subject site. Considering the proposed data hall would be located close to existing similar uses, it is not considered that this would unduly impact on residential amenity. It is considered that the main potential impact to residential amenity is from the cumulative noise from the proposed development, which has been raised in a submission, when combined with developments already permitted in Grange Castle. The Environmental Health Officer has concluded the impact is acceptable. This is addressed in detail below under 'Environmental Health'.

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Overall, the impact of the proposed development in terms of visual and residential amenity is acceptable.

Traffic and Access

The applicant has submitted the following information with the planning application:

- Traffic impact assessment – The main observations and conclusions of this report were:
 - The proposed development will not generate excessive vehicular traffic flows.
 - At maximum frequency, construction traffic to and from the site is expected to reach no more than 16 passenger car units in total in either peak hour period
 - The existing Grange Castle Business Park South access junction on Baldonnell Road currently operates well within its effective capacity during AM and PM peak and will continue to do so (measured to 2043).
 - There shall be a negligible impact upon the operation of the existing Grange Castle Business Park South access junction.
 - Operational vehicular traffic will result in a max increase of 4.5% in total traffic flows.
 - Swept path analysis shows articulated and rigid HGVs can be accommodated,
 - The development site benefits from proximity to frequent bus and is a 12 minute cycle to commuter rail.
- Environmental Impact Assessment Report – this report analysed the environmental impacts of the proposed development, outlined the likely significant effects in terms of transport and identified a number of mitigation measures to be put in place.

It is considered that the information submitted regarding transport is sufficient in order to assess the impacts of the application.

Roads has made the following comments:

'Traffic and Transport:

The existing traffic counts and turning movements were assessed at nine junctions in the vicinity of the proposed development. The junctions analysed were:

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- J1. Adamstown Road (R120) / Old Nangor Road / Peamount Road (R120)
(former 3-arm priority-controlled junction; now cul de sac access only)
- J2. Adamstown Road (R120) / Nangor Road (R134)
(3-arm signal-controlled junction)
- J3. Nangor Road (R134) / Baldonnel Road (L2001)
(currently a 3-arm signal-controlled junction)
- J4. Baldonnel Road (L2001) / Old Nangor Road
(former 4-arm priority-controlled junction; now defunct)
- J5. Baldonnel Road (L2001) / Grange Castle Business Park South
(3-arm priority-controlled junction)
- J6. Baldonnel Road (L2001) / Aylmer Road (L6003)
(3-arm priority-controlled junction)
- J7. Nangor Road (R134) / Kilcarbery Park / Profile Park
(4-arm priority-controlled roundabout)
- J8. Nangor Road (R134) / Grange Castle Business Park North / Grange Castle Golf Course
(4-arm priority-controlled roundabout)
- J9. Grange Castle Road (R136) / Nangor Road (R134)
(4-arm signal-controlled junction with slips)

The results of the surveys produced the following data:

Table 1 – Total Existing Peak Traffic at Surveyed Junctions¹

Time Period	Total Junction Traffic Movements (Passenger Car Units)						
	J2	J3	J5	J6	J7	J8	J9
AM Peak Hour	1630	1606	791	855	1424	1881	3528
PM Peak Hour	1574	1353	701	798	1240	1578	2904

Estimations of the increase trips generated by this and committed development in the vicinity of the development were added to the existing traffic figures above.

Two phases of the traffic generation at the proposed development have been analysed:

1. Construction Phase Traffic Generation
1. Operational Phase Traffic Generation

The peak traffic in the construction phase will occur during the preliminary earthworks phase when approximately 95,000m³ of fill material will be transported to the site.

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The main conclusions on Traffic and Transport report are:

- 1. The proposed development will not generate excessive vehicular traffic flows.*
- 2. The existing Grange Castle South access junction on the Balldonnell road will remain within capacity with a grant of this development.*
- 3. The surrounding road network will remain within capacity with a grant of this development.*

Access:

The site is located in Grange Castle Business Park South and is bounded to the west by the Balldonnell Road L2001, to the North by the R134 Nangor road to the east by a car dealership and the south by the Grange Castle Business Park South road.

Access to the proposed development is off the Grange Castle Business Park Road South road. This will be a priority-controlled junction. A secondary vehicular access shall be located 60m south east of the development which will serve as the construction access and as an occasional maintenance and servicing access.

Internal Layout:

There is a series of ring roads around the three proposed units. These roads give complete circulation around each unit for Fire Tender and operational access to all sections of the development. Road junction radii are greater than 6.0m for HGV access. An Autotrack analysis drawing no. A093-CSC-XX-XX-DR-C-2007 Revision P2 has been submitted showing that semi-rigid and rigid HGV's can safely drive to all parts of the development.

The applicant has demonstrated that there is sufficient visibility at each of the bends and junctions in drawing Titled 'Intervisibility' on drawing no. A093-CSC-XX-XX-DR-C-2015 revision P2.

Mobility Management Plan Framework:

The development is in a peripheral location. Existing pedestrian and cycling facilities are of a high standard.

Bus Stops are located on the Nangor Road, a 10-minute walk from the proposed development. There are 3 bus routes serving this location. The No. 13 route has daily frequencies of every 10 minutes while No's 68 and 68x has daily frequencies of every 45 minutes. Rail services are a 12-minute cycle from the development. The development is 1.2km distant from the Grand Canal Greenway which extends into the City Centre. The location can be classified as being in a peripheral location with limited services within walking distance. Therefore, car dependence at this development shall be reasonably high. The suggested modal split targets in Table 4 of the Mobility Management Plan (MMP) are:

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Table 4 – Initial Target Modal Splits for Development Occupants

Mode	Assumed Starting Proportion of Trips	Suggested Initial MMP Targets
Driving a Car	75%	65%
Passenger in a Car	6%	8%
Bicycle	5%	7%
Motorcycle	1%	1%
Bus	5%	7%
Train or Tram	1%	3%
Walking	7%	9%
TOTAL	100%	100%

The MMP shall seek to promote increased active travel, the increased use of public transport and greater use of car sharing at the development.

Car Parking:

The Gross Floor Area of the proposed development is 80,269sq.m. The development is considered to be in the Zone 1 category. The SDCC maximum vehicular parking standards are 1 per 100sq.m Gross Floor Area. Therefore, the maximum permissible parking is $80,269/100 = 802$ spaces. In this case it is more appropriate to calculate the parking provision by an analysis of maximum worker numbers in a particular time period.

The maximum workers on site at any time will be 150. There also may be delivery and contractor vehicles on site from time to time. The proposal is to provide 150 parking spaces at the development. The Roads Department is satisfied with the justification for this parking provision.

These parking spaces are to be evenly distributed in four main areas. One car park is located at the west side of building A. One is located at the west side of building B. One car park is located to the east side of building C and finally one to the south of building C. The parking is arranged in banks of perpendicular parking off the main vehicular access roads. There is sufficient turning room at each parking location to safely access and egress from all the parking spaces provided.

A total of 10% of vehicular parking spaces shall be EV charging ready on the first opening of the development and 100% of the remaining g spaces shall be ducted for future EV connections. A total of 9 vehicular spaces shall be mobility impaired spaces. This is greater than the 5% minimum requirement in the SDCC County Development Plan.

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Bicycle Parking:

*SDCC recommends the **minimum** bicycle parking provision in table 11.22 to be:*

<i>Land Use</i>	<i>Long term</i>
<i>Warehousing</i>	<i>1 per 200sq.m</i>

<i>Proposed GFA Area = 80,269sq.m</i>	<i>Minimum Spaces = 401 spaces</i>
---------------------------------------	------------------------------------

The total workers at any given time is 150. The proposal shall provide 78 sheltered bicycle parking spaces. Therefore, 52% of employees have the opportunity of a bicycle parking space at the development. I believe the low worker numbers at a development of this nature justify a lower number of 78 sheltered bicycle spaces in this instance. This level of provision shall still encourage greater numbers of cycle journeys at this development. The proposed bike parking is located conveniently to each of the Buildings A, B and C.

Pedestrian Access:

The minimum footpath width shall be 2.5m throughout the site.

External Lighting:

An external lighting design and layout has been submitted. Prior to the commencement of development, the applicant shall agree in writing a public lighting scheme with South Dublin County Council Lighting Department. Once agreed, the scheme shall be constructed/installed to taking in charge standards at the expense of the developer and to the satisfaction of South Dublin County Council Lighting Department'.

In conclusion, the Roads Department has raised no objection, subject to conditions.

Submissions have raised concerns that traffic was assessed at the wrong time of the year and that it should have included the new junction. Concern was also raised that Baldonnel Road should have a weight restriction and should be one way. It is noted roads raised no objections on these issues.

Landscaping and Green Infrastructure

The Environmental Impact Assessment Report sets out the results of tree surveys that have been undertaken in terms of which trees have been retained. However, it is not evident that the surveys themselves have been provided as part of the application. This should be provided as additional information.

Parks has stated:

'Overall, the Landscape Proposals prepared by Kevin Fitzpatrick Landscape Architecture are in principal acceptable to the Public Realm Section provided the comments and associated conditions contained within this report in relation to the landscape proposals are implemented. However, the applicant has not provided any information as to the potential impacts of the development on the existing trees/hedges within development area. The applicant should submit

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a tree survey report for the trees within the proposed development area. This tree survey should be undertaken by a suitably qualified arborist. The report should provide detailed information on the condition and health of the existing trees and it should also clearly detail what impacts the development will have on the tree but also potentially the tree roots. In order to ensure the protection of the existing trees and hedgerows to be retained during the proposed development works suitable tree protection fencing must be erected prior to all construction operations occurring on site. This tree protection fencing must be in accordance with BS 5837

1. SUDs Features and Green Infrastructure

- The term Green Infrastructure is used to describe an interconnected network of waterways, wetlands, woodlands, wildlife habitats, greenways, parks and conservation lands, forests and other open spaces that adjoin and are threaded through urban areas. The Green Infrastructure network supports native plant and animal species and provides corridors for their movement, maintains natural ecological processes and biodiversity, sustains air and water quality and provides vital amenity and recreational spaces for communities, thereby contributing to the health and quality of life of residents and visitors to the County.*
- The SuDS features proposed should provide intrinsically attractive features and focal points within the landscape and have added ecological value; by incorporating these features into open public spaces members of the public can enjoy a variety of diverse ecological features. The design of SuDS features is required to be of high quality to achieve a multifunctional space for amenity, biodiversity and surface water management.*
- The proposed SuDS features should aid the maintenance of the existing greenfield runoff rates or potentially reduce the amount of surface water entering the piped surface water system.*
- Based on the requirements of the GDSDS, control discharge rates from the development should be 2 litres/second/hectare for all return periods including the 1 in 100-year return period.*

2. Landscape Proposals

- The applicant is requested to submit a fully detailed Planting Plan for the entire development. The planting plan should provide the following information:*
 - Location of species types, schedule of plants noting species, planting sizes and proposed numbers/densities where appropriate*
 - Implementation timetables.*
 - Detailed proposals for the future maintenance/management of all landscaped areas*
- The applicant should propose native species where possible to encourage biodiversity and support pollinators within the landscape.*

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- *Planting material where possible should be Irish Grown Nursey Stock and the importation of foreign planting material should be avoided within the proposed planting schemes'.*

A number of conditions have been proposed to address the above matters.

Water, Drainage and Flood Risk

The file was circulated to both the Water Services Section of South Dublin County Council and to Irish Water. No objections have been raised by either body.

It is evident from the EIAR and also the cover letter submitted with the application that a Stage 1 Flood Risk Assessment has been undertaken. This has not been received as part of the application submission and it is considered it should be submitted as additional information.

Aviation

A report was received from the Irish Aviation Authority, this stated:

'It is the observations of the Irish Aviation Authority Aerodromes Department that the applicant should be directed to engage directly with the Property Management Branch of the Department of Defence to assess the impact of the proposed development on Casement Aerodrome's obstacle limitation surfaces, flight procedures and communication, navigation and surveillance equipment. This should also incorporate the proposed utilisation of any cranes that would be necessitated during construction.

In the event of planning consent being granted, the applicant should engage with Casement Aerodrome to ensure that any crane operations do not impact on flight procedures. Should permission be granted, the applicant / developer should be conditioned to contact the Authority of intention to commence crane operations with a minimum of 30 days prior notification of their erection and a report was received from the Department of Defence stating that the operation of cranes should be coordinated with the Air Corps. It is considered reasonable to attach these conditions, in the event of a grant of permission'.

No report was received from the Department of Defence. It is considered that a condition should be imposed, addressing the above matter.

Archaeology

Section 13 of the EIAR addresses archaeological and cultural heritage. Sections 13.81 – 13.85 detail the potential impacts of the proposed development. These are as follows:

- Construction Phase
 - Archaeology: Site has been subject to extensive archaeological testing and excavation, however, there is still potential for isolated archaeological features to survive beneath the existing ground level outside the footprint of the test trenches and the excavated areas. Ground disturbances associates with he Proposed Development site have the potential to directly and negatively impact on any such

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remains. Dependant on the nature, extent and significance of archaeological deposits, impacts may range from moderate negative to significant negative.

- Architecture: No potential negative impacts.
- Cultural Heritage: No potential negative impacts.
- Operational Phase
 - No significant impacts during operation are predicted upon the archaeological, architectural and cultural heritage resource.
- 'Do nothing' scenario
 - If the proposed development was not to proceed, there would be no negative impact on the archaeological, architectural or cultural heritage resource.

In terms of mitigation, Paragraph 13.86 of the EIAR states *'it is recommended that monitoring of topsoil stripping associated with the construction of the proposed development be carried out in all areas outside the footprint of the previously excavated areas. If any features of archaeological potential are discovered during the course of the works, further archaeological mitigation may be required, such as preservation in-situ or by record. Any further mitigation will require approval from the National Monuments Service of the DoCHG'*.

Therefore, it is considered that archaeology can be addressed by way of condition.

Heritage & Biodiversity

No report was received from the County Heritage Officer. In lieu of a report, it is considered appropriate, in the event of a grant, to implement the biodiversity mitigation measures and monitoring proposals as detailed in Section 6 of the EIAR, by way of condition.

No report was received from Inland Fisheries Ireland. Section 8 of the EIAR (8.3) recommends a CEMP. The CEMP should detail and ensure best construction practices including measures to prevent and control the introduction of pollutants and deleterious matter to surface water and measures to minimise the generation of sediment and silt. It is recommended that mitigation measures outlined in Section 8 of the EIAR should be included in any CEMP. It is considered appropriate to require a CEMP by way of condition, in the event of a grant.

It is noted that the applicant is proposing petrol interceptors, which prevent pollution to water.

Environmental Health

A report received from the HSE Environmental Health Officer (EHO) has noted:

'Land Contamination

It is noted that exposed green spaces will be incorporated into the development and therefore there is some potential for exposure to harmful chemicals.

There is potential for land to contain harmful chemicals as a result of historic uses. An example would be if the land use had previously included the discharging of chemicals or waste into the soil e.g. oil and fuel discharge Environmental Health has recommended a non-standard condition for planners review in order to provide some risk management should the land be contaminated.

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Noise

With a data centre development the main concern is with regard to on-going noise emissions as these have the potential to cause a nuisance to any surrounding receivers. The main components of this application with reference to noise include:

- Demolition of a vacant dwelling and some other associated buildings*
- A total of 70 emergency generators*
- Construction of 70 ventilation shafts*
- Single storey substation*

It is also noted there are plans to install a new two storey 110Kv GIV substation with associated transformer on the site, however it is not included in this application. As this is not included in this application, Environmental Health cannot request its inclusion for noise predictions.

The proposals detailed above are all noise generating activities and have the potential to generate excessive noise. There is extensive construction required for this development and these works have been addressed in the conditions of consent.

The closest receiver to the development is receiver 'R09' which is located within 50m to the north of the site on the opposite side of the Nangor road. The other residential receivers are located much further from the site Section 9.9 of the acoustic report highlights the noise predictions under various scenarios including general day to day operations (Scenario A), full emergency operation (Scenario B) and general operation during times when two generators are being tested.

The report concludes that all locations are well within the relevant adopted daytime limits. Table 9.16 shows that there is no significant increase to any of the receivers when the predicted noise levels are measured against the existing background levels.

Cumulative noise predictions have also been addressed within the acoustic report. The report also concludes that any impact from construction noise will be slight and short-term. Based on these predictions being true and representative, the Environmental Health does not wish to raise any strong concerns'.

No objections have been raised, subject to conditions.

Submissions raised concerns that there would be a noise nuisance. The EHO has not raised any significant concerns regarding this.

Illumination

An 'External Lighting Design Report' has been submitted. It is considered appropriate to attach conditions relation to lighting in the event of a grant of permission.

Waste Management

Section 14 of the EIAR addresses waste management. A Construction and Demolition Waste Management Plan (C&DWMP) has been prepared by AWN Consulting Ltd. and included in Appendix J of the EIAR. It is considered reasonable and appropriate to require the applicant to implement the mitigation measures proposed in the C&DWMP by way of condition in the event of a grant of permission, to be agreed prior to the commencement of development.

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Energy Usage

An Energy Statement (dated April 2020) has been prepared. This makes the following conclusions:

- Data storage operational space is exempt from TGD Part L 2017;
- The office space will meet the requirements of TGD Part L 2017;
- The power distribution proposed is the most economical and efficient
- Transformers will be installed to reduce electrical losses;
- Standby power to each electrical room will be provided (diesel powered backup);
- External lighting will make use of high efficiency low energy LED luminaires – secondary external lighting will be operated via presence and daylight detection;
- Internal lighting shall be provided by high efficient low energy LED luminaires. These will also be used for emergency lighting;
- Data storage rooms are supplied with fresh air which is sufficient to cool the space for the majority of annual running hours – for a small number of hours adiabatic cooling is required;
- The data storage rooms temperature is maintained as high as possible;
- Direct evaporative Air Handling Units (AHU's) will provide cooling and ventilation air to the data processing areas and equipment rooms;
- All air supply and extract systems serving the data storage rooms are provided with high efficient direct drive fans;
- The cooling system design can accommodate the future installation of heat recovery coils in the central ventilation plant. If incorporated, the heat recovery coils would remove heat from the air after it passes through the data storage rooms to the hydraulic (water) pipe network, before the air is re-introduced to the data storage room or exhausted to the atmosphere.

Section 11.7.6 of the South Dublin County Council Development Plan 2016-2022 requires proposals to carry out energy analysis, including heat recovery and heat distribution infrastructure. The applicant has submitted an Energy Statement has addressed this matter.

Previous permissions for data centres in Grange Castle required conditions regarding future proofing for the potential provision of a low carbon district energy network and the submission of an Energy Report, to include information on the projected annual energy demand of the proposed development, in order to inform the evidence base to develop local low carbon energy options in Grange Castle. It is considered appropriate to impose such conditions in the event of a grant of permission.

It is noted that a number of submissions raised concerns regarding energy/heat. It is considered that the applicant has addressed these matters adequately in their submission and also that the proposed conditions address the use of excess heat adequately.

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Adequacy of Environmental Impact Assessment Report (EIAR)

The applicant has submitted an Environmental Impact Assessment Report having regard to Article 103 of the Planning and Development Regulations, 2001 as amended for an EIAR to be undertaken as it was considered that significant impacts on the environment could not be excluded in this instance.

An EIAR process is defined in the EIA regulations and Directive. That an environment impact assessment means a process consisting of:

- (i) The preparation of an environmental impact assessment report;
- (ii) The carrying out of consultations;
- (iii) The examination by the competent authority of the information presented in the EIA report and any supplementary information provided, where necessary, by the developer;
- (iv) The reasoned conclusion by the competent authority on the significant effects of the project on the environment, taking into account the results of the examination referred to in point (iii) and, where appropriate, its own supplementary examinations and;
- (v) The integration of the competent authority's reasoned conclusion into any of the decisions.

The EIAR is prepared by the developer and is submitted to a Competent Authority as part of a consent process. The EIAR consists of a systematic analysis and assessment of the potential effects of a proposed project on the receiving environment. The amended EIA Directive prescribes a range of environmental factors which are used to organise descriptions of the environment and these factors must be addressed in the EIAR. These are listed in Article 3 (1) of the amended directive.

What an EIAR is to contain:

the developer shall include at least:

- (a) a description of the project comprising information on the site, design, size and other relevant features of the project;*
- (b) a description of the likely significant effects of the project on the environment;*
- (c) a description of the features of the project and/or measures envisaged in order to avoid, prevent or reduce and, if possible, offset likely significant adverse effects on the environment;*
- (d) a description of the reasonable alternatives studied by the developer, which are relevant to the project and its specific characteristics, and an indication of the main reasons for the option chosen, taking into account the effects of the project on the environment;*
- (e) a non-technical summary of the information referred to in points (a) to (d); and*
- (f) any additional information specified in Annex IV relevant to the specific characteristics of a particular project or type of project and to the environmental features likely to be affected.*

Adequacy of Environmental Impact Assessment Report (EIAR)

The EIAR sets out:

Chapter 1 – Introduction

Chapter 2 – Description of the Proposed Development

Chapter 3 – Planning and Development Context

Chapter 4 – Consideration of Alternatives

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Chapters 5 – 15 sets out the required topics

Chapter 16 – sets out cumulative effects

Chapter 17 – sets out interactions between environmental factors

An Environmental Impact Assessment Report (EIAR) has been submitted as part of the planning application which contains the EIAR and an Appendices. The direct, indirect and cumulative effects of the proposed project on the specified factors are identified, described and assessed in the following sections:

- Alternatives
- Population and human health
- Biodiversity
- Land, soil, geology and hydrogeology
- Hydrology
- Noise and vibration
- Air quality and climate
- Landscape and visual assessment
- Traffic and transportation
- Cultural heritage
- Waste management
- Material assets
- Cumulative effects
- Interactions

Subject to Article 108 of the Planning and Development Regulations 2001 (as amended) the Planning Authority is required to examine the adequacy of the EIAR submitted. It is considered that the proposed EIAR contains the information as set out in Schedule 6 of the Planning and Development Regulations (2001) as amended and in accordance with European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018.

Alternatives

The EIAR examines the following alternatives:

- Design
- Technology
- Location
- Size and scale
- Mitigation
- Do-nothing alternative

In terms of alternatives, the EIAR concludes:

'Having undertaken a comprehensive review of all environmental effects on the three sites, it was concluded that the Grange Castle provides the most appropriate site for the proposed development. Other sites had restrictions in terms of noise, power and precedent for permitting data centre development.'

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The project design as proposed provides the most appropriate design and layout that maintains boundary wayleaves as well as achieving the required landscaping to boundaries and high quality elevation treatment that faces towards the Grange Castle South Business Park.

The 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 site has the required infrastructure readily available or in close proximity for the development in comparison to alternative sites. This includes the provision of a 110kV GIS substation within the rear of the site to be applied for under a separate application as well as connections to required power supply. As detailed in Chapter 2, a temporary power connection to the site will be facilitated via a proposed temporary substation and underground 20KV connection and cables from the east with the underground cabling outside of the site forming a separate planning application. Alternative routes for this via the west out of the site, and to the south-east of the site were considered by raised a number of other environmental issues, or increased the works required that do not apply to the proposed connection.

The siting and design of the proposed development at an existing greenfield site in Grange Castle South Business Park has been carefully selected based on a consideration of the reasonable alternatives (for example in terms of project design, technology location, size and scale) and having undertaken a comparison of environmental effects. The proposed development will considerably enhance the utilisation of the site. In conclusion, it is considered that the proposed site has significant capacity for development and is highly suitable for a data centre use'.

EIAR Reasoned Conclusion

Having regard to the environmental information contained within the EIAR and information submitted as part of the application, it is considered that the main significant direct and indirect residual effects of the proposed development on the environment are as follows:

- Population and human health:
 - Construction phase: slight but short to medium term slight negative impact on the local community, human health and population.
 - Construction phase: slight short to medium term positive impact on the economy and employment.
 - Construction phase: short to medium term slight negative impact on the local community and amenity of the area.
 - Operational phase: slight and long term positive impact (employment).
- Biodiversity:
 - Designated sites: No residual impacts.
 - Bats: No residual impacts.
 - Otter: No residual impacts.
 - Mammals (other): No residual impacts.
 - Breeding birds: No residual impacts.
 - Wintering birds: Residual impacts on wintering birds includes the permanent loss of agricultural grassland habitat. This is considered to be a permanent significant impact at the local scale.

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- Amphibians: The construction of the proposed development is phased such that the landscaping of wetland features will be carried out in tandem with the construction of Building A. As such, the duration of impacts resulting from habitat loss will be reduced to temporary / short-term impacts.
- Hedgerows: Assuming the full and successful implementation of the mitigation measures, the area of hedgerow habitat within the proposed development site will be increased and therefore the residual impacts will be positive over long term.
- Depositing lowland rivers: Assuming the full and successful implementation of the mitigation measures, the Baldonnel stream will be ecologically enhanced as a result of proposed planting outlines in the landscape plan and therefore the residual impacts will be positive over long term.
- Drainage ditches: The construction of the proposed development is phased such that the landscaping of wetland features will be carried out in tandem with the construction of Building A. As such, the duration of impacts resulting from habitat loss will be reduced to temporary / sort term impacts.
- Land, soil, geology and hydrogeology: short to medium term impact of imperceptible significance with a neutral impact on quality.
- Hydrology: long term imperceptible and neutral impact
- Noise and vibration: operational plant will have an impact that is not significant, negative and long term. In terms of nearest commercial properties, residual impact will be not significant, negative and long term. Operational assessment of vehicle movements shows imperceptible, neutral and long term impact.
- Air quality and climate:
 - Dust and Particulate Matter: neutral, short to medium term and imperceptible.
 - Climate: short to medium term, negative and not significant
 - Air quality: long term, slight negative.
 - Climate CO2: long term negative and slight impact on climate. NOX, SO2 and NMVOC have long term, negative and slight impact.
 - Human health: No significant impact.
- Landscape and visual assessment:
 - Construction: No significant impact:
 - Operational: the magnitude of the negative visual impact is not significant and long term in duration.
- Traffic and transportation:
 - Operational: overall slight impact on operation of existing junction assessed.
- Cultural heritage: No residual impacts.
- Waste management: neutral and imperceptible impact.
- Material assets: impact is neutral, long term and not significant.
- A number of cumulative residual effects have also been identified:
 - Population and human health: operational – positive, long term, imperceptible and slight.
 - Biodiversity: Operational – neutral, long term and slight.
 - Land, soil, geology and hydrogeology: long term, neutral and imperceptible.

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- Hydrology: long term, neutral, imperceptible.
- Noise and vibration: construction – slight, negative, short term. Operational – negative, not significant and long term.
- Air quality and climate: construction: neutral short term, not significant (dust) and PM); neutral, short term to medium, imperceptible (human health); short term, negative, not significant (climate). Operational – long term, slight and negative (air quality); long term, slight negative (climate).
- Landscape and visual assessment: construction – moderate, short to medium term. Operational – long term, slight to moderate and neutral.
- Traffic and transportation: Construction: short to medium, slight negative. Operational – long term, slight negative.
- Cultural heritage: Construction – moderate to slight negative. Operational – no significant impact.
- Waste management: construction – neutral, short term and imperceptible. Operational – long term, negative, not significant.
- Material assets: Construction – short to medium term, neutral and imperceptible. Operational – long term, neutral and not significant.

It is considered that the information contained within the EIAR allows for adequate assessment of the potential impacts of the proposed development on the receiving environment and complies with the requirements of Article 94 of the Planning and Development Regulations 2001 (as amended).

Appropriate Assessment

Information for the purposes of assisting in screening for Appropriate Assessment was prepared by Scott Cawley. The report concludes *'following an examination, analysis and evaluation of the relevant information, including in particular the nature of the project and its potential relationship with European Sites and their conservation objectives, as well as considering other plans and projects, and applying the precautionary principle, it is the professional opinion of the authors of this report that there is no potential for likely significant effects on any European sites, for the reasons set out in Section 3.3 above.*

Therefore, it is the professional opinion of the authors of this report that the application for consent for the proposed development does not require an Appropriate Assessment or the preparation of a Natura Impact Statement (NIS)'.

Having reviewed the submitted information, the Planning Authority has concluded that, 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.

Other Matters:

Some submissions raised matters that have not been considered elsewhere:

- Presence of broadband in residential areas: this cannot be influenced by this planning decision.

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- Only short term employment gains – this is addressed in the EIAR.
- EIAR is inadequate – it is not considered that this is the case.
- Shannon project – it is not considered that this development should provide for the EIAR for any such project.

Other Consideration:

Development Contributions

Data Halls with ancillary offices, reception: 78,871sq.m.

Excluding:

Temporary Substation: 29sq.m

3 MV buildings: 747sq.m

8 pre-fab containers: 520sq.m

Sprinkler tank house: 72sq.m

Security hut: 30sq.m

SEA Monitoring Information

Building Use Type Proposed – Data halls and ancillary structures

Floor Area (sq. m.) – 80,269

Land Type - Greenfield

Site Area (Ha.) – 16.5

Conclusion

Having regard to the

- 'EE' zoning objective to the subject site,
- the policies and objectives of the South Dublin County Council Development Plan,
- the surrounding land uses and activities in Grange Castle Business Park,
- the various consultation reports received from various South Dublin County Council departments and prescribed bodies,

it is considered that the proposed development is acceptable in principle, in this instance it is deemed appropriate to afford the applicant an opportunity to submit the FRA for the site as referenced within the application documentation and also to submit the tree survey, in order that the Planning Authority can carry out an informed assessment of the proposed development. Additional Information is therefore recommended.

Recommendation

Request Further Information

Further Information

Further Information was requested on 14 July 2020

Further Information was received on 16 July 2020

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Consultations

Roads: No objection, subject to conditions.

Parks: No objection, subject to conditions.

Item 1:

The Environmental Impact Assessment Report sets out the results of tree surveys that have been undertaken in terms of which trees have been retained. However, it is not evident that the surveys themselves have been provided as part of the application. The applicant is requested to submit a tree survey report for the trees within the site. This tree survey shall be undertaken by a suitably qualified arborist. The report shall provide detailed information on the condition and health of the existing trees and it should also clearly detail what impacts the development will have on the tree as well as the tree roots.

The applicant submitted a tree constraints plan and also a baseline trees survey and report. Parks have been consulted on the information received and have no objections, subject to conditions.

Item 2:

The applicant is requested to submit the Stage 1 Flood Risk Assessment referred to in the planning application.

The applicant has submitted a stage 1 Site Specific Flood Risk Assessment prepared by CS Consulting Group. This has determined in accordance with "The Planning System and Flood Risk Management: Guidelines for Planning Authorities" (2009). The flood risk consultant has outlined that the proposed development is 'less vulnerable' and therefore no Justification Test is needed, given the flood zone. The FRA includes a number of mitigation measures, including a compensatory area. It is noted that the Water Services report has raised no objections to the FRA, subject to conditions.

Conclusion

Having regard to the information submitted to the Planning Authority, the 'EE' land-use zoning objective, and the provisions of the South Dublin County Development Plan 2016 – 2022, it is considered that, subject to the conditions attached hereto, the proposed development would not seriously injure the amenities of the area and would, therefore, be in accordance with 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 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.

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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 - 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. Development to be in accordance with submitted plans and details.
The development shall be carried out and completed in its entirety in accordance with the plans, particulars and specifications lodged with the application, and as amended by Further Information received on 16th July 2020, save as may be required by the other conditions attached hereto.
REASON: To ensure that the development shall be in accordance with the permission, and that effective control be maintained.
2. Parking.
 - (a) A total of 150 vehicle parking spaces shall be provided at the development in accordance with the plans and particulars submitted.
 - (b) The proposed development shall make provision for the charging of electric vehicles. In the case of the proposed car parking spaces 100% of spaces must be provided with electrical ducting and termination points to allow for the provision of future charging points, and 16no. car parking spaces must be provided with electric vehicle charging points initially. Details of how it is proposed to comply with these requirements including details of the design of, and signage for, the electric charging points (where they are not in areas to be taken in charge) shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.
 - (c) A total of 9 mobility impaired vehicle spaces shall be provided at the development.
 - (d) A total of 78 sheltered bicycle parking spaces shall be provided at the proposed development in accordance with the plans and particulars submitted with the application.
REASON: In the interest of sustainable transport.
3. Mitigation Measures.
All mitigation measures set out in the documentation submitted in support of the application, including in particular those set out in the Environmental Impact Assessment Report (EIAR), shall be implemented in full.
REASON: In the interest of the protection of the environment.
4. Planting.
All landscaping and planting shall be carried out for the entire site in Phase 1 of development.
REASON: In the interests of the visual amenities of the area.

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5. Surface Water.

(a) Prior to commencement of development the applicant shall submit for the written agreement of the Planning Authority details of the location of proposed culverts and examine if part or all of any proposed culvert can be changed to an open channel.

(b) Prior to commencement of development confirm in writing with water services the surface water attenuation calculations for area 3 of proposed development.

REASON: In the interest of public health and to ensure adequate surface water facilities.

6. Flood Risk.

(a) The site is located in a flood zone area of 1 in 1,000 year flood risk. All suitable measures outlined in the Site Specific Flood Risk Assessment shall be taken to minimise the risk of increased flooding either up stream or downstream of proposed development.

(b) All floor levels shall be a minimum of 500mm above the highest know flood level for the site.

(c) The Developer shall ensure that there is complete separation of the foul and surface water drainage for the proposed development.

(d) All works for this development shall comply with the requirements of the Greater Dublin Regional Code of Practice for Drainage Works.

REASON: In the interest of public health and to ensure adequate flood protection.

7. Crane Operation.

Prior to the commencement of development, the applicant shall engage with Casement Aerodrome to ensure that any crane operations do not impact on flight procedures. A minimum of 30 days prior notification of erection of cranes shall be provided to the Irish Aviation Authority and Department of Defence in this regard.

REASON: In the interests of aviation safety.

8. Archaeological Monitoring, Recording and Reporting

The applicant, owner and developer shall implement the recommendations of the Section 13 of the Environmental Impact Assessment Report (EIAR) relating to archaeology.

The following shall apply:

(a) The applicant/owner/developer shall employ a qualified Archaeologist, licensed to carry out Archaeological Monitoring of all ground disturbance / sub-surface works carried out within the proposed development site. This will include the archaeological monitoring of the removal of topsoil, the excavation of trenches for foundations, services, access roadway, etc. associated with the proposed development.

(b) The archaeologist shall prepare and submit a report, describing the result of the Archaeological Monitoring, to the Local Authority and the Department of Culture, Heritage and the Gaeltacht within six weeks following completion of Archaeological Monitoring.

(c) Should archaeological material be discovered during the course of Archaeological Monitoring, the applicant shall facilitate the archaeologist in fully recording the material. The applicant shall also be prepared to be advised by the Department with regard to the appropriate course of action, should archaeological material be discovered.

REASON: To facilitate the recording and protection of any items of archaeological

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significance that the site may possess.

9. Mobility Management Plan.

A developed Mobility Management Plan is to be completed within six months of opening of the proposed development. The Mobility Management Plan shall be agreed in writing with the roads department and the agreed plan, along with the written agreement of the roads department shall be lodged to the planning file. The written commitment of the developer to implement the agreed plan shall also be lodged to the file.

REASON: In the interest of sustainable transport.

10. Construction Environment Management Plan.

Construction Environmental Management Plan (CEMP)

No development shall take place under this permission until the applicant, owner or developer has:

- (i) Agreed with Inland Fisheries Ireland and lodged with the Planning Authority a project-specific Construction Environmental Management Plan;
- (ii) Submitted a commitment to complete the development in accordance with the agreed Construction Environmental Management Plan, and;
- (iii) These requirements have been lodged with and this has been acknowledged in writing by the Planning Authority.

The required details are as follows:

The Construction Environmental Management Plan should include, but not be limited to:

- (a) Identify potential impacts and mitigating measures;
- (b) Provide a mechanism for ensuring best construction practices including measures to prevent and control the introduction of pollutants and deleterious matter to surface water and measures to minimise the generation of sediment and silt;
- (c) At a minimum, the plan should include the measures outlined in Section 8 of the EIAR.

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

11. Construction and Demolition Waste Management Plan.

Prior to the commencement of development, the applicant shall provide a revised and precise standalone project construction and demolition waste management plan containing figures relating to the quantity of excavated waste in tonnes arising on site including proposal for minimisation /reuse/recycling. The applicant shall also provide figures for the Quantity of anticipated hazardous waste arising on site.

In the preparation of this plan, applicant shall consult Appendix 3 –An example of Indicative C&D Waste Management Plan in the Best Practise Guidelines on the preparation of Waste Management Plans for construction and demolition Waste in Developments.

At the end of construction, applicant shall make sure that all plants and equipment are decommissioned and that no waste should be left or buried on site.

REASON: In the interests of public safety and amenity.

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12. Environmental Health.

(a) No equipment or machinery (to include pneumatic drills, construction vehicles, generators, etc.) shall be operated on or adjacent to the construction site before 07:00 hours on weekdays and 09:00 hours on Saturdays nor after 19:00 hours on weekdays and 13:00 hours on Saturdays, nor at any time on Sundays, Bank Holidays or Public Holidays. Any work outside of these hours shall only be permitted following a written request to the Planning Authority and subsequent receipt of the written consent of the Planning Authority, having regard to the reasonable justification and circumstances and a commitment to minimise as far as practicable any unwanted noise outside the hours stated above.

(b) Noise levels arising from construction activities shall not be so loud, so continuous, so repeated, of such duration or pitch or occurring at such times as to give rise to a noise nuisance affecting a person in any premises in the neighbourhood.

(c) Noise due to the normal operation of the proposed development, expressed as Laeq over 15 minutes at the façade of a noise sensitive location, shall not exceed the daytime background level by more than 10 dB(A) and shall not exceed the background level for evening and night time. Clearly audible and impulsive tones at noise sensitive locations during evening and night shall be avoided irrespective of the noise level.

(d) Noisy plant shall be situated as far away from sensitive properties as possible during the construction stage.

(e) Following commencement of the development the applicant is required to submit an Acoustic Verification report to South Dublin County Council. The report must confirm whether the development complies with Councils noise criteria relevant to this proposal: Noise due to the normal operation of the proposed development, expressed as Laeq over 15 minutes at the façade of a noise sensitive location, shall not exceed the daytime background level by more than 10 dB(A) and shall not exceed the background level for evening and night time.

(1) Acoustic design criteria or performance specifications that have arisen from the acoustic report or any subsequent acoustic assessment shall be finalised and verified by a suitably qualified acoustic consultant.

(2) This Acoustic Verification report should comprise of noise monitoring data at any noise sensitive locations. It should also include the cumulative noise level whereby the existing noise levels are included in assessment of the developments overall impact.

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

(g) During the construction / demolition phase of the development, Best Practicable Means shall be employed to minimise air blown dust being emitted from the site. This shall include covering skips and slack-heaps, netting of scaffolding, daily washing down of pavements or other public areas, and any other precautions necessary to prevent dust nuisances.

(h) The developer shall ensure that adequate community consultation is carried out prior to construction commencing on site. This should include distribution of information in the

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form of a letter or leaflet to all surrounding receivers including residential and commercial.

All nearby receivers must be provided with the following information:

- Overall schedule of works to include approximate timeframes
- Name and contact details of contractor responsible for managing complaints
- Hours of operation- including any scheduled times for heavy machinery Where intrusive machinery is required to be used at short notice, the main contractor shall ensure that nearby receivers are informed prior to works commencing.

(i) Should any unexpected contamination be encountered in soils or groundwater with visual or olfactory signs of contamination, works in that area should cease immediately. Examples of such materials include; buried barrels or containers, soil or water with an unusual colour or odour,

builders rubble containing asbestos, or soil with a distinctive diesel or oil based component. A risk assessment should be completed by a suitably qualified consultant to assess the risks to human health and the environment. Should unacceptable risks be identified then appropriate

remedial works must be conducted and agreement sought from the relevant regulatory bodies.

(j) A suitable location for the storage of refuse shall be provided during the construction and operational phase of the development so as to prevent a public health nuisance.

REASON: In the interest of public health and to uphold the Council's policies set out in the South Dublin County Council Development Plan.

13. Lighting.

(i) The lighting scheme for the proposed development shall be designed to BS5489: European Lighting Standard EN13201 and the SDCC Specification for Public Lighting Installations in Residential and Industrial Developments: February 1997.

(ii) The lighting scheme shall be designed to minimise potential glare and light spillage and shall be positioned and/or cowed away from any bat roosts or areas with bat activity.

(iii) Construction lighting shall be designed so as to be directional and focused on working areas.

(iv) Security lighting shall use infra-red illumination CCTV and not use visible floodlighting.

REASON: In the interest of bat protection, as any interference with protected species such as bats and disturbances or destruction of their roosting sites, in particular, is a prosecutable offence under the EU Habitats Directive and S.I. No. 477 of 2011 (European Communities (Birds and Natural Habitats) Regulations 2011) and in the interests of public safety and amenity, to prevent light pollution, and in the interests of the proper planning and sustainable development of the area.

14. Energy

No development shall take place under this permission until the applicant, owner or developer has submitted the following details for the agreement of the Planning Authority and this has been acknowledged by the Planning Authority:

- (a) Details of future proofing of the site, including safeguarding of any future pipe

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network routes up to the site boundaries / boundaries with adjoining roadways, shall be submitted, to facilitate future connection to potential low carbon district energy schemes in Grange Castle Business Park and adjoining lands. Drawings submitted shall clearly demonstrate future-proofing of the site in this regard.

REASON: In the interests of energy efficiency, climate change mitigation and the proper planning and sustainable development of the area.

15. Irish Water Connection Agreement.

Prior to the commencement of development the applicant or developer shall enter into water and/or wastewater connection agreement(s) with Irish Water.

REASON: In the interest of public health and to ensure adequate water/wastewater facilities.

16. Further Development.

No additional development shall take place above roof parapet level, including lift motor enclosures, air handling equipment, storage tanks, ducts or other external plant, telecommunication aerials, antennae or equipment, unless authorised by a further grant of planning permission.

REASON: To protect the visual amenities of the area.

17. Services to be Underground.

All public services to the proposed development, including electrical, information and communications technology (ICT) telephone and street lighting cables and equipment shall be located underground throughout the entire site.

REASON: In the interests of the visual amenities of the area, the proper planning and sustainable development of the area and compliance with the Council's Development Plan.

18. Signage.

No advertising sign(s) or structure(s) (including any signs installed to be visible through windows), banners, canopies, flags, or other projecting elements shall be erected except those, which are exempted development, without the prior approval of the Planning Authority or An Bord Pleanála on appeal.

REASON: In the interest of visual amenity, compliance with development plan policies and the proper planning and sustainable development of the area.

19. Flue Details.

Prior to the commencement of development, the applicant shall submit for the written agreement of the Planning Authority details of the false wall and flue at a scale of not less than 1:20.

REASON: In the interest of visual amenity.

20. Trees

Prior to the commencement of development, an Arboricultural Implication Assessment shall be submitted to the Planning Authority for agreement in writing. This shall review the development proposals and provide an assessment of the potential for tree retention within the context of the proposed development. Based on the information contained within the Arboricultural Implication Assessment, an Arboricultural Method Statement and Tree

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Protection Plan shall be submitted which shall control and guide the proposed site works in a manner that will be least detrimental to existing trees and hedgerows on site thus maximising tree sustainability.

REASON: In the interests of proper planning and sustainable development, compliance with Development Plan policy, visual amenity and the protection of existing trees and biodiversity.

21. Landscape.

The site shall be landscaped in accordance with a detailed scheme of landscaping, details of which shall be submitted to and agreed in writing with the Public Realm Section prior to the commencement of development.

i. The landscaping scheme shall provide a detailed design of SUDs features including swales and integrated tree pits.

ii. The landscape scheme shall include a detailed planting plan

iii. The landscape scheme shall include details of hard and soft landscaping including levels, sections and elevations.

The Landscape Masterplan shall include the following:

i. A scaled Landscape Masterplan with cross-sections (where appropriate) showing the general layout and hard and soft landscape treatment of all external areas/spaces (including front and rear gardens), boundaries, structures and features. This shall be generally provided at a maximum scale of 1/200.

ii. Details of Hard Landscape Design (where applicable) for boundaries, (walls, fences, screens), lighting, seating, kerbing, edging, surfacing and water features.

iii. Details of Soft Landscape Design: detailed Planting Plan(s) and Planting Schedule(s) [species/varieties, quantities, sizes, rootball presentation, spacings]

iv. A Landscape Specification for all materials (hard and soft landscaping), workmanship and landscape maintenance (18 months minimum period post Practical Completion).

v. A timescale for implementation of all proposals, including specified landscape maintenance operations; Landscape Contract(s) to include an 18-months Defects Liability clause, (hard and soft landscaping) after Certified Practical Completion (by the landscape consultant)

REASON: In the interests of amenity, compliance with Development Plan policy, the provision, establishment and maintenance of a reasonable standard of landscape and the proper planning and sustainable development of the area.

22. Implementation of Landscape Proposals.

The Landscape Masterplan and associated plans once agreed in writing, shall be implemented in full within the first planting season following completion of the development (completion of construction works on site) and prior to the occupation of the new buildings.

- All hard and soft landscape works shall be completed in full accordance with the approved landscape plans.

- All trees, shrubs and hedge plants supplied shall comply with the requirements of BS:3936, Specification for nursery Stock. All pre-planting site preparation, planting and post planting maintenance works shall be carried out in accordance with the requirements

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of BS:4428 (1989) Code of Practice for General Landscape Operations (excluding hard surfaces).

- All new tree plantings shall be positioned in accordance with the requirements of Table 3 of BS 5837: 2012 'Trees in Relation to Design, Demolition and Construction – Recommendations'

- Any trees, shrubs or hedges planted in accordance with this condition which are removed, die, become severely damaged or become seriously diseased within three years of planting shall be replaced within the next planting season by trees, shrubs or hedging plants of similar size and species to those originally required to be planted.

- Planting material should be from Irish Grown Nursey Stock and the importation of planting material should be avoided where possible.

REASON: In the interests of amenity, compliance with Development Plan policy, the provision, establishment and maintenance of a reasonable standard of landscape and the proper planning and sustainable development of the area.

23. The developer shall pay to the Planning Authority a financial contribution of €7,185,936.81 (Seven million, one hundred and eighty five thousand, nine hundred and thirty six Euro and eighty one cent), in respect of public infrastructure and facilities benefiting development within the area of the Planning Authority, that is provided, or intended to be provided by or on behalf of the authority, in accordance with the terms of the Development Contribution Scheme 2016 - 2020, made under Section 48 of the Planning and Development Acts 2000-2011 (as amended).

The contribution shall be paid prior to commencement of development, or in such phased payments as the Planning Authority may facilitate. Contributions shall be payable at the rate pertaining to the year in which implementation of the planning permission is commenced as outlined in the South Dublin County Council Development Contribution Scheme 2016 - 2020.

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

NOTE RE: CONDITION

Please note that with effect from 1st January 2014, Irish Water is now the statutory body responsible for water services. Further details/clarification can be obtained from Irish Water at Tel. 01 6021000 or by emailing customerservice@water.ie.

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 requirements of the HSE Environmental Health Officer shall be ascertained prior to the commencement of development in the interest of public health.

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NOTE: The applicant or developer should ensure that all necessary measures shall be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works and to ensure that any such instances arising are remedied immediately.

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/0121

LOCATION: Townlands within Grange Castle South Business Park, Baldonnel, Dublin 22

F. Redmond

**Fiona Redmond,
Senior Executive Planner**

Eoin Burke

**Eoin Burke,
A/Senior Planner**

ORDER: A decision pursuant to Section 34(1) of the Planning & Development Act 2000, as amended, to Grant Permission 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: 29 July 2020

Mick Mulhern

**Mick Mulhern, Director of Land Use,
Planning & Transportation**