

DEPUTY PLANNING OFFICER

APPLICATION NO.	3200/20
PROPOSAL	RETENTION: Retention Permission for development at a site located at Units 15/16 Business & Technology Park, Clonshaugh, Dublin 17. The development comprises a modification to Permission DCC Ref. 2229/19 (currently under construction) granted for a 2 storey data centre, (with generator yard and all associated works). The development now provides a larger, single storey substation (increased in size from c.34.5 sq.m (as permitted) to c.68.4 sq.m) and located to the south-west of the data centre building as per the parent permission DCC Ref. 2229/19.
LOCATION	Units 15/16 Clonshaugh Business & Technology Park, Clonshaugh, Dublin 17
APPLICANT	Clonmont Development Ltd.
DATE LODGED	14-Aug-2020
ZONING	, , ,
APPLICATION TYPE	Retention Permission

DF/SM
07/10/20

Site Notice:

Site notice in order on 31st August 2020.

Pre Planning Meeting:

No pre-planning consultation has been undertaken.

Zoning

Most of the subject site would be located in an area zoned District Centres – Zone Z4 To provide for and improve mixed-services facilities

The southern portion of the site is zoned Z9

The Conservation Area follows the Santry River valley area.

KDC 2 'Northside'

Site Description:

The subject site is located within the Clonshaugh Business and Technology Park beside the entrance into the estate (west of the site). The site is to the north side of the Santry River. To the east is the former Atlantic homecare site which was vacant for a number of years but is now in reuse as a Range retail unit.

The site is currently under construction of a 2-storey date centre with generator yard with the vehicular entrance to the north of the site as permitted under Reg. Ref. 2229/19.

Proposal:

The application is for Retention permission for an amendment to the permission granted under Reg. Ref. 2229/19 (currently under construction) for a 2-storey date centre with generator yard and associated works. The amendment consists of an increase in the area of the single storey substation as permitted from c. 34.5 sq.m to 68.4 sq.m. The substation is located to the south-west of the subject site being positioned as per the permitted plans under Reg. Ref. 2229/19 albeit covers a larger arear.

Planning History:

<u>Reg. Ref.</u>	<u>Decision/Description</u>
2229/19	<p>PP Granted by DCC for a development at a site of c.3.1ha comprising Units 15/16, Clonshaugh Business & Technology Park, Clonshaugh, Dublin 17. The development comprises the following: Demolition of existing former industrial buildings (c.7, 400 sq.m total GFA), associated plant and hard-standing. Construction of a 2 storey data centre including data halls, offices/admin, staff areas, storage/loading areas, circulation, UPS rooms, and roof plant (total floor area c.9, 250 sq.m). Provision of a generator yard with 3 no. buildings (total floor area c.275 sq.m) housing 5 no. back-up generators. Provision of a substation building (floor area c.34.5sq.m), waste compound building (floor area c.16sq.m), 14 no. car parking spaces, 10 no. bicycle parking spaces, internal roads, docking/service yard, site lighting, new entrance gate, new security fencing to replace existing fencing. All associated site development works, landscape works and services provision. Total floor area of the proposed development is c.9, 520.5m.</p>
5950/07	<p>10 YR PP GRANTED for a mixed use retail, office, residential, restaurant, bar, crèche, community and recreational development over two phases on a 30.28 hectare site.</p> <p><u>Phase 1</u> includes the demolition of all existing buildings on the Phase 1 site, including Coolock Health Centre and adjacent community buildings, industrial and retail warehouse units and 128no. habitable dwellings at the Cromcastle Court residential scheme. The development includes the construction of the following: two storey 63,728sqm gross (45,000sqm net) retail centre north of the Santry River including service yard, energy centre(1,100sqm) and a bus only link to Clonshaugh Road; 2,553sqm two storey pool and leisure centre and 4,170sqm two storey combined library and community centre north of Oscar Traynor Road; 200sqm single storey sports changing facility west of Clonshaugh Industrial Estate access road; 150sqm single storey pigeon club east of Clonshaugh Road; 5,000sqm five storey medical centre; 850sqm two storey crèche facility; 400sqm community building; 66sqm management/security office; 1 no. retail unit (167sqm); 940no apartment and duplex apartment units (148no. one bed; 622no. two bed, 166no. three bed; and 4no. four bed) arranged in two, three, four, five, six and seven storey courtyards (including set back storey on the four, five six and seven storey blocks) located between Oscar Traynor Road, Kilmore Road, Kilbarron Road, Cromcastle Park and Cromcastle Road and including 30no. sheltered units in a three storey development in the grounds of Woodville House, a Protected Structure in a semi-derelict state located east of Kilmore Road which will be renovated and restored to provide communal support facilities for the sheltered housing units; 16no. car parking spaces associated with Woodville House; all residential units are provided with private gardens, terraces, balconies and semi-private courtyards; landscaping to riverside parkland; engineering works to Santry River; two new civic plazas linked by a pedestrian bridge across Oscar Traynor Road; a multi-purpose outdoor games area; temporary accommodation for the Kilmore West recreation centre including the boxing club (350sqm), community centre (880sqm) in the grounds of Scoil Fhursa; road improvements throughout; busways on both sides of Oscar Traynor Road; ESB substations; plant and associated services; 2,340no. basement level car parking spaces located under the development areas, 1,300no. for use by the retail centre, 50no. for the community/library/pool leisure buildings, 940no. for the residential units and 50 no. for the health centre together with 155no. surface residential car parking spaces.</p> <p><u>Phase 2</u> comprises the demolition of the existing Northside Shopping Centre; the construction of 11,924sqm gross retail space; 6,200sqm (10no. screens) cinema and family entertainment centre; 1,100sqm sports bar/restaurant; a 7,990sqm 16no. storey office tower with associated 244sqm ground floor and 584sqm first</p>

floor tea rooms/restaurant; 400no. residential apartments units (50no. one bed units; 233no. two bed units, 112no. three bed units; 3no. 3 bed live-work units and 2no. 2 bed love-work units) arranged in three, four, five and six storey courtyards (including set back storey on four, five and six storey blocks); 600sqm crèche; realignment of Clonshaugh Road to form new cross roads junction with Kilmore Road; a new pedestrian high street with lifts and stairs to basement car park; basement level car parking for 954 cars (151 for retail, crèche and sports bar/restaurant use, 500 for residential use, 230 for cinema use; and 73 for office use) accessed from the realigned Clonshaugh Road, Barrycourt Road and via an underground link from the Phase 1 car park west of the existing Clonshaugh Road; 1,815 no. bicycle spaces are distributed throughout the overall scheme; modifications to existing road junctions between Kilmore Road and Kilbarron Road and Cromcastle Road and Oscar Traynor Road; modifications to access to Woodville House; modifications to existing road junction between Oscar Traynor Road and IDA road and intersection between Cromcastle Road and Cromcastle Avenue; civic plaza; landscaping; ESB substations; plant and associated auxiliary services and all other associated site development works.

4355/02 PP GRANTED for erection of an unlit sign 6mx 1.5m displaying their company logo, at high level on the south facade of their existing warehouse premises at unit 28b Clonshaugh Industrial Estate, Dublin 17.

2128/00 PP GRANTED for new business and technology park comprising the erection of nine four storey office type buildings (total floor area 34,751 sq.m) with plantrooms over and basement car parking, uses to include those provided for under the Zoning Objective including light industry, data processing, software development, technical consulting uses, research and development, training and publishing, science and technology based industry and offices, with associated administrative offices, training facilities etc. on a heavily landscaped site, entered adjacent to the existing site entrance to its north, at the former 'Little Tikes' premises, located to the south east corner of the IDA Clonshaugh Industrial Estate, facing onto the Santry River linear park and the Oscar Traynor Road to the south, the main entrance road into the Estate to the west, the access road to the site to the north and retail warehouse developments entered from the Clonshaugh Road to the west.

Observations/Submissions:

No observations have been received by Dublin City Council.

Interdepartmental Report(s):

Drainage Division: Report dated 8th September 2020 – no objection to the development.

Transportation Planning Division: No report received.

Consultees /Interested Parties:

Irish Water: No report received

Policy:

National Guidelines

Project Ireland 2040 National Planning Framework (NPF2040)

Relocating less intensive uses outside the M50 ring in particular and from the existing built-up area generally

National Strategic Outcome 6 - 'A Strong Economy Supported by Enterprise, Innovation and Skills'

'Digital and Data innovation.'

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

Government Statement on The Role of Data Centres in Ireland's Enterprise Strategy 2018:

This Government Statement contributes to the Strategic Policy Framework and outlines the

Government's desire for a plan-led approach to data centres.

The strategic approach aims to:

- Drive Ireland's ambition in the digital economy as a location of choice for investment and a seed-bed for technology entrepreneurship across a range of sectors and activities;
- contribute to regional development, deliver associated economic activities and support the creation of high quality, sustainable jobs;
- align enterprise electricity demand with generation capacity and transmission planning; and
- ensure that potential downside costs are minimised and that economic impact is optimised.

The plan-led approach aligns with the objective set out in Ireland 2040, National Planning Framework for the 'promotion of Ireland as a sustainable international destination for ICT infrastructures such as data centres and associated economic activities' to deliver on the National Strategic Outcome 6 'A strong economy supported by enterprise, innovation and skills

Planning Assessment:

The application is for the retention of a constructed substation which is a modification to the substation as permitted under Reg. Ref. 2229/19. The substation is part of the supporting infrastructure to the permitted data centre under Reg. Ref. 2229/19. The subject site is governed under the zoning objective 'District Centre -Z4' in the Dublin City Development Plan 2016-2022. The principle of the data centre use at this location was accepted under Reg. Ref. 2229/19 with the substation part of that development and therefore the increase in area of the constructed substation is acceptable in principle.

The as constructed substation has increased in area from c. 34.5 sq.m to 68.4 sq.m. A review of the submitted drawings indicate that the constructed substation has a height of 2.95m, marginally higher than the permitted height of 2.885m. The length and width of the structure has increased from 9.427m x 4.83m to 16.075m x 5.7m.

The Planning Report prepared by McGill Planning submitted with the application outlines that following detailed design and confirmation from the end user, ESB, it was determined that a larger support substation was required on the site than previously permitted. It is further stated, that as work had already commenced on the substation when the additional size requirements became apparent, and it was decided to continue with construction whilst seeking retention planning permission for what within the wider scope of the overall development is considered a minor revision. A detailed breakdown of the need for the larger substation is set out within the report.

The planning report states that the façade has remained the same as the earlier application with a smooth plastered finish and the FFL and top of the roof are the same also. The enlarged substation did not require any additional felling of existing trees.

The report further states that the substation was not visible in the majority of the viewpoints submitted as part of the visual impact assessment and that it is considered that the additional visual impact is negligible given the backdrop of the permitted data centre and having regard to existing and proposed boundary treatment.

An updated Appropriate Assessment Screening Report prepared by Whitehill Environmental has been submitted with the application which states no concerns arise as a result of the additional floor area of the substation.

The explanation for the increase in area of the substation is considered to be reasonable. Having reviewed the scale of the constructed substation on-site alongside the revised plans and photomontage, it is considered that the increase in area of the substation is not excessive and does not have an adverse visual impact. It is not considered that the increase in area will bring about any increase in impacts on protected sites. The retention of the structure is acceptable and is considered consistent with the Dublin City Development Plan 2016-2022 and with the proper planning and development of the area.

Appropriate Assessment:

Having regard to the nature and scale of the development proposed to be retained and the proximity to the nearest European site, no Appropriate Assessment issues arise and it

is not considered that the development proposed to be retained would be likely to have a significant effect, individually, or in combination with other plans or projects, on a European site.

Conclusion:

Having regard to the zoning objective for the area, pattern of development in the area and the nature and scale of the development proposed to be retained, it is considered that subject to compliance with the conditions set out below, the development proposed to be retained does not seriously injure the amenities of the area and is in accordance with the proper planning and sustainable development of the area.

Recommendation:

It is recommended that Retention planning permission be granted subject to the following conditions:

1. Insofar as the Planning & Development Act 2000 (as amended) and the Regulations made thereunder are concerned the development shall be retained in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the conditions attached hereto. For the avoidance of doubt, this permission shall not be construed as approving any development shown on the plans, particulars and specifications, the nature and extent of which has not been adequately stated in the statutory public notices.

Reason: To comply with permission regulations.

2. Within two weeks from the date of the Final Grant being issued, the developer shall pay the sum of €3,312.00 immediately to the Planning Authority as a contribution towards expenditure that was and/ or is proposed to be incurred by the Planning Authority in respect of public infrastructure and facilities benefitting development in the administrative area of the Authority as provided for in the approved Section 48 (Planning and Development Act 2000 as amended) Contribution scheme for Dublin City Council.

The amount shall be subject to any applicable indexation provisions of the Scheme at time of payment or will be increased if prior to payment an indexation increase is applied to the current Development Contribution Scheme or if a new Section 48 Development Contribution Scheme is made by the City Council the amount of the contribution payable will be adjusted accordingly.

Reason: It is considered reasonable that the payment of a development contribution should be made in respect of the public infrastructure and facilities benefitting development in the administrative area of the Local Authority

3. The developer shall comply with the requirements set out in the Codes of Practice from the Drainage Division, the Transportation Planning Division and the Noise & Air Pollution Section.

Reason: To ensure a satisfactory standard of development.

4. The following requirements of the Drainage Division of Dublin City Council shall be complied with:

a) The applicant shall comply with the Greater Dublin Regional Code of Practice for Drainage Works Version 6.0 (available from www.dublincity.ie Forms and Downloads)

b) The developer shall comply with all the conditions relating to surface water management of the previous grant of permission, ref no: 2229/19

Reason: To ensure a satisfactory standard of development.

