

Attachment 6-3-1 Planning Evidence Report

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1. Introduction

1.1 Overview

This Planning Evidence Report accompanies Attachment 6-1 Stakeholder Engagement and provides evidence for relevant planning applications addressed in Section 6.3 of the attachment, requesting evidence of Planning Decision, Environmental Impact Assessment (EIA) confirmation, Appropriate Assessment (AA) Screening and Natura Impact Assessment, as applicable to each planning application.

A table has been prepared to accompany this report and the Attachment 6-1 Stakeholder Engagement as this could not be completed within the attachment template. This has been included under Attachment 6-3-1 Planning Evidence Table and should be read in conjunction with Attachment 6-1 and this Planning Evidence Report.

1.2 Compliance with Section 87(1B) of the EPA Act 1992 (as amended)

1.2.1 Relevant Planning Applications

The proposed Industrial Emissions (IE) licence application relates to the operation of one no. data centre facility (hereafter referred to as “*the Installation*”) which forms part of a wider masterplan application - the Kildare Innovation Campus (KIC) Masterplan. This KIC Masterplan has been the subject of one planning application, which has been granted permission by Kildare County Council (KCC) in January 2024 (Planning Ref: 23/60047). The proposed IE licence activities will be controlled by Amazon Data Services Ireland Limited (ADSIL), however operation of the wider KIC Masterplan site will be controlled separately by the Landowner.

The relevant planning application includes the following description

- **Planning Ref.: 23/60047** – permission for the: Demolition of 2 no. existing buildings; Retention of 6 no. existing buildings for deep tech and innovation related uses; Construction of 2 no. new deep tech buildings and 4 no. new data centre buildings, all including ancillary office spaces; Decommissioning and removal of the existing 110 kV Rinawade substation as well as construction of a replacement 110 kV Gase Insulated Switchgear (GIS) Substation; Construction of an on-site energy centre to provide to the national electrical grid; Construction of a new signalised entrance/exit on Celbridge Road and internal access roads, footpaths and cycle paths including a public accessible link road between Celbridge Road (R404) to the east and Barnhall road (R449) to the west; Construction of a new pedestrian and cycle overpass across the M4 motorway and pedestrian/cycle path adjacent to lands known as the Wonderful Barn Allotments; and, Undergrounding and diversion of the existing overhead 10kv/20kv overhead line adjacent to the M4 motorway.
- Aspects of the application applicable to the proposed IE licence include 1 no. Data Centre Building (Data Centre Building B1) comprising of the following ancillary elements: data hall, admin building, logistics and fuel unloading bays, maintenance and storage spaces, associated water tanks, sprinkler tanks, fire sprinkler pump house consisting of 2 no. fire sprinkler pumps, electrical rooms, security and utility spaces, internal road network, underground foul and stormwater drainage networks, and a generator yard consisting of 14 no. critical emergency generators and 1 no. emergency house generator.

A copy of the Environmental Impact Assessment Report (EIAR) and Appropriate Assessment (AA) Screening report accompanying the planning application have been included in this IE licence application (refer to Attachments 6-2-1 and 6-3-6 respectively). Details of other planning applications and permissions relating to the site are also provided in this report and Attachment 6-1.

A copy of the Planner(s) report, Planning Decision, Planning Order and Grant of planning permission is provided for each application in this report, where available.

Planning Ref: 23/690

Planner(s) Report

Planning Decision

Chief Executive Order

Final Grant

KILDARE COUNTY COUNCIL PLANNING DEPARTMENT

Planning Report 1



Pl. Ref No: 23/690

Name of Applicant	MGS Manufacturing Group Ltd.
Address of Development	Building 3, Liffeypark Technology Campus, Barnhall Road, Leixlip
Type of Permission:	Permission
Type of Development:	Retention for 2 no. silos; P.P for 6 no. silos; 2 no. fire doors.
Date inspected:	20/07/2023
Due Date flw FI	24/09/2023

Description of Proposed Development

Erection of Six 3m diameter x 10m high raw material storage silos in the open yard to the rear of Buildings, 2, 3 and 4. Installation of two new fire exit doors (double doors) to Building 2 (South West Elevation). Retention of the erection of 2 no. 3m diameter x 10m high raw material storage silos in the open yard to the rear of Buildings 2, 3 and 4.

Site Location / Context

The application site is the former Hewlett Packard Campus, south of M4 and Leixlip town and northeast of Leixlip Reservoir and Celbridge. The campus is accessed off the R404. An axial view between Castletown House and the Wonderful Barn traverses the campus. The campus is 80.56 hectares and accommodates a total of 9 no. buildings and ESB substation and surface car parking areas and associated landscaping.

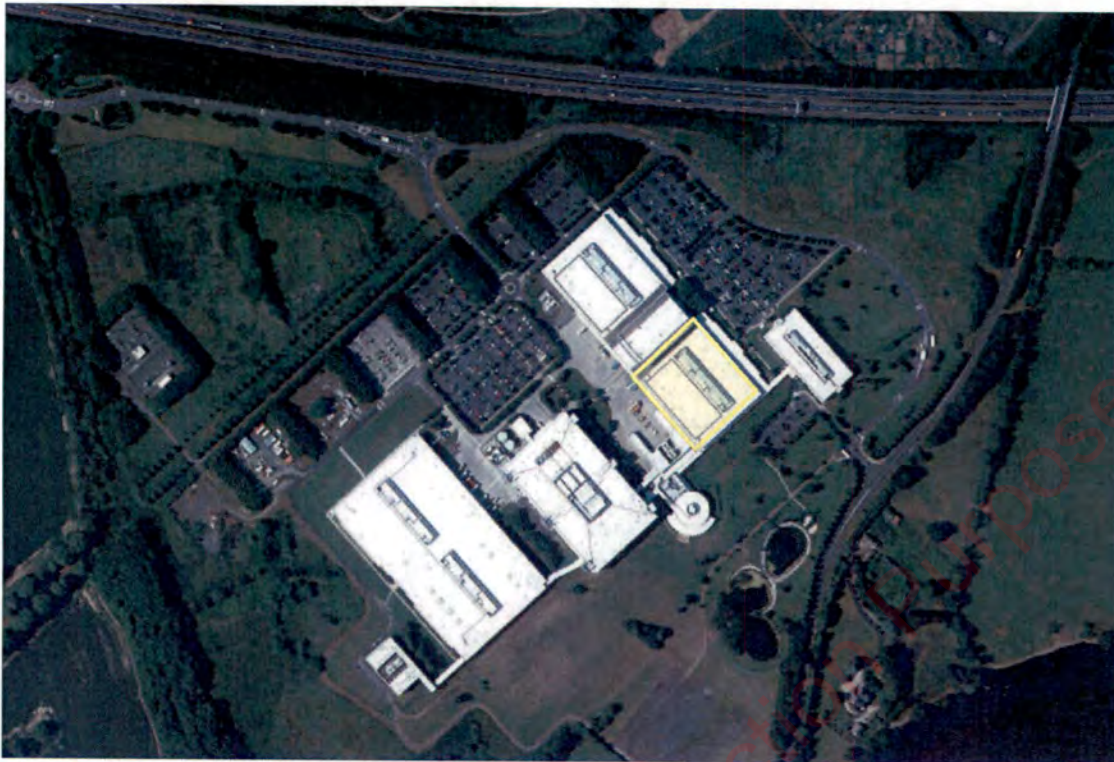
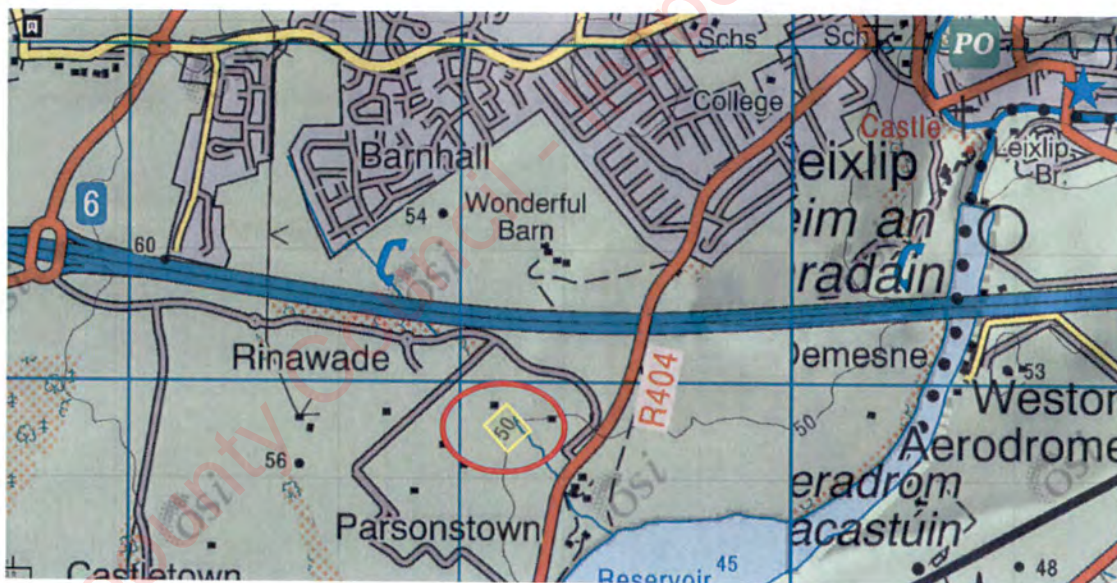


Fig: Aerial View of Site



Built / Natural Heritage

Built Heritage	View through the site, from Castletown House to the Wonderful Barn, this axial view is protected.
Archaeological Heritage	SMRS- KD011062- A Fulacht Fia is located on the eastern part of the campus (Parsonstown) away from Buildings 3 and 4.
Natural Heritage	The site is c.1.15km from the Rye Water Valley/Carton SAC. AA screening report is attached.

	The Rye Water Valley/Carton and the Royal Canal are both pNHA's.
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Retention comprises of 2 no. silos while proposed development comprises of six silos within the built fabric of a substantial industrial complex and therefore the proposed development will not impact any built heritage item.

An AA Screening Report has been prepared for this application and it is attached to the rear of this planning report. This indicates a Natura Impact Assessment is not required.

Internal Reports

This application was referred to the following, reports received as indicated below. Please refer to the specific report on file should further details be required.

Area Engineer:	Report received. No comment made.
Water Services:	Report received. No objection subject to conditions.
Environment:	Initially recommend further information be sought

1. It is noted that the proposed contents of the silos described as "raw materials". Applicant should provide a full description of proposed contents.

The design should be revised in order to comply with the following:

In interest of public health and in order to avoid pollution all silos containing dangerous substances shall be adequately bunded to protect against spillage. Bunding shall be impermeable and capable of retaining a volume equal to 1.1 times the capacity of the largest tank. Filling and offtake points shall be located within the bund.

Recommended permission granted with conditions attached following FI receipt

CFO:	Report received. No objection subject to conditions.
EHO:	No report at time of writing

Submissions & Observations / Representations

None

Relevant Planning History

95/923: Permission was granted for a manufacturing facility of 42,640 sq. m. & development of an overall site of 80.56 hectares for industrial purposes incl. site entrances.

02/1030: Permission was granted for a new site entrance and roadway to connect the campus to public road, which forms part of the Celbridge interchange, 1 no. security kiosk with a total area of 20m², including security barriers, connection into existing wastewater treatment.

12/708: Permission was granted for the re-use and extension of a temporary car park (Park & Ride facility) for construction staff engaged in construction activities at the Intel Site, Collinstown Industrial Park, Leixlip, Co. Kildare. This permission is requested for the use of the car park for a period of 4 years. Access to the car park will be via the existing site entrance off the R404 road. The details are as outlined hereunder:

(a) 735 temporary car parking spaces 2.5m x 5m, on an existing hard surfaced parking area of 1.27 hectare and extension of 0.74 hectare parking area, with 6m high lamps and a temporary berm;

(b) Dark green security chain link fence to surround the car gates;

(c) 2 no. bus set down areas to accommodate 3 buses each;

(d) 2 no. bus shelters (6.3m long x 2.1 m wide x 2.5m high) and

(e) 2 no. Security Huts (3m x 3.2m x 2.5m high) and 2 security barriers. This application consists of a variation to a previously permitted development for an activity for which a licence under Part IV of the Environmental Protection Agency Act 1992 (as amended for the Protection of the Environment Act 2003) is required and full details of the proposed development and its anticipated environmental impacts will be notified to the Environmental Protection Agency. An Environmental Impact Statement accompanies this application.

13/975: Permission granted to MGS Manufacturing Group Ltd for erection of 4 no. 3m diameter x 10m. high raw material storage silos in the open yard to the rear of Buildings 2,3 and 4, to include all associated site works.

21/623: Permission granted to MGS Manufacturing Group Ltd for retention of the mezzanine area (121 sqm) on the first- floor level. This consists of office space, toilets, and a canteen. Retention permission is sought for any associated site works that would have occurred due to the construction of the mezzanine.

Policy Context

Kildare County Development Plan 2023-2029

15.9.2 Industry and Warehousing Development

- Industry and warehousing schemes will be required to present a good quality appearance, helped by landscaping and careful placing of advertisement structures. In relation to industrial development the following should be taken into consideration:
- Individual buildings should exhibit a high quality of modern architectural design and finish (including the use of colour). Prominent corner-face of buildings shall be appropriately articulated;
- In the case of two or more industrial / warehouse units, a uniform design is required for boundary treatments, roof profiles and building lines;
- Areas between the building and road boundary may include car parking spaces provided adequate screen planting is incorporated into the design proposal;
- Adequate provision shall be made on the site for parking of vehicles, storage and stacking space. Storage and stacking areas shall be located to the rear of the building or, where such facilities are located at the side, provision for screening shall be made;
- The building line from adjoining land-uses will be determined at Local Area Plan level having regard to the nature of uses and site-specific matters, or in accordance with Section 15.7.7 of this Plan;
- The front building line shall be as determined in consultation with the planning authority and, where required, the existing roadside boundary shall be set back;
- Any industrial or commercial development shall not be injurious to the residential amenity of adjoining properties;

- A landscaping plan shall be included with any planning application which details landscaped areas to the front of the building line and the provision of a buffer zone (minimum 5-10 metres) where the development adjoins another zoning or where it would impact on the amenities of adjoining land uses;
- Proposals shall be submitted to incorporate Sustainable urban Drainage Systems (SuDS) and other nature-based surface water drainage solutions as part of all plans and development proposals. Priority shall be given to SuDS that incorporate green infrastructure and promote biodiversity including green roofs, walls and rain gardens, with underground retention solutions only being considered when all other options have been exhausted;
- Other measures that address climate change shall include the encouragement and support of solar and wind energy as part of any proposals;
- Signage shall be an appropriate scale and designed into the scheme.
- Any mechanical plant or air handling units shall be appropriately screened.

Leixlip LAP 2020-2026(Extended in 2023)

The site is zoned H Industry & Warehousing, the objective is to 'To provide for industry, manufacturing, distribution and warehousing.'

6.2.1 Leixlip LAP

'The Liffey Business Campus at Barnhall comprises the Hewlett Packard (HP) site which is now occupied by a number of small and medium enterprises. Given the size and scale of the former HP campus it is an objective of the Council to work with local and national agencies to ensure the site can be redeveloped in an appropriate manner and remain a key employment hub for Leixlip and the Dublin Metropolitan Area. Having regard to its proximity to the M4 Motorway and the provisions of the Spatial Planning and National Roads Guidelines for Planning Authorities (DoECLG, 2012) any planning applications for significant development on the site shall be the subject of a Transport Impact Assessment (TIA) which shall include consideration of existing and proposed sustainable transport modes e.g. walking, cycling and public transport.'

Summary of Key Planning Issues and Assessment

Development

Planning permission:

- 6 no. 3m diameter x 10m high raw material storage silos in the open yard to the rear of Buildings, 2, 3 and 4;
- Installation of 2 no. new fire exit doors (double doors) to Building 2 (South West Elevation);

Retention:

- Retention of 2 no. 3m x 10m high raw material storage silos in the open yard to the rear of Buildings 2, 3 and 4.

Principle

Regularisation and improvement of existing facilities is acceptable in principle (with aforementioned policy in 'Policy Context') subject to detailed considerations.

Environmental

As per 'Internal Reports', Environment Section have noted that the proposed contents of the Silos are described as "raw materials". The Environment Section has requested the applicant provide a full description of proposed contents. Environment Section have also stated that the design shall be revised in order to comply with the following:

- *'All silos containing dangerous substances to be adequately bunded to protect against spillage. Bunding shall be impermeable and capable of retaining a volume equal to 1.1 times the capacity of the largest tank. Filling and offtake points shall be located within the bund'.*

Initial Conclusion

While the development is acceptable in principle, as detailed above and also in 'Internal Reports', the Environment Section have recommended that further information be sought.

Initial Recommendation:

Further information is recommended as below:

1. It is noted that the proposed contents of the silos is described as "raw materials" for which is considered to be too vague. The applicant shall provide the following necessary details and revisions in the interests of public health:
 - (a) The applicant shall provide a full description of proposed contents
 - (b) The design shall be revised as follows:

All silos containing dangerous substances shall be adequately bunded to protect against spillage. Bunding shall be impermeable and capable of retaining a volume equal to 1.1 times the capacity of the largest tank. Filling and offtake points shall be located within the bund.

Further Information Received

Further Information was requested on the 04/08/2023 and received on the 29/08/2023. Further Information contained the following information.

- (a) The applicant shall provide a full description of proposed contents

Response

- Applicant/Agent has provided cover letter stating the following:
- Proposed raw material in silos is Marlex 9018 Polyethylene (product specification provided) which comes in plastic pellet form and not liquid;
- Product is used as raw material for medical plastics(currently);
- Plastic pellets arrive in bulk in sealed container. Pneumatic pressure used to discharge the plastic pellets from container into silo. Closed system and must be airtight;
- Plastic pellets stored in silos until such time they are vacuumed out via airtight piping to manufacturing machines;

- At no point are plastic pellets ground down to form dust product;
- From point of delivery to finished product plastic pellets are sealed in airtight closed system;
- Silos contain containment system preventing overspill or discharge. In event of leaking vacuum seal closes and system shuts down eliminating risk. Silos, existing and proposed erected in a bunded area to capture overspill.

Item

(b) The design shall be revised as follows:

All silos containing dangerous substances shall be adequately bunded to protect against spillage. Bunding shall be impermeable and capable of retaining a volume equal to 1.1 times the capacity of the largest tank. Filling and offtake points shall be located within the bund.

Design revised as follows:

- As set out in (a), the silos will not contain any dangerous substances.
- Calculations submitted shows bund wall provides at least 110% of volume of silo

Further Conclusion:

Further Information received has been assessed including by Environment Section. The development to be retained and the proposed development is now considered to be acceptable subject to attachment of conditions.

Further Recommendation:

The proposed development is being recommended for approval subject to conditions.

Schedule 1 - Considerations and Reasons on which this Decision is based as required by Article 31 of the Planning and Development Regulations 2001 (as amended).

Having regard to the policies and objectives of the Kildare County Development Plan 2023-2029 and the Leixlip Local Area Plan 2020-2023, to the nature and design of the proposed development, and the character of adjoining development, it is considered that, subject to compliance with the conditions attached, the development to be retained and the proposed development would not seriously injure the amenities of the area or of property in the vicinity, and would be in accordance with the proper planning and sustainable development of the area.

1. The development shall be retained and carried out in accordance with the plans, particulars, specifications and information received by the Planning Authority on 22/06/2023, and as amended by Further Information received on the 28/08/2023 except as altered or amended by conditions in this permission.

Reason: To enable the Planning Authority to check the development to be retained and the proposed development when completed, by reference to approved particulars.

2. No surface water run off from the site shall be discharged onto the public road.

Reason: In the interest of traffic safety.

3. All foul sewage, trade effluent and soiled water shall discharge to the public foul sewer system.

Reason: In the interest of public health, to avoid pollution, and to ensure proper development.

4. Prior to the discharge of trade effluent from the development to the public foul sewer system, an Effluent Discharge Licence under the Water Services Act 2007 shall be obtained from Irish Water.

Reason: In the interest of public health, to avoid pollution, and to ensure proper development.

5. Prior to the commencement of development, the applicant shall prepare a Construction and Demolition Resource Waste Management Plan (RWMP) in accordance with Appendix C of the "EPA Best Practice Guidelines for the Preparation of Resource and Waste Management Plans for C&D Projects (2021)" including demonstration of proposals to adhere to best practice and protocols. The RWMP shall include specific proposals as to how the RWMP will be measured and monitored for effectiveness, these details shall be placed on the file and retained as part of the public record. The RWMP must be submitted to the planning authority for written agreement prior to the commencement of development.

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

6. Noise from the construction stages of the development shall not give rise to sound pressure levels (Leq 15 minutes) measured at noise sensitive locations which exceed 70 dB(A) (LAeq 1 hour) between 0800 hours and 1800 hours Monday to Friday inclusive (excluding bank holidays) and between 0800 hours and 1300 hours on Saturdays when measured at any noise sensitive location in the vicinity of the site. Sound levels from site development works shall not exceed 45 dB(A) (LAeq 1 hour) at any other time.

Reason: In the interest of public health, to avoid pollution, and to ensure proper development.

7. Noise from the operational stages of the planned development shall not give rise to sound pressure levels (Leq 15 minutes) measured at noise sensitive locations which exceed the following limits:
- 55 dB(A) between the hours of 0800 and 1800 Monday to Friday inclusive (excluding bank holidays) and 45 dB(A) at any other time, and
 - There shall be no clearly audible tonal component or impulsive component in the noise emission from the development at any noise sensitive location. A detailed Noise Study, with recommendations, shall be carried out by a competent noise/environmental consultant within three months of the development being in full operation and at any other time as may be specified by Kildare Co. Council. The Noise Study shall be submitted for the consent of the Planning Authority.

Reason: In the interest of public health, to avoid pollution, and to ensure proper development.

8. Applicant shall use "Best Practicable Means" to prevent/minimise noise and dust emissions during the construction and operational phases of the development, through the provision and proper maintenance, use and operation of all machinery all to the satisfaction of the Planning Authority. Reason: In the interest of public health, and the use of best practice guidelines in order to avoid nuisance.

Note: The Applicant shall obtain a Fire Safety Certificate in accordance with the requirements of the Building Control Act.



Niall Sheehan
Executive Planner
15/09/2023



Kehinde Oluwatosin
Senior Executive Planner
15/09/2023

Appendix 1: Photographs

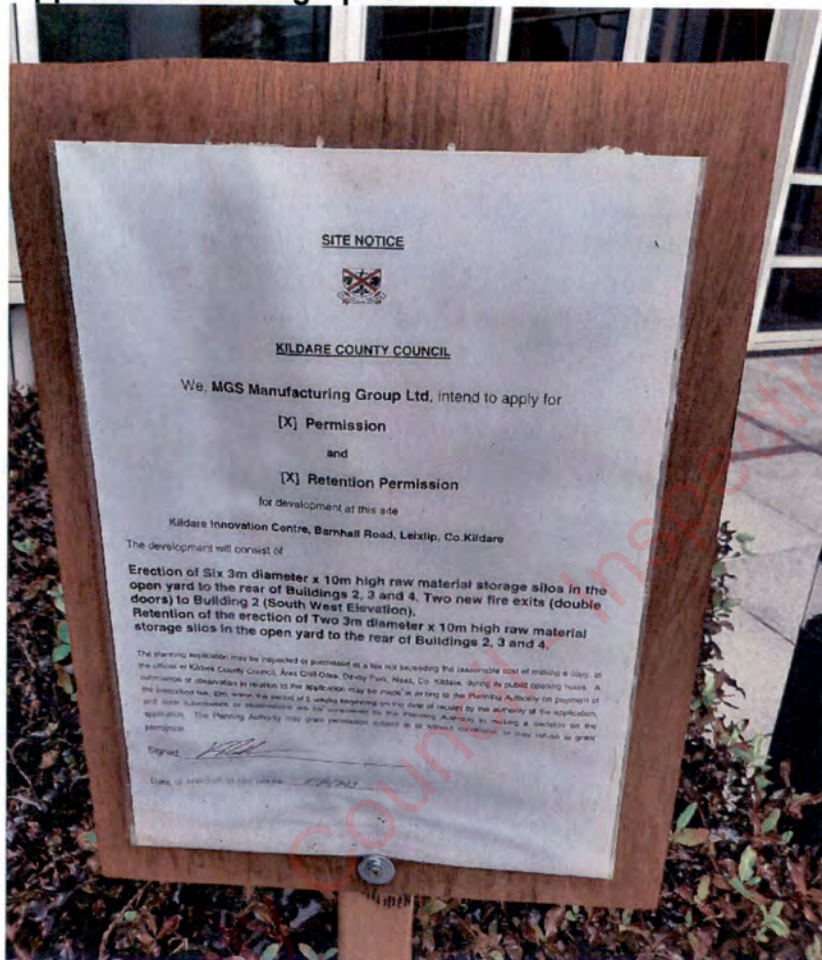


Fig: Site Notice



Fig: Campus Entrance to R404



Fig: Campus entrance to R449

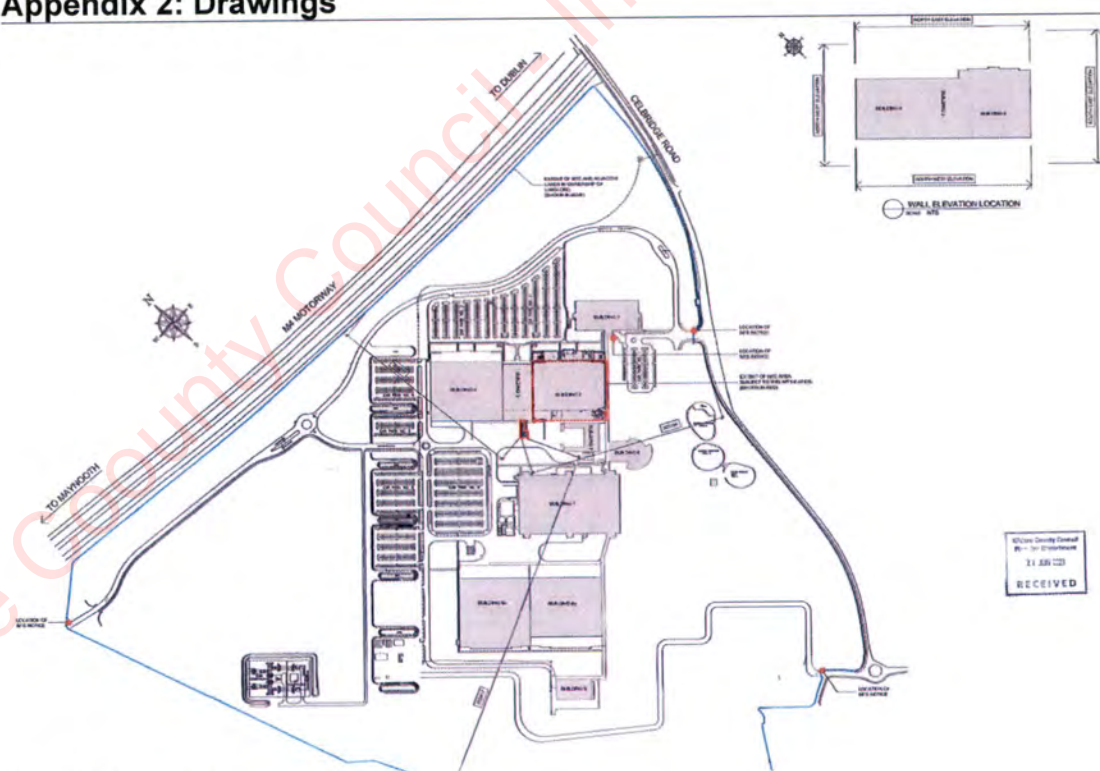


Fig: Site Notice at building entrance



Fig: Examples of silos as approved/constructed

Appendix 2: Drawings



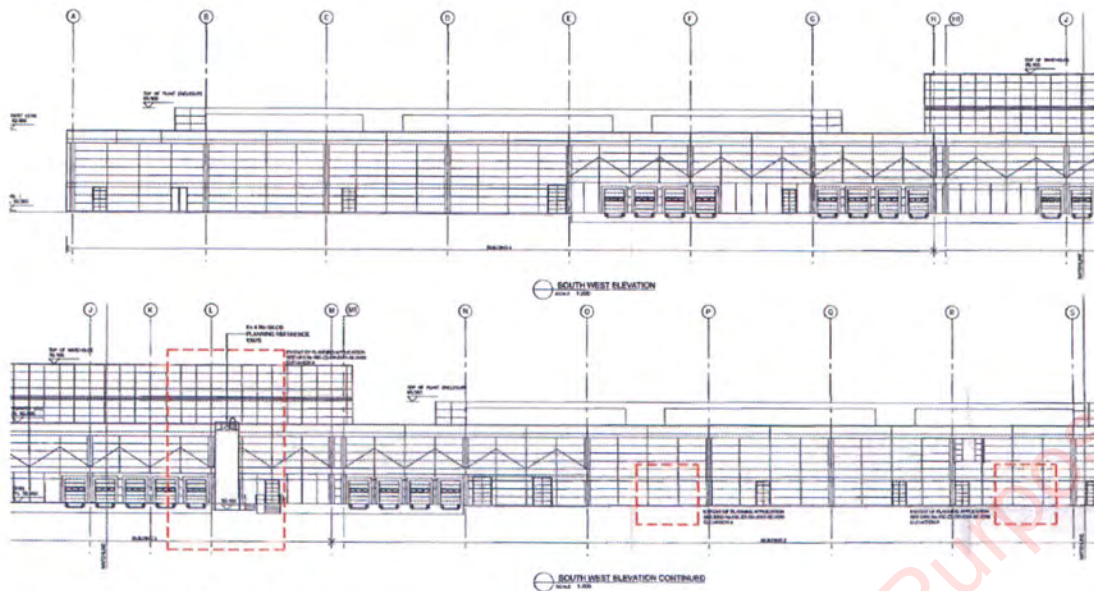
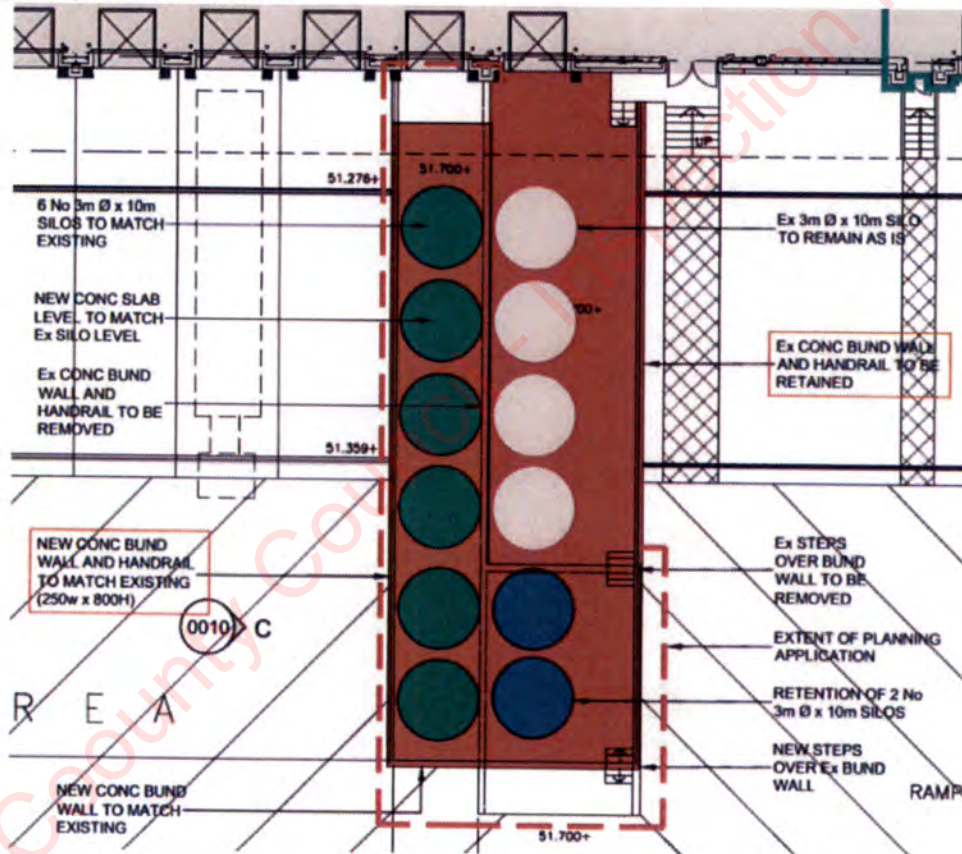


Fig: Proposed Elevations



Proposed and Retention Silo Layout (Refer to DWG C1316 KIC-ZZ-DR-GAR-SE-0008)
Extent of Bund (New and existing) is Shown in Red

Fig: Proposed and Retention Silo Layout

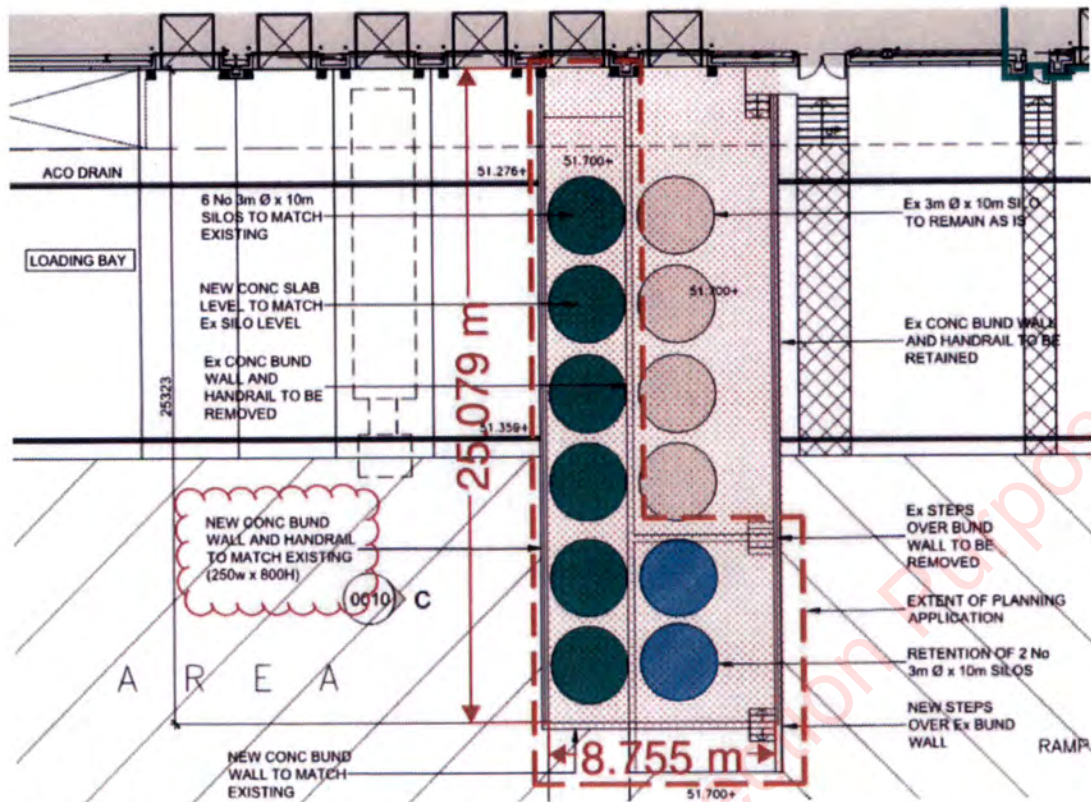
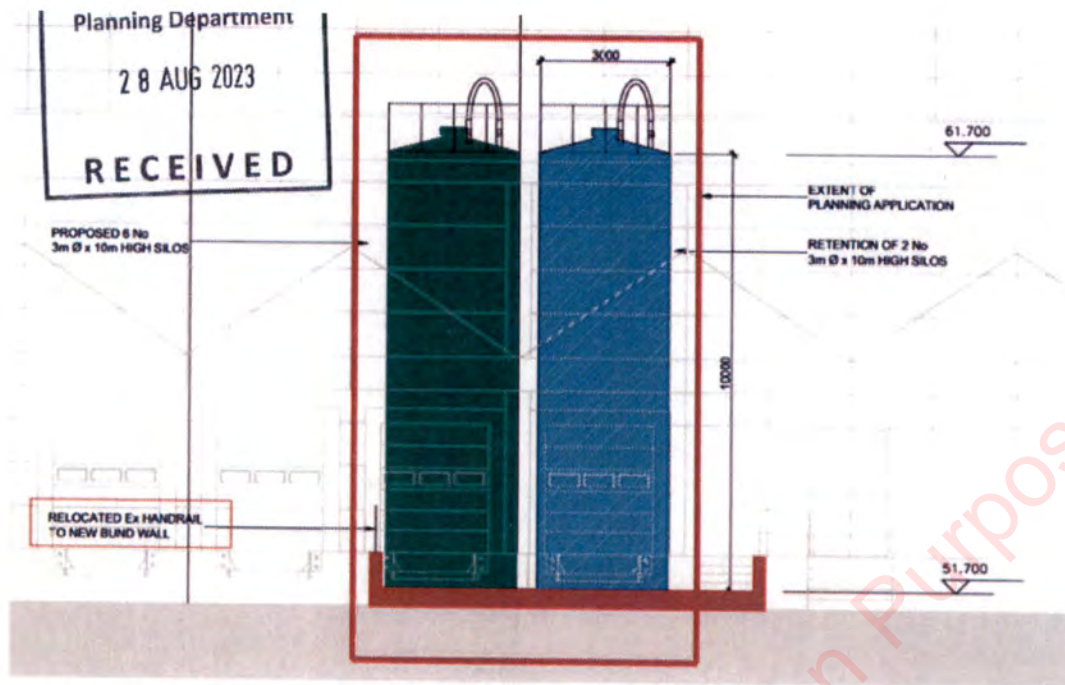
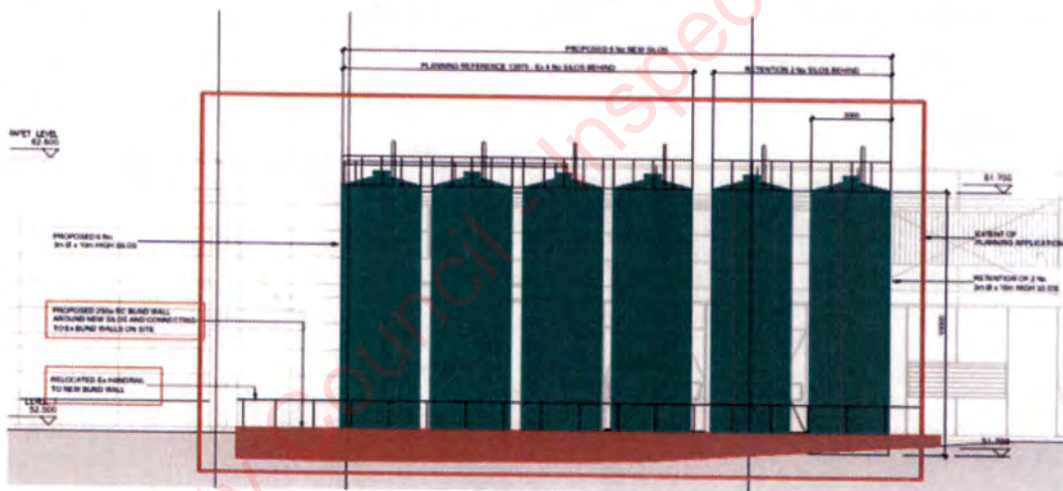


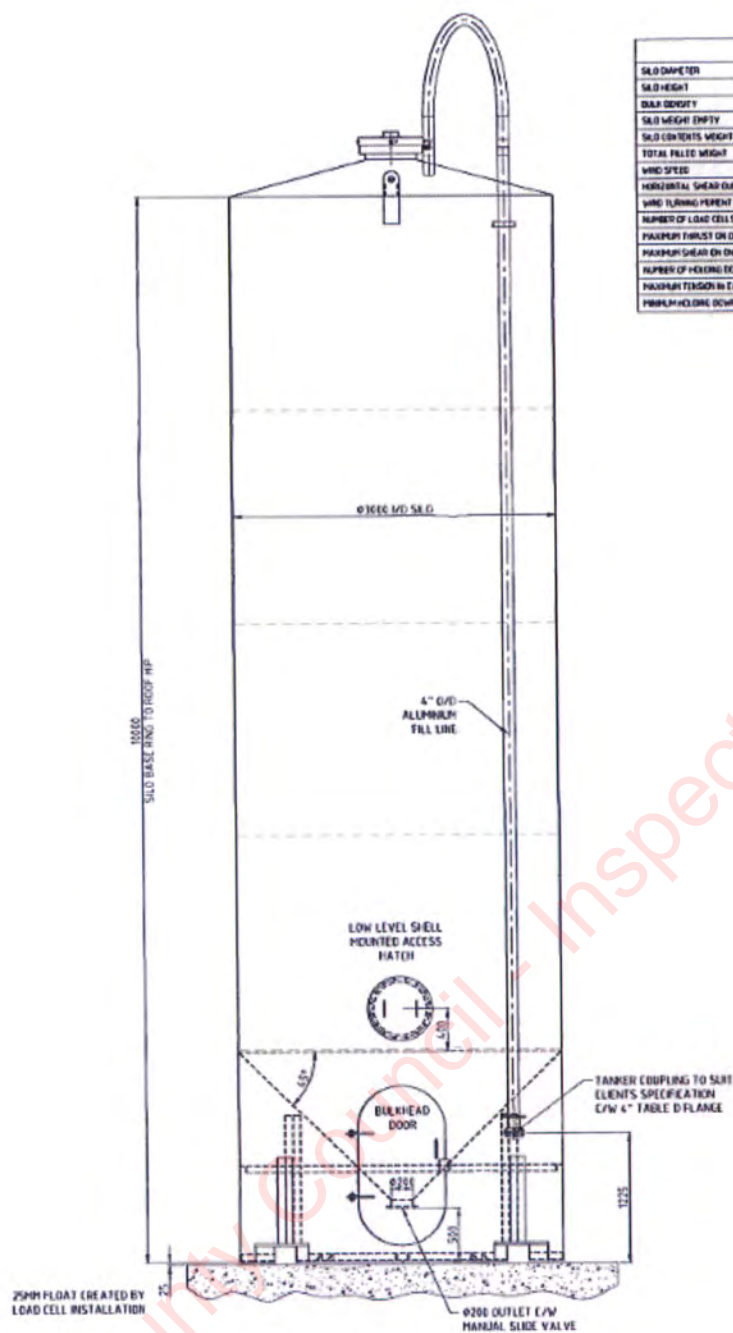
Fig: Proposed and Retention Silo Layout



Proposed Part South West Elevation- Elevation A (Refer to DWG C1316 KIC-ZZ-DR-GAR-SE-0009)
Extent of Bund (New and existing) is Shown in Red



Proposed Part North West Elevation - Elevation C (Refer to DWG C1316 KIC-ZZ-DR-GAR-SE-0010)
Extent of Bund (New and existing) is Shown in Red



BASE LOADINGS	
SILLO DIAMETER	1600 mm
SILLO HEIGHT	18000 mm
GRAIN DENSITY	640 kg/m³
SILLO WEIGHT EMPTY	22000
SILLO CONTENTS WEIGHT	60000
TOTAL FILLED WEIGHT	82000
WIND SPEED	54 metres per sec
HORIZONTAL SHEAR DUE TO WIND AT BASE	6000
WIND TURNING MOMENT VESSEL EMPTY	270000
NUMBER OF LOAD CELLS	3
MAXIMUM THRUST ON ONE LOAD CELL	20000
MAXIMUM SHEAR ON ONE LOAD CELL	2000
NUMBER OF HOLDING DOWN BOLTS	9
MAXIMUM TENSION IN EACH HOLDING DOWN BOLT	3000
MINIMUM HOLDING DOWN BOLT DIAMETER	20mm

SILLO ELEVATION IS A COMPOSITE VIEW AND FOR REFERENCE ONLY FOR TRUE ORIENTATION OF FITTINGS SEE PLANS

Fig: Elevation of silo

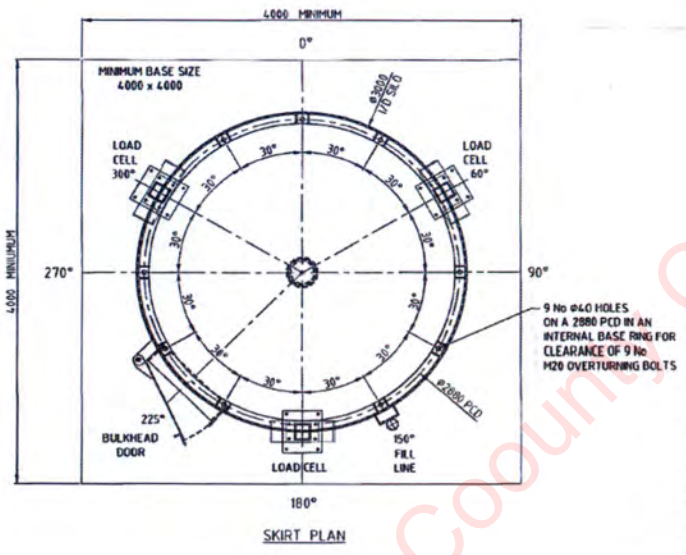
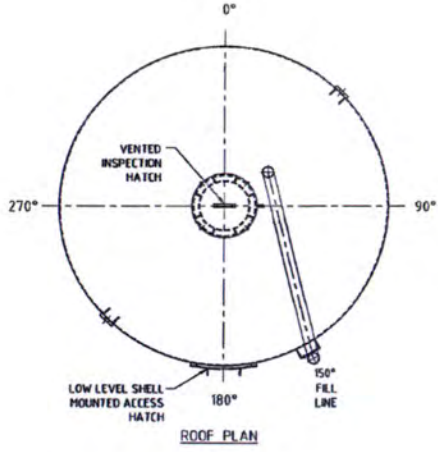



Fig: Plan of silos

Appendix 2: AA Screening

		APPROPRIATE ASSESSMENT SCREENING REPORT AND CONCLUSION STATEMENT	
(A) Project Details			
Planning File Ref		23/690	
Applicant name		MGS Manufacturing Group Ltd.,	
Development Location		Kildare Innovation Centre, Barnhall Road, Leixlip, Co. Kildare.	
Site size		Overall Site Area 80.56ha.	
Application accompanied by an EIS (Yes/NO)		No	
Distance from Natura 2000 site in km		The site is c.1.15km from the Rye Water Valley/Carton SAC.	
Description of the project/proposed development			
Erection of Six 3m diameter x 10m high raw material storage silos in the open yard to the rear of Buildings, 2, 3 and 4. Two new fire exit doors (double doors) to Building 2 (South West Elevation). Retention of the erection of Two 3m diameter x 10m high raw material storage silos in the open yard to the rear of Buildings 2, 3 and 4.			
(B) Identification of Natura 2000 sites which may be impacted by the proposed development			
			Yes/No If answer is yes, identify list name of Natura 2000 site likely to be impacted.
1	Impacts on sites designated for freshwater habitats or species. Sites to consider: River Barrow and Nore, Rye Water/Carton Valley, Pollardstown Fen, Ballynafagh lake	<i>Is the development within a Special Area of Conservation whose qualifying interests include freshwater habitats and/or species, or in the catchment (upstream or downstream) of same?</i>	NO

2	Impacts on sites designated for wetland habitats - bogs, fens, marshes and heath. <u>Sites to consider:</u> River Barrow and Nore, Rye Water/Carton Valley, Pollardstown Fen, Mouds Bog, Ballynafagh Bog, Red Bog, Ballynafagh Lake	<i>Is the development within a Special Area of Conservation whose qualifying interests include wetland habitats (bog, marsh, fen or heath), or within 1 km of same?</i>	NO
3	Impacts on designated terrestrial habitats. <u>Sites to consider:</u> River Barrow and Nore, Rye Water/Carton Valley, Pollardstown Fen, Ballynafagh Lake	<i>Is the development within a Special Area of Conservation whose qualifying interests include woodlands, dunes or grasslands, or within 100m of same?</i>	NO
4	Impacts on birds in SPAs <u>Sites to consider:</u> Poulaphouca Reservoir	<i>Is the development within a Special Protection Area, or within 5 km of same?</i>	NO

Conclusion:

If the answer to all of the above is **No**, significant impacts can be ruled out for habitats and bird species.

No further assessment in relation to habitats or birds is required.

If the answer is **Yes** refer to the relevant sections of **C**.

(G) SCREENING CONCLUSION STATEMENT <i>Selected relevant category for project assessed by ticking box.</i>		
1	AA is not required because the project is directly connected with/necessary to the conservation management of the site	X
2	No potential significant affects/AA is not required	
3	Significant effects are certain, likely or uncertain. Seek a Natura Impact Statement Reject proposal. (Reject if potentially damaging/inappropriate)	

Justify why it falls into relevant category above (based on information in above tables)	
Having regard to the scale and nature of the proposed works, it is not considered that there will be any impact on the nearest SAC/ SPA.	
Name:	Niall Sheehan
Position	Executive Planner
Date:	15/09/2023




ENVIRONMENTAL IMPACT ASSESSMENT SCREENING REPORT

STAGE 1: PRE-SCREENING

For use when establishing if the proposal is a 'sub-threshold development' requiring Preliminary Examination

Planning Register Reference:	23/690
Development Description Summary:	To consist of erection of Six 3m diameter x 10m high raw material storage silos in the open yard to the rear of Buildings, 2, 3 and 4. Two new fire exit doors (double doors) to Building 2 (South West Elevation). Retention of the erection of Two 3m diameter x 10m high raw material storage silos in the open yard to the rear of Buildings 2, 3 and 4
Was a Screening Determination carried out under Section 176A-C:	<input type="checkbox"/> Yes, no further action required <input checked="" type="checkbox"/> No, proceed to Part A
Part A. Is the development a project listed in Schedule 5, Part 1, of the Planning & Development Regs 2001 (as amended)?	
<input type="checkbox"/> Yes, specify class: <i>[insert class here]</i>	EIA is mandatory No Screening required CS1
<input checked="" type="checkbox"/> No	Proceed to Part B
Part B. Does the development comprise a project listed in Schedule 5, Part 2, of the Planning & Development Regulations 2001 (as amended) and does it meet/exceed the thresholds?	
<input type="checkbox"/> Yes the project is listed in Schedule 5, Part 2 and meets/exceeds the threshold, specify class (including threshold): <i>[Insert class & threshold here]</i>	EIA is mandatory No Screening required CS1
<input checked="" type="checkbox"/> No, the development is not a project of a type listed in Schedule 5, Part 2	No Screening required

	CS2
<input type="checkbox"/> Yes the project is of a type listed but is <i>sub-threshold</i> : [Insert class & threshold here]	Proceed to Part C
PART C. Has Schedule 7A information/screening report been submitted?	
<input type="checkbox"/> Yes, Schedule 7A information/screening report has been submitted by the applicant	Screening Determination required
<input type="checkbox"/> No, Schedule 7A information/screening report has not been submitted by the applicant	Preliminary Examination required Proceed to Stage 2

	ENVIRONMENTAL IMPACT ASSESSMENT SCREENING REPORT STAGE 2: PRELIMINARY EXAMINATION	
<p><i>The Planning Authority shall carry out a preliminary examination of, at the least, the nature, size or location of the development.</i></p>		
	Comment:	Yes/No/Uncertain:
Nature of the development: Is the nature of the proposed development exceptional in the context of the existing environment? Will the development result in the production of any significant waste, or result in significant emissions or pollutants?	No, single DH No	No No
Size of the development: Is the size of the proposed development exceptional in the context of the existing environment? Are there cumulative considerations having regard to other existing and/or permitted projects?	No, single DH No other plans or projects under construction	No No
Location: Is the proposed development located on, in, adjoining or does it have the	No apparent hydrogeological links to River Barrow River Nore SAC. Furthermore	No No

<p>potential to impact on an ecologically sensitive site or location?¹</p> <p>Does the proposed development have the potential to affect other significant environmental sensitivities in the area?</p>	<p>Environment Section assessed and consider acceptable subject to conditions</p> <p>No</p>	
CONCLUSION		
<p>Based on a preliminary examination of the nature, size or location of the development:</p>		
<p style="text-align: center;"><input checked="" type="checkbox"/></p> <p>There is no real likelihood of significant effects on the environment.</p> <p>EIA is not required.</p> <p>CS3</p>	<p style="text-align: center;"><input type="checkbox"/></p> <p>There is real likelihood of significant effects on the environment.</p> <p>An EIAR is required.</p> <p>CS4</p>	<p style="text-align: center;"><input type="checkbox"/></p> <p>There is significant and realistic doubt regarding the likelihood of significant effects on the environment.</p> <p>Request the applicant to submit the Information specified in Schedule 7A for the purposes of a screening determination.</p> <p>CS5</p>
<p>Name:</p> <p>Position:</p> <p>Date:</p>	<p>Niall Sheehan</p> <p>Executive Planner</p> <p>15/09/2023</p>	

¹ Sensitive locations or features includes European sites, NHA/pNHA, Designated Nature Reserves, land designated as a refuge for flora and fauna, and any other ecological site which is the objective of a CDP/LAP (including draft plans).

Recorded Conclusion/Statement to be inserted in Planners Report:

~~CS1: Having regard to the nature and scale of the proposal and the provisions of Schedule 5 of the Planning and Development Regulations, it is concluded that EIA is required.~~

~~CS2: Having regard to the nature and scale of the proposal, it is concluded that EIA screening is required~~

CS3: Having regard to Sections 172 and 176 of the Planning and Development Act, 2000 (as amended) and Article 102 and Schedules 5 & 7 of the Planning and Development Regulations, 2001 (as amended), a preliminary examination of the nature, size and location of the proposed development has been carried out which concludes that there is no real likelihood of significant effects on the environment arising from the proposed development. It is therefore concluded that EIA is not required.

~~CS4: Having regard to Sections 172 and 176 of the Planning and Development Act, 2000 (as amended) and Article 102 and Schedules 5 & 7 of the Planning and Development Regulations, 2001 (as amended), a preliminary examination of the nature, size and location of the proposed development has been carried out which concludes that there may be a likelihood of significant effects on the environment arising from the proposed development. It is therefore concluded that EIA screening is required.~~

CS5: Having regard to Sections 172 and 176 of the Planning and Development Act, 2000 (as amended) and Article 102 and Schedules 5 & 7 of the Planning and Development Regulations, 2001 (as amended), a preliminary examination of the nature, size and location of the proposed development has been carried out which has not concluded beyond a significant doubt that there is no real likelihood of significant effects on the environment arising from the proposed development. It is therefore concluded that a Formal Screening Determination is required to be carried out and in this regard the applicant/developer is required to submit information in accordance with Schedule 7A of the Planning and Development Regulations 2001 (as amended).

Comhairle Contae Chill Dara
Kildare County Council



Date: 18/09/2023
Pl. Ref.: 23/690

REGISTERED POST

MGS Manufacturing Group Ltd.,
c/o Garland
Garland House,
28-30 Rathmines Park,
Rathmines,
Dublin D06 F8Y1

Notification of a decision under Section 34 of the Planning & Development Act 2000 (as amended)

Planning Register Number: 23/690
Application Received Date: 22/06/2023
Further Information Received Date: 28/08/2023

In pursuance of the powers conferred upon them by the above-mentioned Acts, Kildare County Council have by Order dated 18/09/2023 decided to **GRANT PERMISSION** to the above named for the development of land in accordance with the documents submitted namely:- will consist of erection of Six 3m diameter x 10m high raw material storage silos in the open yard to the rear of Buildings, 2, 3 and 4. Two new fire exit doors (double doors) to Building 2 (South West Elevation). Retention of the erection of Two 3m diameter x 10m high raw material storage silos in the open yard to the rear of Buildings 2, 3 and 4 at **Kildare Innovation Centre, Barnhall Road, Leixlip, Co. Kildare** subject to **9 conditions** set out in the schedule attached.


The reason for the imposition of the said conditions are also included. The Planning Authority have had regard to any submissions or representations made on this file. If there is no appeal against the said decision a **grant of permission** in accordance with the decision will be issued after the expiration of the period within which an appeal may be made to An Bord Pleanála (see footnote). It should be noted that until a grant of permission has been issued the development in question is **NOT AUTHORISED** and work should not commence.


Date: 18/09/2023



Senior Executive Officer, Planning
Kildare County Council

PLEASE ARRANGE TO REMOVE SITE NOTICE

Any appeal against the decision of a Planning Authority under Section 37 of the Planning & Development Act 2000 (as amended) may be made to An Bord Pleanála, 64 Marlborough Street, Dublin 1. First and third-party objections must be received by the Bord within 4 weeks beginning on the day of making the decision by the Planning Authority. The appeal must be fully complete from the start - you are not permitted to submit

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any part of it later, even within the time limit.

Any appeal made within the statutory appeal period to An Bord Pleanála will be invalid unless accompanied by

1 Confirmation of submission to Planning Authority

2 The correct statutory fee, (Fees payable to the Bord on or after 5th September 2011)

- i. Appeal by 1st party relating to commercial development where the application included the retention of development - €4,500 or €9,000 if an EIAR or NIS involved.
- ii. Appeal by 1st party relating to commercial development (no retention element in application) - €1,500 or €3,000 if an EIAR or NIS involved.
- iii. Appeal by 1st party non-commercial development where the application included the retention of development - €660.
- iv. Appeal by 1st Party solely against contribution condition(s) – (2000 Act and amendments Section 48 or 49) - €220
- v. Appeal following grant of leave to appeal.
- vi. An Appeal other than referred to in (i) to (v) above - €220.

This guide does not purport to be a legal interpretation of the fees payable to the Bord. Please contact the Bord for further information.



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Planning Permission is sought for the Six 3m diameter x 10m high raw material storage silos in the open yard to the rear of Buildings, 2, 3 and 4. Two new fire exit doors (double doors) to Building 2 (South West Elevation). Retention of the erection of Two 3m diameter x 10m high raw material storage silos in the open yard to the rear of Buildings 2, 3 and 4 at Kildare Innovation Centre, Barnhall Road, Leixlip, Co. Kildare – MGS Manufacturing Group Ltd 23/690

Schedule 1 – Considerations and reasons on which this decision is based as required by Article 31 of the Planning and Development Regulations 2001, (as amended).

Having regard to the policies and objectives of the Kildare County Development Plan 2023-2029 and the Leixlip Local Area Plan 2020-2023, to the nature and design of the proposed development, and the character of adjoining development, it is considered that, subject to compliance with the conditions attached, the development to be retained and the proposed development would not seriously injure the amenities of the area or of property in the vicinity, and would be in accordance with the proper planning and sustainable development of the area.

Schedule 2 – Conditions to apply.

1. The development shall be retained and carried out in accordance with the plans, particulars, specifications and information received by the Planning Authority on 22/06/2023, and as amended by Further Information received on the 28/08/2023 except as altered or amended by conditions in this permission.

Reason: To enable the Planning Authority to check the development to be retained and the proposed development when completed, by reference to approved particulars.

2. No surface water run-off from the site shall be discharged onto the public road.

Reason: In the interest of traffic safety.

3. All foul sewage, trade effluent and soiled water shall discharge to the public foul sewer system.

Reason: In the interest of public health, to avoid pollution, and to ensure proper development.

4. Prior to the discharge of trade effluent from the development to the public foul sewer system, an Effluent Discharge Licence under the Water Services Act 2007 shall be obtained from Uisce Éireann.

Reason: In the interest of public health, to avoid pollution, and to ensure proper development.

5. **Prior to the commencement of development**, the Applicant shall prepare a Construction and Demolition Resource Waste Management Plan (RWMP) in accordance with Appendix C of the "Environmental Protection Agency Best Practice Guidelines for the Preparation of Resource and Waste Management Plans for C&D Projects (2021)" including demonstration of proposals to adhere to best practice and protocols. The RWMP shall include specific proposals as to how the RWMP will be measured and monitored for effectiveness, these details shall be placed on the file and retained as part of the public record. The RWMP must be submitted to the Planning Authority for written agreement **prior to the commencement of development**.

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

6. Noise from the construction stages of the development shall not give rise to sound pressure levels (Leq 15 minutes) measured at noise sensitive locations which exceed 70 dB(A) (LAeq 1 hour) between 08:00 and 18:00 Monday to Friday inclusive (excluding bank holidays) and between 08:00 and 13:00 on Saturdays when measured at any noise sensitive location in the vicinity of the site. Sound levels from site development works shall not exceed 45 dB(A) (LAeq 1 hour) at any other time.

Reason: In the interest of public health, to avoid pollution, and to ensure proper development.

7. Noise from the operational stages of the planned development shall not give rise to sound pressure levels (Leq 15 minutes) measured at noise sensitive locations which exceed the following limits:

(a) 55 dB(A) between the hours of 08:00 and 18:00 Monday to Friday inclusive (excluding bank holidays) and 45 dB(A) at any other time, and (b) There shall be no clearly audible tonal component or impulsive component in the noise emission from the development at any noise sensitive location. A detailed Noise Study, with recommendations, shall be carried out by a competent Noise/Environmental Consultant **within three months of the development being in full operation** and at any other time as may be specified by Kildare County Council. The Noise Study shall be submitted for the consent of the Planning Authority.

Reason: In the interest of public health, to avoid pollution, and to ensure proper development.

8. The Applicant shall use "Best Practicable Means" to prevent/minimise noise and dust emissions during the construction and operational phases of the development, through the provision and proper maintenance, use and operation of all machinery all to the satisfaction of the Planning Authority.

Reason: In the interest of public health, and the use of best practice guidelines in order to avoid nuisance.

Note: The Applicant shall obtain a Fire Safety Certificate in accordance with the requirements of the Building Control Act.

9. The Applicant/Developer to pay to Kildare County Council the sum of **€3,506.72** being the appropriate contribution to be applied to this development in accordance with the Development Contribution Scheme adopted by Kildare County Council on 19th December 2022 in accordance with Section 48 of the Planning and Development Act 2000 as amended. Payments of contributions are strictly in accordance with Section 34 of the Development Contribution Scheme adopted by Kildare County Council on 19th December 2022.

Note: Please note water and wastewater development contribution charges now form part of the water connection agreement, if applicable, with Uisce Éireann.

Reason: It is considered reasonable that the developer should make a contribution in respect of public infrastructure and facilities benefiting development in the area of the Planning Authority.

ADVICE NOTE TO APPLICANTS

All applicants are advised to make themselves aware of their responsibilities under the requirements of the Building Control Regulations 1997 to 2021, the EU Construction Products Regulations, and the EU Energy Performance of Buildings Regulations.

Further information and FAQ's can be found online at <https://localgov.ie/> or <https://kildare.ie/countycouncil/AllServices/BuildingandDevelopmentControl/>

NB: Failure to submit a Commencement Notice (where required) is an offence and will have serious consequences which cannot be regularised at a later date. You may have difficulties in selling your property if you cannot prove that the statutory requirements relevant to the property have been met.

Comhairle Contae Chill Dara
Kildare County Council



Date: 20/11/2023
Pl. Ref: 23/690

MGS Manufacturing Group Ltd.,
c/o Garland
Garland House,
28-30 Rathmines Park,
Rathmines,
Dublin D06 F8Y1

Planning Register Number: 23/690
Application Receipt Date: 22/06/2023

PERMISSION will consist of erection of Six 3m diameter x 10m high raw material storage silos in the open yard to the rear of Buildings, 2, 3 and 4. Two new fire exit doors (double doors) to Building 2 (South West Elevation). Retention of the erection of Two 3m diameter x 10m high raw material storage silos in the open yard to the rear of Buildings 2, 3 and 4 AT Kildare Innovation Centre Barnhall Road Leixlip Co. Kildare IN ACCORDANCE WITH THE PLANS SUBMITTED WITH THE APPLICATION.

In pursuance of the powers conferred upon them by the Planning & Development Act 2000 (as amended), Kildare County Council have by Order dated 18/09/2023 GRANTED PERMISSION to the above named, for the above development subject to 9 conditions set out in the attached schedule

Date: 20/11/2023

Signed: Alice Pore
AP Senior Executive Officer
Planning Department

NOTE: The permission herein granted shall, on the expiration of the period of 5 years beginning on the date of the granting of permission, cease to have effect as regards:

- (1) In case the development to which the permission relates is not commenced during the period, the entire development, and
- (2) In case such development is so commenced, so much thereof as is not completed within that period.



Planning Permission is sought for the Six 3m diameter x 10m high raw material storage silos in the open yard to the rear of Buildings, 2, 3 and 4. Two new fire exit doors (double doors) to Building 2 (South West Elevation). Retention of the erection of Two 3m diameter x 10m high raw material storage silos in the open yard to the rear of Buildings 2, 3 and 4 at Kildare Innovation Centre, Barnhall Road, Leixlip, Co. Kildare – MGS Manufacturing Group Ltd 23/690

Schedule 1 – Considerations and reasons on which this decision is based as required by Article 31 of the Planning and Development Regulations 2001, (as amended).

Having regard to the policies and objectives of the Kildare County Development Plan 2023-2029 and the Leixlip Local Area Plan 2020-2023, to the nature and design of the proposed development, and the character of adjoining development, it is considered that, subject to compliance with the conditions attached, the development to be retained and the proposed development would not seriously injure the amenities of the area or of property in the vicinity, and would be in accordance with the proper planning and sustainable development of the area.

Schedule 2 – Conditions to apply.

1. The development shall be retained and carried out in accordance with the plans, particulars, specifications, and information received by the Planning Authority on 22/06/2023, and as amended by Further Information received on the 28/08/2023 except as altered or amended by conditions in this permission.

Reason: To enable the Planning Authority to check the development to be retained and the proposed development when completed, by reference to approved particulars.

2. No surface water run-off from the site shall be discharged onto the public road.

Reason: In the interest of traffic safety.

3. All foul sewage, trade effluent and soiled water shall discharge to the public foul sewer system.

Reason: In the interest of public health, to avoid pollution, and to ensure proper development.

4. Prior to the discharge of trade effluent from the development to the public foul sewer system, an Effluent Discharge Licence under the Water Services Act 2007 shall be obtained from Uisce Éireann.

Reason: In the interest of public health, to avoid pollution, and to ensure proper development.



5. Prior to the commencement of development, the Applicant shall prepare a Construction and Demolition Resource Waste Management Plan (RWMP) in accordance with Appendix C of the "Environmental Protection Agency Best Practice Guidelines for the Preparation of Resource and Waste Management Plans for C&D Projects (2021)" including demonstration of proposals to adhere to best practice and protocols. The RWMP shall include specific proposals as to how the RWMP will be measured and monitored for effectiveness, these details shall be placed on the file and retained as part of the public record. The RWMP must be submitted to the Planning Authority for written agreement **prior to the commencement of development**.

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

6. Noise from the construction stages of the development shall not give rise to sound pressure levels (LAeq 15 minutes) measured at noise sensitive locations which exceed 70 dB(A) (LAeq 1 hour) between 08:00 and 18:00 Monday to Friday inclusive (excluding bank holidays) and between 08:00 and 13:00 on Saturdays when measured at any noise sensitive location in the vicinity of the site. Sound levels from site development works shall not exceed 45 dB(A) (LAeq 1 hour) at any other time.

Reason: In the interest of public health, to avoid pollution, and to ensure proper development.

7. Noise from the operational stages of the planned development shall not give rise to sound pressure levels (LAeq 15 minutes) measured at noise sensitive locations which exceed the following limits:

(a) 55 dB(A) between the hours of 08:00 and 18:00 Monday to Friday inclusive (excluding bank holidays) and 45 dB(A) at any other time, and **(b)** There shall be no clearly audible tonal component or impulsive component in the noise emission from the development at any noise sensitive location. A detailed Noise Study, with recommendations, shall be carried out by a competent Noise/Environmental Consultant **within three months of the development being in full operation** and at any other time as may be specified by Kildare County Council. The Noise Study shall be submitted for the consent of the Planning Authority.

Reason: In the interest of public health, to avoid pollution, and to ensure proper development.

8. The Applicant shall use "Best Practicable Means" to prevent/minimise noise and dust emissions during the construction and operational phases of the development, through the provision and proper maintenance, use and operation of all machinery all to the satisfaction of the Planning Authority.



Reason: In the interest of public health, and the use of best practice guidelines in order to avoid nuisance.

Note: The Applicant shall obtain a Fire Safety Certificate in accordance with the requirements of the Building Control Act.

9. The Applicant/Developer to pay to Kildare County Council the sum of **€3,506.72** being the appropriate contribution to be applied to this development in accordance with the Development Contribution Scheme adopted by Kildare County Council on 19th December 2022 in accordance with Section 48 of the Planning and Development Act 2000 as amended. Payments of contributions are strictly in accordance with Section 34 of the Development Contribution Scheme adopted by Kildare County Council on 19th December 2022.

Note: Please note water and wastewater development contribution charges now form part of the water connection agreement, if applicable, with Uisce Éireann.

Reason: It is considered reasonable that the developer should make a contribution in respect of public infrastructure and facilities benefiting development in the area of the Planning Authority.

ADVICE NOTE TO APPLICANTS

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Further information and FAQ's can be found online at <https://localgov.ie/> or <https://kildare.ie/countycouncil/AllServices/BuildingandDevelopmentControl/>

NB: Failure to submit a Commencement Notice (where required) is an offence and will have serious consequences which cannot be regularised at a later date. You may have difficulties in selling your property if you cannot prove that the statutory requirements relevant to the property have been met.

COMHAIRLE CHONDAE CHILL DARA KILDARE COUNTY COUNCIL



Director of Services Order

I, Alan Dunney, Director of Services, am duly authorised and delegated by Chief Executive's number: CE48043 to make the following Order in accordance with Section 154 of the Local Government Act, 2001, as amended.

ORDER NO: DO48866 **SECTION:** Planning

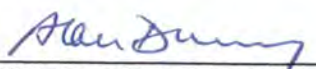
SUBJECT: 23/690
MGS Manufacturing Group Ltd., c/o Garland, Garland House, 28-30 Rathmines Park, Rathmines, Dublin D06 F8Y1. PERMISSION for will consist of erection of Six 3m diameter x 10m high raw material storage silos in the open yard to the rear of Buildings, 2, 3 and 4. Two new fire exit doors (double doors) to Building 2 (South West Elevation). Retention of the erection of Two 3m diameter x 10m high raw material storage silos in the open yard to the rear of Buildings 2, 3 and 4 at Kildare Innovation Centre, Barnhall Road, Leixlip

SUBMITTED: Recommendation from the Senior Executive Planner along with reports from the Council's Technical Officers.

ORDER : Pursuant to the provisions of the Planning & Development Act 2000 (as amended), and the Regulations made thereunder, and having considered only the proper planning and development of the area, regard being had to the provisions of the County Development Plan and other relevant matters referred to in Section 34 of the said Planning & Development Act 2000 (as amended) and reports from Council's Technical Officers thereon, the Council hereby decides to **Grant permission** for the said development subject to the conditions set out in the attached schedule, and the applicant to be notified accordingly.

It is further decided that at the expiration of 4 weeks from the date of receipt by the applicant of the notification of decision, provided there is no appeal before An Bord Pleanála affecting this decision then the aforementioned application be and is granted.

18th September 2023


DIRECTOR OF SERVICES

Kildare Coounty Council - Inspection Purposes Only

Planning Permission is sought for the Six 3m diameter x 10m high raw material storage silos in the open yard to the rear of Buildings, 2, 3 and 4. Two new fire exit doors (double doors) to Building 2 (South West Elevation). Retention of the erection of Two 3m diameter x 10m high raw material storage silos in the open yard to the rear of Buildings 2, 3 and 4 at Kildare Innovation Centre, Barnhall Road, Leixlip, Co. Kildare – MGS Manufacturing Group Ltd 23/690

Schedule 1 – Considerations and reasons on which this decision is based as required by Article 31 of the Planning and Development Regulations 2001, (as amended).

Having regard to the policies and objectives of the Kildare County Development Plan 2023-2029 and the Leixlip Local Area Plan 2020-2023, to the nature and design of the proposed development, and the character of adjoining development, it is considered that, subject to compliance with the conditions attached, the development to be retained and the proposed development would not seriously injure the amenities of the area or of property in the vicinity, and would be in accordance with the proper planning and sustainable development of the area.

Schedule 2 – Conditions to apply.

1. The development shall be retained and carried out in accordance with the plans, particulars, specifications and information received by the Planning Authority on 22/06/2023, and as amended by Further Information received on the 28/08/2023 except as altered or amended by conditions in this permission.

Reason: To enable the Planning Authority to check the development to be retained and the proposed development when completed, by reference to approved particulars.

2. No surface water run-off from the site shall be discharged onto the public road.

Reason: In the interest of traffic safety.

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4. Prior to the discharge of trade effluent from the development to the public foul sewer system, an Effluent Discharge Licence under the Water Services Act 2007 shall be obtained from Uisce Éireann.

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9. The Applicant/Developer to pay to Kildare County Council the sum of **€3,506.72** being the appropriate contribution to be applied to this development in accordance with the Development Contribution Scheme adopted by Kildare County Council on 19th December 2022 in accordance with Section 48 of the Planning and Development Act 2000 as amended. Payments of contributions are strictly in accordance with Section 34 of the Development Contribution Scheme adopted by Kildare County Council on 19th December 2022.

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Reason: It is considered reasonable that the developer should make a contribution in respect of public infrastructure and facilities benefiting development in the area of the Planning Authority.

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or <https://kildare.ie/countycouncil/AllServices/BuildingandDevelopmentControl/>

NB: Failure to submit a Commencement Notice (where required) is an offence and will have serious consequences which cannot be regularised at a later date. You may have difficulties in selling your property if you cannot prove that the statutory requirements relevant to the property have been met.

Planning Ref: 23/60047 & ABP-318151

Planner(s) Report (KCC)

Planning Decision (KCC)

Chief Executives Order (KCC)

Final Grant (KCC)

Appeal Withdrawal (ABP)

Delay in Appeal (ABP)



Reg. Ref.:23/60047

Development:

- Demolition of existing Buildings No's 7, 8 and 9 (total gfa c. 84,838sqm).
- Existing Buildings No's 1 – 6 will be retained for deep tech and innovation related uses (total gfa c.42,862sqm)
- Construction of 2 no. new deep tech buildings and 4 no. new data centre buildings, all including ancillary office spaces. The deep tech buildings will have an overall maximum height of c.16m and vary in size from 30,945sqm – 41,190sqm with a combined total gfa of c. 72,135 sqm. The data centres will be c.15 m in height to parapet and c.16.5m in height to top of roof plant screening. The data centres will vary in size from 13,225 sqm – 21,000 sqm with a combined total gfa of c. 76,225sqm. All buildings will be provided with Solar PV panels at roof level and green walls along selected elevations.
- The new deep tech buildings (A1 & A2) will be provided with service yard areas, loading docks, car parking, access roads, security fencing/gates and landscaping. The deep tech buildings will include rainwater harvesting tanks and green roofs over office areas.
- Each data centre (B1, C1, C2 & C3) will include data halls, admin blocks (comprising offices, breakroom, loading dock, storage, and ancillary areas) and a variety of mechanical and electrical plant areas/structures including battery storage rooms and mechanical rooms. Car parking, access roads, security fencing/gates, gate houses and landscaping will also be provided.
- B1 will include 14 no. fuel oil generators, MV rooms and associated mechanical flues. C1 – C3 will each include 22 no. fuel oil generators, MV rooms and associated mechanical flues (each c.18.6m high). Car parking, access roads, security fencing/gates, gate houses and landscaping will also be provided.
- 2 no. district heating pump house areas and inground piping for district heating system.
- Construction of a Replacement 110kV Gas Insulated Switchgear (GIS) Substation adjacent to the existing 110kV Rinawade Substation. The current Air Insulated Switchgear (AIS) substation known as the Rinawade 110kV sub is fed by 2 x 110kV Overhead lines. The new substation will connect to these overhead lines via short runs of underground cable. The replacement 110kV substation will include 6 No. transformers, with client control building and a 2 storey GIS substation building within a 2.4m high fenced compound.



- Decommissioning and removal of the existing 110kV Rinawade substation.
- Construction of an on-site energy centre to provide to the national electrical grid. The Energy Centre will include 9 no. gas powered combustion turbine generators (CTG's) and 9 no. Flues with a maximum height of c.15 metres. The turbines will be enclosed by a screen wall 14m in height. The energy compound will include all required infrastructure including 2 no. back-up fuel oil (HVO) tanks, an administration building, pump house, fire water tank, access roads, 14 no. parking bays, security fencing etc.
- Provision of a Gas Networks Ireland (GNI) gas skid surrounded by a 2.4m high fence and access from Celbridge Road (R404). The GNI skid will replace the existing gas skid along Celbridge Road. Provision of a GNI AGI (Above Ground Installation) including 1 no. kiosk building, c.32m high surrounded by a 2.4m high fence.
- Closure of the existing main entrance to the campus on Celbridge Road and reinstatement of the boundary. Construction of a new signalised entrance/exit on Celbridge Road c.80meters north of the existing main entrance. Use of the existing secondary entrance/exit off Barnhall Road Roundabout in the south-east as a principal entry/exit.
- Construction of internal access roads, footpaths and cycle paths including a publicly accessible link road between Celbridge Road (R404) to the east and Barnhall Road (R449) to the west.
- Construction of a new pedestrian and cycle overpass across the M4 motorway and pedestrian/cycle path adjacent to lands known as the Wonderful Barn Allotments; the overpass will link the new publicly accessible link road within Kildare Innovation Campus to the entrance of Barnhall Meadows estate.
- Undergrounding and diversion of the existing overhead 10Kv/20kv overhead line adjacent to the M4 Motorway.
- The pedestrian and cycle route within the Kildare Innovation Campus will provide a link from the new public link road, along the protected view corridor (between Castletown Estate & Wonderful Barn) to the north-eastern boundary of Castletown Estate.
- The provision of a net increase of 678 new car spaces, resulting in a total of 2291 car spaces across the site (including a total of 244 EV car spaces).
- The provision of a new private EV Bus charging hub with parking for 10 no. electric buses.
- The provision of a net increase of 310 new bicycle spaces, resulting in a total of 350 bicycle spaces across the site.
- The diversion of the c.500 m stretch of an existing 1.5m culvert, located to the north of the site along the existing loop road, southwest by c.60m; the diverted culvert will be located along the proposed link.
- All associated site development works, drainage and services provision, landscaping, boundary treatments (including security fencing), and associated works.
- An Environmental Impact Assessment Report has been prepared in respect of and will be submitted with the planning application. The application relates to a development for the purposes of an activity requiring an industrial emissions licence.



Applicant: The Davy Platform IC for and on behalf of the Liffey Sub-Fund

Site Location: Kildare Innovation Campus (KIC), Barnhall Meadows, Leixlip, Co. Kildare



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1. Chapter 1 Introduction

1.1 Submission of EIAR

An Environmental Impact Assessment Report (EIAR) has been submitted to the Planning Authority with the application. The chapter has been prepared in consultation with DECLG 'Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment (2018)', and namely Section 8 of same titled 'Outline and Guide to Key Sections of the Act' as well as the EPA document 'Guidelines on the Information to be contained in Environmental Impact Assessment Reports' (EPA 2022) Advice Notes for Preparing Environmental Impact Assessment of Projects: Guidance on preparation of Environmental Impact Assessment Report.

1.2 Objective of EIAR

The aim of this EIA is to identify and assess the effects of the proposed development on various environmental factors in order to assist in considering whether it is consistent with the proper planning and sustainable development of the area. An assessment of the information contained in the planning application and Environmental Impact Assessment Report (EIAR) is therefore set out in this report to identify the adequacy of the information presented by the Applicant.

1.3 Methodology of EIAR

The methodology of the EIAR is outlined along with the structure of the EIAR, scoping undertaken and contributors to the EIAR.

1.4 Structure of EIAR

In the interest of clarity and legibility for the reader it is proposed to structure this section of the report in line with the sequencing of the information contained in the EIAR. It is not the intention of this report to summarise the content of the EIAR as this is provided in the non-technical summary, but rather to address the information contained therein in a direct and succinct manner.

1.5 Qualifications of Contributors

All chapters contained in the EIAR appear to have been drafted by named qualified and competent persons. This is set out in Chapter 1: Introduction and tabulated at the start.

KCC Transportation, Environment, Heritage Officer, MD Area Engineer, Water Services and CFO have all made contributions to assessment of the EIAR.

The application was also referred to prescribed bodies including Department of Housing, Local Government and Heritage, Irish Water, Transport Infrastructure Ireland, National Roads Office, who again all made contributions to assessment.

1.6 Non Technical Summary



A non-technical summary was also received as part of EIAR which is considered adequate.

1.7 Site Location, Description and Need for Development

The site is known as the Kildare Innovation Campus, formerly the Hwelett Packard Campus, south of the M4 and Leixlip Town. The campus is accessed off the R404 to the east of the site and Barnhall Road to the north west of the site. Weston Primary school and Barnhall RFC are located to the south of the site. Leixlip Reservoir is located to the south east of the site. The western edge of the site is zoned F – Open Space and Amenity and is currently in use for agricultural purposes.

The campus currently comprises of 9 no. buildings accessed by an internal road network. There are 8 no. car parks within the site along with soft landscaping around the buildings and hardstanding areas. There are two existing surface water retention ponds located on the eastern site boundary, with an additional fire water retention pond also existing at this point.

There is an existing 110kV substation (Rinawade Substation), located to the north west of the site.

Chapter 2 gives a detailed description of development and details of existing development on site.





Fig: Aerial View of Site



Fig: OS Map

1.8 Relevant Planning History

22/1096 – Permission granted to The Davy Platform ICAV for development of 4 No. 20 kV ESB double substations at four sites of c. 591 sqm in total (Site 1, c. 138 sqm adjacent to Building 4; Site 2, c. 138 sqm adjacent to Building 2 and Building 5; Site 3, c. 138 sqm adjacent to Building 5; and Site 4, c. 177 sqm partially within Building 9, at the Kildare Innovation Campus (formerly known as the Hewlett Packard Campus) Barnhall Road, Leixlip, Co. Kildare. The wider Kildare Innovation Campus is c. 80 hectares. The wider Campus is principally bounded by: Barnhall Road to the north; Celbridge Road to the east; Barnhall Rugby Football Club to the south; and grounds associated with Castletown House to the west. The proposed development will consist of: the construction of 3 No. standalone ESB double substations and associated LV switch rooms (Substations No. 1-3) of c. 3m in height, c. 4.8m in depth, and c. 17.8m in width, with an individual gross floor area of 57.5 sqm; and all associated works above and below ground. Substation No. 4 (gross floor area of 57.5 sqm) will include: internal alterations to the existing Campus Building No. 9; associated LV switch rooms; the removal of existing louvre and replacement with substation access doors on the southeast elevation; access path; and all associated works above and below ground. The cumulative gross floor area of the development will be 230 sqm

21/730 – Permission granted to MU Barnhall Rugby Club for Development at a site of c. 0.516 hectares at Liffey Business Campus (formerly known as the Hewlett Packard Campus). The proposed development will consist of the construction of a new vehicle access to the rugby club inclusive of associated pedestrian footpaths; modification to the rugby club's existing



vehicle access to replace it with a shared pedestrian and cycle access and the provision of a raised pedestrian/cycle crossing on Barnhall Road; the expansion of the existing car park for the rugby club to accommodate 38 No. surface car parking spaces as well as hard and soft landscaping and all ancillary works including boundary treatments, site excavation and development works above and below ground

20/60 – Retention permission and permission granted to EFIV Irish Property ICAV. The proposed development specifically relates to Building No. 3 and Building No. 4 located to the north-east of the centre of the site. (No alteration to the balance of the development is sought by this Application). The development for which retention permission is sought consists of: the change of use of Building No. 3 from its permitted warehouse use (Reg. Ref. 95/923) to manufacturing use (4,421 sq. m gross floor area including ancillary offices at ground floor and first floor level); and the change of use of part of Building No. 4 from its permitted manufacturing use (Reg. Ref. 95/923) to office use (9,002 sq. m gross floor area). The development for which retention permission is sought also consists of: the provision of ancillary office space at first floor level within Building No. 4 (246 sq. m gross floor area); and all other associated site development works above and below ground. The site is principally bounded by; Barnhall Road to the north; Celbridge Road to the east; Barnhall Rugby Football Club to the south; and by grounds associated with Castletown House to the west

13/975 – Permission granted to MGS Manufacturing Group Ltd for the erection of four 3m.diameter x 10m. high raw material storage silos in the open yard to the rear of Buildings 2,3 and 4, to include all associated site works

12/708 – Permission granted to Intel Ireland Ltd for re-use and extension of a temporary car park (Park & Ride facility) for construction staff engaged in construction activities at the Intel Site, Collinstown Industrial Park, Leixlip, Co. Kildare. This permission is requested for the use of the car park for a period of 4 years. Access to the car park will be via the existing site entrance off the R404 road. The details are as outlined hereunder: (a) 735 temporary car parking spaces 2.5m x 5m, on an existing hard surfaced parking area of 1.27 hectare and and extension of 0.74 hectare parking area, with 6m high lamps and a temporary berm; (b) Dark green security chain link fence to surround the car gates; (c) 2 no. bus set down areas to accommodate 3 buses each; (d) 2 no. bus shelters (6.3m long x 2.1 m wide x 2.5m high) and (e) 2 no. Security Huts (3m x 3.2m x 2.5m high) and 2 security barriers. This applications consists of a variation to a previously permitted development for an activity for which a licence under Part IV of the Environmental Protection Agency Act 1992 (as amended for the Protection of the Environment Act 2003) is required and full details of the proposed development and its anticipated environmental impacts will be notified to the Environmental Protection Agency. An Environmental Impact Statement accompanies this application

02/1030 – Permission granted to Hewlett Packard Ltd for a new site entrance and roadway to connect the campus to public road, which forms part of the Celbridge interchange, 1 no. security kiosk with a total area of 20m², including security barriers, connection into existing water/gas supply, surface water drainage; site development and landscape works; entrance gates; security fencing and site lighting; and estate signage

99/1602 – Permission granted to Hewlett Packard Manufacturing Ltd for the erection of one high level external sign to the northwest elevation of Office Building 1 and one high level external sign to the northeast elevation of Office Building 1, at Liffey Park, Leixlip, Co. Kildare. The signs shall be lit by flood lighting mounted to the top of each sign



98/171 – Permission granted to Hewlett Packard (Ireland) Ltd for alterations of previously approved plans for a manufacturing facility and development of overall site for industrial purposes with erection of roof-mounted satellite dish and roof-mounted antenna and associated equipment

97/1552 – Permission granted to Hewlett Packard (Ireland) Ltd for construction of an extension 771 sq.m. (8300 sq. ft) in size to the existing Staff Cafeteria with new service compound at roof, associated drainage works & site works and construction of new, ETC

97/893 - Permission granted to Hewlett Packard Ltd for extension to their existing manufacturing facility comprising of a new manufacturing building incorporating production spaces and offices , a new Energy Centre , service and pedestrian links between proposed and existing buildings all of total floor

96/1704 - Permission granted to Hewlett Packard Ltd for alterations to previously approved plans for a manufacturing facility and development of an overall site for industrial purposes, etc

96/1287 - Permission granted to Hewlett Packard Ltd for extension to existing manufacturing facility comprising a new building of 29,144 sq metres etc etc

96/1006 – Permission granted to Hewlett Packard Manufacturing Ltd for Alterations to previously approved plans for a manufacturing facility & dev. of an overall site for ind. purposes as follows: Erect 4 roof mounted ETC

96/411 – Permission granted to Hewlett Packard Manufacturing Ltd for Alterations to previously approved plans for a manufacturing facility & development of an oversite for industrial purposes as follows: 1. Exts. ETC..

95/923 – Permission granted to Hewlett Packard Manufacturing Ltd for A manufacturing facility of 42,460 sq m and development of an overall site of 80.56 hectares for industrial purposes incorporating site development works and including: site entrances and roadways; car parking; water supply; foul sewer drainage; surface water drainage; balancing ponds; sprinkler ponds and pumphouses; landscaping; fencing; levelling and mounding; truck manoeuvring areas; and a 110kv ESB compound and substation

Pre-Planning Consultation

Pre-Planning Number: PP5201

Development: Proposed expansion of the former HP Campus including Life Sciences and Data Centre development

Attended by:

KCC: Kehinde Oluwatosin (KO) – Senior Executive Planner Eoghan Lynch (EL) - Senior Executive Planner Elaine Donohoe (ED) – Executive Planner George Willoughby (GW) Roads - Senior Executive Engineer Ruth Kidney (RK) – Executive Architectural Conservation Officer Siobhan O'Dwyer (SOD) – Roads Design – Executive Engineer Deirdre Egan – Clerical Officer

Applicants: Brian Minogue (BM) – Tom Philips & Associates (Agent) Gavin Lawlor (GL) – Tom Philips & Associates (Agent) Toby Cooper (TC) – Ioxwood Capital (Agent for Investment Company) Iwan Iwanow (Ilw) – Agent for Investment Company Derek Meehan (DM) – RKD



Architects Kevin Maguire (KM) – RKD Architects Hubert Ferenan (HF) – Director CSEA Zvonimir Salkic (ZS) – Civil Engineer CSEA Keith Smith (KS)

Notes:

- Castletown House & Wonderful Barn as protected structures and the protected view is nationally important. Further though required regarding architectural conservation.
- Concerns about building C3 encroaching on avenue, Building A1 area seems less developed and to look at developing other areas like this
- The required buffer threshold for power station on site might impact plans for site
- 2 locations noted for rainwater harvesting – slight concern re closeness to Leixlip reservoir – Applicant to discuss with Water Services
- TIA required taking into account overall Masterplan, Intel development, nearby SHD's/LRDs and other developments
- Transportation were satisfied with the pedestrian bridge and are happy to discuss further with TII and the Applicants.

Please note that these are general points taken from the meeting notes. For full details, please see the full pre-planning file.

1.10 Consultation

Submissions/Observations/Representations

3 no. submissions were received and can be summarised as follows;

- Proposed development would help to sustain the growth of the Kildare's workforce given the rise in population from 2016.
- Proposed development will attract companies and bring employment to the area.
- Proposed development represents focused strategic investment which is vital for the county's continued growth.
- Support the principle of the development of the Kildare innovation Campus, however there are concerns regarding the proposed uprate works to the 110kV lines and in particular, concerns regarding the impacts, including the environmental impacts, of the proposed uprate works as a whole.
- Concerns that the EIAR has not adequately addressed the uprate and proposed development as a whole. Outlines that the requirement of separate consent for the uprate works is project splitting.

Referrals

This application was referred to the following (Internal and External (Prescribed Bodies), reports received as indicated below. Please refer to the specific report on file should further details be required. Summarised below:

Internal Reports

<u>Environment</u>	No objections subject to conditions
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<u>EHO</u>	No response at the time of writing
<u>Area Engineer</u>	No response at the time of writing
<u>Transportation</u>	No objections subject to conditions
<u>Chief Fire Officer</u>	Further information requested
<u>ACO</u>	No response at the time of writing
<u>Water Services</u>	No objections subject to conditions
<u>Heritage Officer</u>	No objections subject to conditions

External Reports: Prescribed Bodies

<u>Irish Water</u>	No objections subject to conditions
<u>TII</u>	Further information sought, however it is considered that the items sought can be dealt with by way of condition should permission be granted.
<u>DHLGH</u>	No response at the time of writing
<u>NRO</u>	Further information sought, however it is considered that the items sought can be dealt with by way of condition should permission be granted.
<u>Inland Fisheries</u>	No objections subject to conditions
<u>HSE</u>	No objections subject to conditions
<u>EPA</u>	No objections. However the following items are noted: <ul style="list-style-type: none">• The development proposed may require a licence under Class 2.1 of the EPA Act 'Combustion of fuels in installations with a total rated thermal input of 50 MW or more'.• Should the Agency receive a licence application for the development, the applicant will be required to submit the associated EIAR to the Agency as part of the licence application.
<u>NTA</u>	No objections. Note that the Planning Authority should consider reducing car parking spaces on site



1.11 Legislative and Policy Context

Requirement for EIA

Section 172 of the Planning and Development Act 2000 (as amended) states the following with regard to the requirement for an Environmental Impact Assessment (EIA):

(1) An environmental impact assessment shall be carried out by the planning authority or the Board, as the case may be, in respect of an application for consent for proposed development where either –

a. The proposed development would be of a class specified in –

i. Part 1 of Schedule 5 of the Planning and Development Regulations, 2001 and either –

(I) Such development would equal or exceed, as the case may be, any relevant quantity, area or other limit specified in that Part, or

(II) No quantity, area or other limit is specified in that Part in respect of the development concerned

Or

ii. Part 2 other (other than subparagraph (a) of paragraph 2) of Schedule 5 of the Planning and Development Regulations 2001 and either –

(I) Such development would equal or exceed, as the case may be, any relevant quantity, area or limit specified in that Part, or

(II) No quantity, area or other limit is specified in that Part in respect of the development concerned.

Or

b.

(i) the proposed development would be of a class specified in Part 2 of Schedule 5 of the Planning and Development Regulations 2001 but does not equal or exceed, as the case may be, the relevant quantity, area or other limit specified in that Part, and

(ii) It is concluded, determined or decided, as the case may be, -

(I) By a planning authority, in exercise of the powers conferred on it by this Act or the Planning and Development Regulations 2001 (S.I. No. 600 of 2001),

(II)

Annex II projects are set out in Part 2 of Schedule 5, together with specified thresholds above which a project must be subject to an EIA. The following class of project listed in Part 2 of Schedule 5 is relevant to the present project;



Class 10(b)(iv): “Urban development which would involve an area greater than 2 hectares in the case of a business district, 10 hectares in the case of other parts of a built-up area and 20 hectares elsewhere.”

Having regard to the overall site area of the Project which is in excess of 73.95 ha, an EIA of the Project is therefore required.

National Planning Framework

National Policy Objective 6 Regenerate and rejuvenate cities, towns and villages of all types and scale as environmental assets, that can accommodate changing roles and functions, increased residential population and employment activity and enhanced levels of amenity and design quality, in order to sustainably influence and support their surrounding area.

National Policy Objective 11 In meeting urban development requirements, there will be a presumption in favour of development that can encourage more people and generate more jobs and activity within existing cities, towns and villages, subject to development meeting appropriate planning standards and achieving targeted growth.

Eastern Midlands Regional Authority; Regional Spatial Economic Strategy

The Eastern SPA is strong in manufacturing, hosting a number of foreign owned investments of significant scale in the Technology and Pharmaceutical sectors. The Midlands SPA has strong concentrations of foreign and Irish owned companies in manufacturing - predominantly in medical devices, pharma/bio, food and engineered products.

Kildare County Development Plan 2023-2029.

Chapter 2 Kildare Core Strategy and Settlement Strategy

- 2.11 Preferred Development Strategy
- 2.13 Employment in Kildare
- 2.14.3 Self-Sustaining Growth Towns
- 2.12 Sectoral Strengths

Chapter 4 Resilient Economy & Job Creation

The subject Kildare Innovation Site (Former HP Site) is identified as a “Strategic Development Area”, identified as an important area specifically zoned for knowledge-based economy focusing on high tech/biotechnology, research and development, ICT and manufacturing.

- 4.2 Economic Development
- 4.4 Economic Development Hierarchy.



Strategic Development Areas in the MASP¹	Leixlip – Former Hewlett Packard site and Collinstown site to Strengthen employment base for North Kildare. Maynooth - New Research & Technology Park adjoining Maynooth University.	North-West Corridor (Maynooth/ Dunboyne commuter line /DART)	Business Parks comprising knowledge-based economy focusing on high tech/biotechnology, research and development, ICT and manufacturing. Research and Technology
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Fig. extract from Table 4.1 of the Kildare County Development Plan 2023-2029

The MASP is a key policy driver which sets out an integrated land use and transportation strategy for the sequential development of the Dublin Metropolitan Area. The Dublin Metropolitan Area includes the highly urbanised settlements of Maynooth, Leixlip, Celbridge and Kilcock which have strong connections to Dublin City and County. A Metropolitan Area Strategic Plan is included in the RSES. Strategic Development Areas have been identified at key nodes along high-quality public transport corridors in tandem with the delivery of infrastructure and enabling services. Maynooth, Leixlip, Celbridge and Kilcock are located along the North-West corridor. In Maynooth, a new research & technology park adjoining Maynooth University has been identified for strategic economic development. In Leixlip, the former Hewlett Packard site and Collinstown site have been identified as strategic employment areas.

RE O26 Continue to support and develop the Self-Sustaining Growth Towns of Newbridge and Leixlip as an attractor but not limited to Biotechnology, ICT, professional services, High-tech manufacturing and research employment. Kildare County Council will work with Irish Water and other agencies to ensure the delivery of key infrastructure to facilitate future development

RE O30 Co-ordinate the delivery of strategic infrastructure including pedestrian and cycle linkages within Leixlip and between Leixlip and the Greenway, Intel, Celbridge and Lucan in a manner which supports future development and population growth.

- 4.6 Land Use and Economic Development
- 4.10 Foreign Direct Investment
- 4.13 Enterprise Development
- 4.15 Retail and Commercial Development
- 4.16 Data Centres (see also Data Centres & Energy in Chapter 7)

RE P11 Support the accommodation of Data Centres at appropriate locations in line with the objectives of the National Planning Framework and the principles for



Sustainable Data Centre Development of the Government Statement on the Role of Data Centres in Ireland's Enterprise Strategy (July 2022) subject to appropriate Transport, Energy and Environmental Assessments and all relevant planning conditions. The location of data centres shall be situated where they will not have a potential likely significant effect on a European Site. Such developments shall be subject to an AA Screening Report, and where applicable, Stage 2 AA. They shall have regard for any hydrological connection shared with a European Site and shall account for any potential likely significant effects and provide mitigation and monitoring where appropriate.

RE O71 Require that any application for a data centre will be subject to all relevant and cumulative environmental assessments and planning conditions and shall take account of the cumulative visual impact of the proposed connections of the data centre with electricity transmission, renewable energy and broadband infrastructure in the area

RE O72 Require data centres to consider the use of sustainable renewable sources of energy to fuel their operations in whole in the first instance or in part (minimum of 30%) where this is not possible and where it has been satisfactorily demonstrated not to be possible, subject to all relevant and cumulative environmental assessments and planning conditions.

- 4.17 Green / Circular Economy and Bio-Economy

Chapter 5 Sustainability and Mobile Transport

- 5.7 Regional Roads
- 5.8 Local Roads
- 5.9 Road and Street Design
- 5.10 Traffic and Transportation Management
- 5.11 Parking
- 5.12 Public Lighting

Chapter 7 Energy and Communications

- 7.6 Solar Energy
- 7.12 Energy Efficiency

EC A4 Carry out a feasibility assessment for district heating in County Kildare and identify local waste heat sources or renewable energy sources to facilitate such proposals.

- 7.13 Communications

EC O59 Consider applications for data centres having regard to the following criteria:

- *Accessibility/ease of connection to power*
- *Availability of renewable energy to power any proposed data centre.*
- *Availability of high-powered fibre optic infrastructure Transport/road accessibility*
- *Compatibility of surrounding land uses/zoning*



- *Avoidance of designated sites including specifically avoidance of development of data centres where they would adversely affect the integrity of a European Site*
- *Availability of significant landbanks*
- *Noise*
- *Visual impact*
- *Flood risk*

Such developments shall be subject to an AA Screening Report, and where applicable, Stage 2 AA. They shall have a regard for any hydrological connection shared with a European Site and shall account for any potential likely significant effects and provide mitigation and monitoring where appropriate.

EC O60 Require that any application for a data centre shall take account of the cumulative visual impact of the proposed connections of the data centre with electricity transmission, renewable energy and broadband infrastructure in the area.

EC O61 Require data centres to include strong energy efficiency measures to reduce their carbon footprint in support of national targets towards a net zero carbon economy, through the use of sustainable sources of energy generation in the first instance and then the use of renewable sources of energy to power their operations, where on site demand cannot be met in this way, to provide evidence of engagement with power purchase agreements (PPA) in Ireland. All data centre developments shall provide evidence of sign up to the Climate Neutral Data Centre Pact.

EC O62 All data centre development applications shall have regard to the DECLG guidance document 'Towards nearly Zero Energy Buildings in Ireland – Planning for 2020 and Beyond', which promotes the increase of near Zero Energy Buildings (nZEB). EC O63 Ensure that all significant development proposals for Data Centres are accompanied by an Energy Analysis that explores the potential for the development of low carbon district heating networks.

Chapter 11 Built & Cultural Heritage

- 11.2 Archaeological Heritage
- 11.13 Features of Historical Interest;
- 11.14 Architectural Heritage;
- 11.15 Protected Structures;
- 11.16 Country Houses and Demesnes;
- 11.17 Built Vernacular Heritage

Chapter 12 Biodiversity and Green Infrastructure

- 12.1 Biodiversity
- 12.2 Biodiversity and Ecosystem Services
- 12.6 Designated Sites for Nature Conservation
- 12.7 Protected Habitats and Species outside Designated Areas
- 12.8 County Biodiversity Sites
- 12.9 Trees, Woodlands, and Hedgerows

- 12.14 Green Infrastructure (GI)

Chapter 13 Landscape, Recreation & Amenity

- 13.3 Landscape Character Assessment
- 13.4 Areas of High Amenity
- 13.6 Recreation and Amenities
- 13.7 Urban Recreation and Amenity

Chapter 15 Development Management Standards

- 15.7 Transport
- 15.8 Surface Water
- 15.17 Built and Natural Heritage

Leixlip Local Area Plan 2020-2023

The subject site is zoned H – Industry and Warehousing under the current Leixlip Local Area Plan 2020-2023. This zoning seeks to provide for industry, manufacturing, distribution and warehousing.

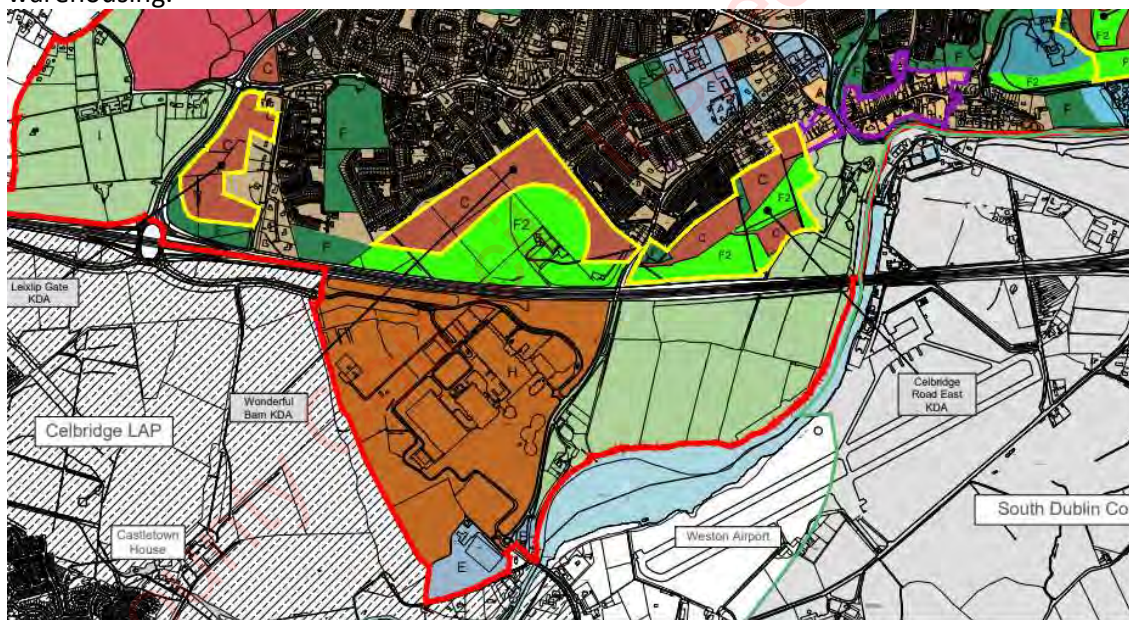


Fig: Extract from the Leixlip Local Area Plan zoning map

CS1 It is the policy of the Council to support the sustainable long term growth of Leixlip in accordance with the Core Strategy of the Kildare County Development Plan 2017-2023 (or any variation of same), the provisions of the National Planning Framework 2018 and the Regional Spatial and Economic Strategy.

S3 To promote, support and enable sustainable economic development and employment generation in Leixlip consistent with its role in the hierarchy of employment set out in the



Kildare County Development Plan 2017-2023 and optimising its strategic location along a key public transport corridor as identified in the Metropolitan Area Strategic Plan

Section 8.3 Road and Street Network

MT3.12 To investigate the feasibility of a new link road from the Celbridge Road (R404) to the south of the M4 connecting to the M4 Leixlip/Celbridge Interchange in consultation with TII, NTA and other stakeholders

MT3.13 To complete the through public road to connect the Celbridge Road (at Former HP site) to M4 Interchange Junction 6 prior to the commencement of Celbridge Road East KDA.

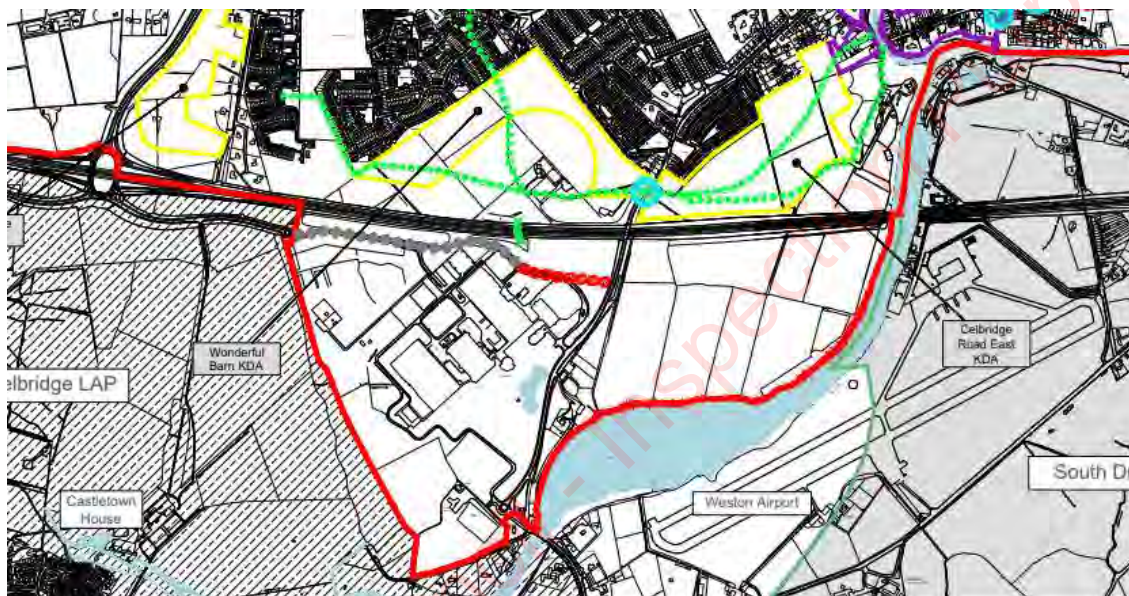


Fig: Extract from the Leixlip Transport Map showing road objectives within the site.

2.0 Environmental Impact Assessment

2.1 Methodology of EIAR

The methodology of the EIAR is outlined along with the structure of the EIAR, scoping undertaken and contributors to the EIAR. It is stated that no difficulties were encountered in the preparation of the EIAR.

In the interest of clarity and legibility for the reader it is proposed to structure this section of the report in line with the sequencing of the information contained in the EIAR. It is not the intention of this report to summarise the content of the EIAR as this is provided in the non-technical summary, but rather to address the information contained therein in a direct and succinct manner.

2.2 Proposed Development

Proposed development comprises of the following:

- Demolition of existing Buildings No's 7, 8 and 9 (total gfa c. 84,838sqm).



- Existing Buildings No's 1 – 6 will be retained for deep tech and innovation related uses (total gfa c.42,862sqm)
- Construction of 2 no. new deep tech buildings and 4 no. new data centre buildings, all including ancillary office spaces. The deep tech buildings will have an overall maximum height of c.16m and vary in size from 30,945sqm – 41,190sqm with a combined total gfa of c. 72,135 sqm. The data centres will be c.15 m in height to parapet and c.16.5m in height to top of roof plant screening. The data centres will vary in size from 13,225 sqm – 21,000 sqm with a combined total gfa of c. 76,225sqm. All buildings will be provided with Solar PV panels at roof level and green walls along selected elevations.
- The new deep tech buildings (A1 & A2) will be provided with service yard areas, loading docks, car parking, access roads, security fencing/gates and landscaping. The deep tech buildings will include rainwater harvesting tanks and green roofs over office areas.
- Each data centre (B1, C1, C2 & C3) will include data halls, admin blocks (comprising offices, breakroom, loading dock, storage, and ancillary areas) and a variety of mechanical and electrical plant areas/structures including battery storage rooms and mechanical rooms. Car parking, access roads, security fencing/gates, gate houses and landscaping will also be provided.
- B1 will include 14 no. fuel oil generators, MV rooms and associated mechanical flues. C1 – C3 will each include 22 no. fuel oil generators, MV rooms and associated mechanical flues (each c.18.6m high). Car parking, access roads, security fencing/gates, gate houses and landscaping will also be provided.
- 2 no. district heating pump house areas and inground piping for district heating system.
- Construction of a Replacement 110kV Gas Insulated Switchgear (GIS) Substation adjacent to the existing 110kV Rinawade Substation. The current Air Insulated Switchgear (AIS) substation known as the Rinawade 110kV sub is fed by 2 x 110kV Overhead lines. The new substation will connect to these overhead lines via short runs of underground cable. The replacement 110kV substation will include 6 No. transformers, with client control building and a 2 storey GIS substation building within a 2.4m high fenced compound.
- Decommissioning and removal of the existing 110kV Rinawade substation.
- Construction of an on-site energy centre to provide to the national electrical grid. The Energy Centre will include 9 no. gas powered combustion turbine generators (CTG's) and 9 no. Flues with a maximum height of c.15 metres. The turbines will be enclosed by a screen wall 14m in height. The energy compound will include all required infrastructure including 2 no. back-up fuel oil (HVO) tanks, an administration building, pump house, fire water tank, access roads, 14 no. parking bays, security fencing etc.
- Provision of a Gas Networks Ireland (GNI) gas skid surrounded by a 2.4m high fence and access from Celbridge Road (R404). The GNI skid will replace the existing gas skid along Celbridge Road. Provision of a GNI AGI (Above Ground Installation) including 1 no. kiosk building, c.32m high surrounded by a 2.4m high fence.



- Closure of the existing main entrance to the campus on Celbridge Road and reinstatement of the boundary. Construction of a new signalised entrance/exit on Celbridge Road c.80meters north of the existing main entrance. Use of the existing secondary entrance/exit off Barnhall Road Roundabout in the south-east as a principal entry/exit.
- Construction of internal access roads, footpaths and cycle paths including a publicly accessible link road between Celbridge Road (R404) to the east and Barnhall Road (R449) to the west.
- Construction of a new pedestrian and cycle overpass across the M4 motorway and pedestrian/cycle path adjacent to lands known as the Wonderful Barn Allotments; the overpass will link the new publicly accessible link road within Kildare Innovation Campus to the entrance of Barnhall Meadows estate.
- Undergrounding and diversion of the existing overhead 10Kv/20kv overhead line adjacent to the M4 Motorway.
- The pedestrian and cycle route within the Kildare Innovation Campus will provide a link from the new public link road, along the protected view corridor (between Castletown Estate & Wonderful Barn) to the north-eastern boundary of Castletown Estate.
- The provision of a net increase of 678 new car spaces, resulting in a total of 2291 car spaces across the site (including a total of 244 EV car spaces).
- The provision of a new private EV Bus charging hub with parking for 10 no. electric buses.
- The provision of a net increase of 310 new bicycle spaces, resulting in a total of 350 bicycle spaces across the site.
- The diversion of the c.500 m stretch of an existing 1.5m culvert, located to the north of the site along the existing loop road, southwest by c.60m; the diverted culvert will be located along the proposed link.
- All associated site development works, drainage and services provision, landscaping, boundary treatments (including security fencing), and associated works.
- An Environmental Impact Assessment Report has been prepared in respect of and will be submitted with the planning application. The application relates to a development for the purposes of an activity requiring an industrial emissions licence.

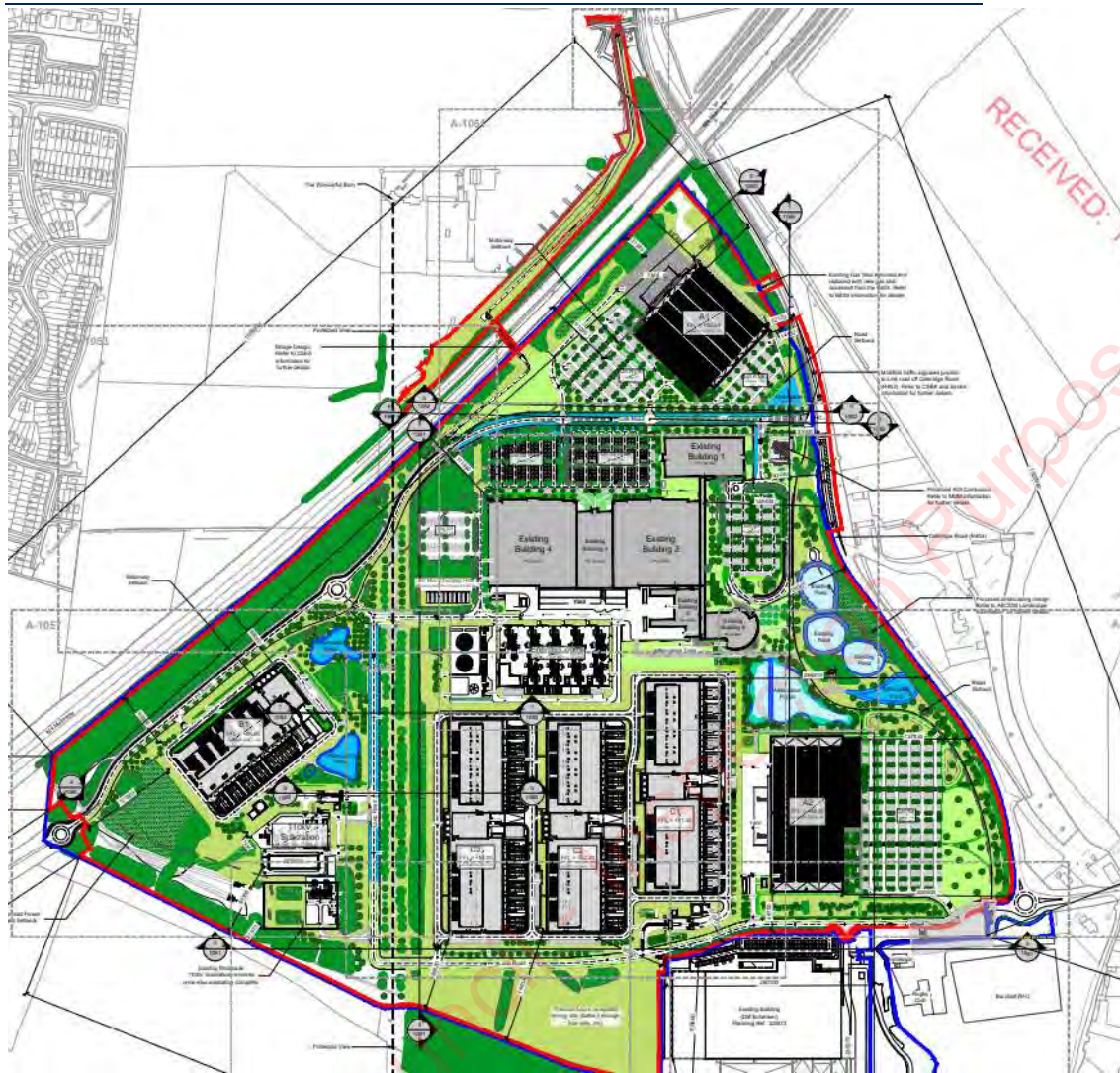


Fig: Site layout proposed

2.3 Examination of Alternatives

2.3.1 Description of Alternative Scenarios

An assessment of alternatives is considered in the EIAR. The assessment of alternatives set out the following information/alternatives:

- Do nothing alternative - it should be noted that each chapter of the EIAR has a section discussing the do-nothing scenario and how it relates to that environment topic. This scenario is an alternative by itself and is noted as appropriate.
- alternative project locations;
- alternative designs/layouts;
- alternative processes;
- alternative mitigation measures.

2.3.2 Rationale for Development



The proposed development seeks to provide for the redevelopment/regeneration of an underutilised business and innovation campus, in order to encourage foreign direct investment and maximise economic value. The National, Regional and Local planning policies supporting the proposed development are outlined within this Chapter. The development will also seek to improve the physical connectivity of the site with the surrounding lands to improve mobility for sustainable modes of transport in line with the Leixlip Local Area Plan 2020-2023.

2.3.3 Site Selection

The site selection is not considered relevant given the zoning of the site, the existing uses on site and the nature of the development. Prior to the purchase of the site the current landowners considered the following key criteria;

- Availability of a high-quality telecommunications fibre network;
- Accessibility to the natural gas network (to provide dispatchable energy in line with government policy);
- Availability of a high-quality and existing electricity network (to provide direct connection to the national grid and mix of renewables);
- Availability of a suitably large site with suitable development zoning;
- A site in proximity to existing high density of US and global tech companies;
- Existing campus development with potential to expand with high-tech and ICT uses;
- Low natural disaster risk particularly in relation to flooding

Having regard to the above and the support national, regional and local planning policy earmarking the site for redevelopment, the further consideration of alternative locations for employment generating uses was not considered relevant.

2.3.4 Alternative Design/Layout

Analysis of the layout initially assessed which reviewed the existing buildings on site, site access, connections site profile, site levels and adjoining land uses. A number of design iterations have been considered throughout the design, including building design. Alternative Design/Layout were not considered feasible due to impacts on the nearby protected structures/views and noise impacts to surrounding land uses. The proposed layout was considered to be the preferred layout due to it having the least environmental impact.

2.3.5 Assessment of Alternative processes

Alternative options/alternatives have been explored for the following;

- Power supply
- Water Supply
- Heat Supply
- Transportation of goods and People
- Drainage

Justification for the final proposal under each of the above items has been detailed within each sub heading. The most practical and efficient solution was considered to be chosen in each element.



2.3.6 Assessment of Alternative Mitigation Measures

For each aspect of environment, each specialist considered likely impacts and reviewed feasible mitigation measures selecting the most suitable to the setting and guidance/legislation. The selected mitigation measures are set out in each of the EIAR chapters 5-17.

2.4 Population and Human Health

2.4.1 Introduction

Chapter 5 Population and Human Health evaluates how the proposed development and the likely direct and indirect impacts would effect the population and human health. The Chapter sets out a legislative context, methodology to the chapter, data sets used, baseline of human health the area, receiving environment and the potential impact the proposed development may or may not have on the population and human health, mitigation measures and monitoring.

2.4.2 Baseline

A baseline scenario was assessed and established in terms of population, economy, employment, housing and social infrastructure and amenities. It is noted that 2 no. study areas were used in the demographic analysis in order to assess the impacts of the proposed development on the surrounding population. The first study area provides information with respect to the local electoral district context, and includes 4 No. EDs which adjoin the subject sites within a c. 1 km radius. The second study area information with respect to the wider LA context of Kildare in terms of economic and social impacts.

2.4.3 Potential impacts and mitigation

To predict the impact of the proposed development on the baseline environmental headings/topics, the Applicant has submitted Grant Thornton Economic Impact Assessment, to determine the overall economic impact of the project, calculated the housing demand likely to be generated from the permanent employment increase and identified the social infrastructure and amenities provided or impinged by the project.

The various impacts and mitigation measures are discussed and accounted for under each of the relevant chapters within the EIAR.

2.5 Biodiversity

This chapter sets out the habitats, flora and fauna present in the receiving environment and presents an assessment of potential impacts arising from the project, with consideration given to appropriate mitigation measures to minimise and/or avoid potential negative impacts.

The studies undertaken to inform this chapter have been set out and tabulated.



Date	Time	Weather	Ecologist	Task
28.04.2022	10:00-16:00	Wind F2-F3, Dry, Visibility Good	Dr. Gavin Fennessy	Deployment of passive detectors and cameras, bird transect survey, mammal survey. Inspection of Buildings 7, 8 and 9 for bat roost suitability
08.06.2022	10:00-16:00	Wind F3-F4, Dry, Visibility Good	Dr. Gavin Fennessy	Deployment of passive detectors, bird transect survey, mammal survey.
09.06.2022	10:00-16:00	Wind F2-F3, Light showers, Visibility Good	Dr. Gavin Fennessy	Deployment of passive detectors, mammal survey.
14.06.2022	07:00-08:00	Wind F3, Overcast, Dry, Visibility good	Dr. Gavin Fennessy	Ecological site walkover, mammal survey.
16.06.2022	11.15 – 19.30	Overcast, Dry, Wind F2/3 SE, Visibility Good	John Deasy	Baseline ecological survey for habitats and botanical species.
27.06.2022	12:00-16:00	Wind F4, Infrequent showers, Visibility Good	Dr. Gavin Fennessy	Collecting passive detectors and cameras, mammal survey.
10.08.2022	12:00-16:00	Bright, Wind F2-F3, Dry, Good Visibility	Dr. Gavin Fennessy	Collecting passive detectors, mammal survey.
30.11.2022	12:00-16:00	Wind F2-F3, Dry, Good Visibility	Dr. Gavin Fennessy	Bird transect survey
01.02.2023	10:00-16:00	Strong breeze, Wind F4, Dry, Good Visibility	Dr. Gavin Fennessy	Bird transect survey, ecological site walkover of the north lands (Wonderful Barn)
28.03.2023	10:30-16:00, 20:45-21:15	Overcast, Cloud 8/8, Wind F2, Occasional Light Showers, Visibility Good	Dr. Gavin Fennessy, Marie Kearns, Fiona May-Aylward	Preliminary ground level roost assessment - trees, bat activity survey, deployment of passive detectors
29.03.2023	10:00-13:00, 19:35-21:15	Bright and Breezy, Dry, Cloud 6/8, Wind F3/F4, Visibility Good	Dr. Gavin Fennessy, Marie Kearns, Fiona May-Aylward	Preliminary ground level roost assessment - trees, dusk emergence survey, deployment of passive detectors
30.03.2023	12:00-16:00	Warm and Bright, Cloud 6/8, Wind F2/F3, Occasional showers	Dr. Gavin Fennessy, Marie Kearns, Fiona May-Aylward	Preliminary ground level roost assessment - trees, deployment of passive detectors
13.04.2023	11:00-12:00	Wind F4-F5, Bright, Dry, Good Visibility	Dr. Gavin Fennessy	Site walkover as part of the KIC pre-planning meeting
19.05.2023	1600-17:00	Dry, Cloud 6/8, Wind F3, Good Visibility	Dr. Gavin Fennessy	Ecological survey of the proposed GNI upgrade route – check for invasive plant species.



The EIAR sets out a comprehensive methodology and impact assessment technique as well as background policy at national and local level.

- Appropriate Assessment and Natura Impact Statement by AWN Consulting has been submitted as part of this planning application and the assessment of same.
- Arboricultural Assessment, Impact Statement and Method Statement also submitted by Arbeco Ltd.
- Chapter explores and provides assessment of impacts on biodiversity of site and wider area. Chapter provides assessment of impacts of proposed development in question on the ecological environment. Chapter sets out receiving environment including development areas.
- Chapter sets out national legislation, policy and guidance with respect to same, this including National Planning Policy Framework, KCC CDP 2017-2023 (updated as part of new adopted KCC CDP 2023-2029 however biodiversity objectives generally carry through);

2.5.1 Methodology

The studies undertaken to inform this chapter have been set out and tabulated as set out below.



Date	Time	Weather	Ecologist	Task
28.04.2022	10:00-16:00	Wind F2-F3, Dry, Visibility Good	Dr. Gavin Fennessy	Deployment of passive detectors and cameras, bird transect survey, mammal survey. Inspection of Buildings 7, 8 and 9 for bat roost suitability
08.06.2022	10:00-16:00	Wind F3-F4, Dry, Visibility Good	Dr. Gavin Fennessy	Deployment of passive detectors, bird transect survey, mammal survey.
09.06.2022	10:00-16:00	Wind F2-F3, Light showers, Visibility Good	Dr. Gavin Fennessy	Deployment of passive detectors, mammal survey.
14.06.2022	07:00-08:00	Wind F3, Overcast, Dry, Visibility good	Dr. Gavin Fennessy	Ecological site walkover, mammal survey.
16.06.2022	11.15 – 19.30	Overcast, Dry, Wind F2/3 SE, Visibility Good	John Deasy	Baseline ecological survey for habitats and botanical species.
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01.02.2023	10:00-16:00	Strong breeze, Wind F4, Dry, Good Visibility	Dr. Gavin Fennessy	Bird transect survey, ecological site walkover of the north lands (Wonderful Barn)
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30.03.2023	12:00-16:00	Warm and Bright, Cloud 6/8, Wind F2/F3, Occasional showers	Dr. Gavin Fennessy, Marie Kearns, Fiona May-Aylward	Preliminary ground level roost assessment - trees, deployment of passive detectors
13.04.2023	11:00-12:00	Wind F4-F5, Bright, Dry, Good Visibility	Dr. Gavin Fennessy	Site walkover as part of the KIC pre-planning meeting
19.05.2023	1600-17:00	Dry, Cloud 6/8, Wind F3, Good Visibility	Dr. Gavin Fennessy	Ecological survey of the proposed GNI upgrade route – check for invasive plant species.



A desktop review was also carried out on the study area, the proposed GNI upgrade route and the Eirgrid uprating route. The assessment also consulted the following data sets and ecological resources;

- National Parks and Wildlife Service (NPWS) online mapping and datasets;
- Heritage Maps online mapping;
- National Biodiversity Data Centre (NBDC) online mapping and datasets;
- Environmental Protection Agency (EPA) online mapping and datasets;
- Botanical Society of Britain and Ireland (BSBI) online mapping;
- Kildare County Development Plan 2023 – 2029;
- Leixlip Local Area Plan 2020-2023;
- Celbridge Biodiversity Action Plan 2021 – 2025;
- National Biodiversity Action Plan 2017 - 2021;
- National Biodiversity Action Plan 2023 – 2027 (Draft for Public Consultation);
- Invasive Species Ireland;

A desk study was carried out identifying Natura 2000 sites within 15km radius of site.

2.5.2 Receiving Environment

2.5.2.1 Closest European sites are as follows:

Site Name	Site Code	Proposed Development Site Distance (km)
Natura 2000 sites		
Rye Water Valley/Carton SAC	001398	0.96
Glenasmole Valley SAC	001209	13.83
South Dublin Bay and River Tolka Estuary SPA	004024	18.33
South Dublin Bay SAC	000210	19.55
North Bull Island SPA	004006	21.46
North Dublin Bay SAC	000206	21.47
Nationally designated sites (no NHA sites within 15km)		
Rye Water Valley/Carton pNHA	001398	0.96
Royal Canal pNHA	002103	1.11
Liffey Valley pNHA	000128	1.30
Grand Canal pNHA	002104	2.60
Slade of Saggart and Crooksling Glen pNHA	000211	10.35
Lugmore Glen pNHA	001212	11.17
Kilteel Wood pNHA	001394	12.35
Dodder Valley pNHA	000991	13.21
Donadea Wood pNHA	001391	13.50
Glenasmole Valley pNHA	001209	13.83

The likely significant effects on European designated sites arising from the proposed development are addressed in the accompanying Screening Assessment report.

Regarding the closest designated site, Rye Water Valley/Carton SAC, it is noted that the River Liffey is hydrologically connected to the proposed development site by the surface-water drainage system that releases run-off via controlled discharge to the Leixlip Reservoir and the foul water drainage network that discharges treated foul water to the River Liffey via the Leixlip WWTP primary emission point. The Rye Water River flows into the River Liffey c. 450m



downstream of the surface-water discharge point in the Leixlip Reservoir and c. 1km upstream of Leixlip WWTP primary emission point. Given the location of the confluence of the River Liffey and the Rye Water River, it is considered that no elements of the proposed development are likely to result in significant impacts on the Rye Water Valley/Cartron SAC. The uprating works which cross the Rye Water River/SAC are described in detail and it is noted that no instream works or poleset/tower replacement works will be required within the SAC. The proposed GNI upgrade route does not cross the Rye Water River or any other watercourses, therefore no significant impacts to the Rye Water Valley/Cartron SAC are likely.

Given the distance to the other Natura 2000 sites, it is considered that no significant effects as a result of the development are likely.

2.5.2.2 Impacts on Non-designated areas;

Rye Water Valley/Cartron pNHA, Royal Canal pNHA and Liffey Valley pNHA are all located within 1.3km of the site. The Royal Canal is not hydrologically connected to the proposed development site; therefore, no significant effects are expected on this pNHA. The entry point to the River Liffey via the existing Leixlip WWTP primary emission point has already been noted under Section 2.5.2.1.

2.5.2.3 Flora

According to the Leixlip Local Area Plan (2020 – 2023), there are a number of areas throughout Leixlip that have been identified as “key local biodiversity areas”, including:

“The woodlands, hedgerows, treelines, watercourses and extensive areas of grassland within the farmlands of Collinstown and Confey, in St. Catherine’s Park, Leixlip Manor, Leixlip Castle Demesne, Barnhall and the surroundings of the commercial grounds of Intel and the Hewlett Packard site all provide excellent habitats which are interlinked and support widespread habitat connectivity across the study area and contribute to the GI network of Leixlip.”

No legally protected or red-listed plant species have been previously recorded in the NBDC database within which the study area is located.

While the main campus consists of industrial buildings, associated car parking and access roads, the areas immediately surrounding the built areas consist of formal landscaping including grassland, ornamental shrubbery, hedges and treelines. The campus itself is well screened from the external roadways with semi mature, landscaping of mixed woodland and treelines. There are a number of areas of unmanaged meadows and grasslands along with artificial lakes and ponds. No invasive species listed on the Third Schedule of the 2011 European Communities (Birds and Natural Habitats) Regulations (i.e., species of which it is an offense to disperse, spread or otherwise cause to grow in any place) were recorded within the proposed development boundary or along the proposed GNI upgrade route.

2.5.2.4 Fauna

Eleven confirmed non-volant mammal species were recorded during ecological surveys and by the trail cameras.



Species	Cam1	Cam2	Cam3	Cam4	Cam5	Cam6
Red Deer	1			2	1	2
Fox		58	5	83	34	
Grey Squirrel		1		5		
Hedgehog		5		2	4	
Badger		1			1	
Rabbit		10		149		
Field Mouse				8		
Unidentified small mammal (mouse/vole/shrew)				4		
Brown Rat				1		
Dog					1	

While no breeding and/or resting places of any protected mammal were recorded suitable habitat exists for species such as Badger. No Badger sett was recorded as part of the ecological surveys undertaken as part of the planning application for the proposed development.

There are a number of records for additional protected mammal species within the wider area of the 10km grid square in which the campus is located. An otter is one of these protected mammals recorded, however no otter activity was recorded during site walkovers of the campus and there is no optimal foraging/breeding habitat for Otter within the campus.

From the analysis of the bat call registrations recorded by all 14 no. passive detectors, the presence of five bat species was confirmed. The most popular areas of bat activity were west of the ponds, within semi mature woodland surrounding the site and the woodland belt that borders the west of the campus. Building inspections were carried out on the buildings to be demolished and no evidence of current or historic signs of usage by bats inside or outside any of the three buildings.

There are 535 no. trees to be removed as part of the development and the majority of these trees are considered to have 'Negligible' to 'Low' roosting suitability for bats. Bat boxes permitted as part of the development of the site to the south were visible on site.

Regarding birds, a total of 55 bird species were recorded during winter and breeding bird surveys. These included five red-listed species, Kestrel, Meadow Pipit, Redwing, Snipe and Swift.

2.5.3 Potential Impacts on Designated Conservation Sites

A screening assessment has been provided in support of the Appropriate Assessment (AA) process which accompanies the application. Details regarding the proposed earthworks, surface water drainage, foul drainage and air quality during both the construction and operational stage are outlined. The Screening Assessment concludes that there is no likelihood of significant effects on any of the Natura 2000 located within the wider area.

2.5.4 Construction and operational impacts on the biodiversity within the site

The proposed development will see an increase of 171,641.88sqm in hardstanding within the boundary of the development site. The report assesses the impact that the proposed



development will have on the habitats listed within the site. The following habitats were considered of local importance;

- *Recolonising Bare Ground (ED3)/Scrub (WS1) Mosaic - local importance (higher value)*
- *Mixed broadleaved woodland (WD1) - local importance (higher value).*
- *Scattered trees and parkland (WD5) - local importance (higher value), given the maturity of the trees present.*
- *Hedgerows (WL1) - local importance (higher value),*
- *Treelines (WL2) - local importance (higher value).*
- *Other artificial lakes and ponds (FL8) - local importance (higher value)*

The report details both the construction and operational impacts that the development may have on the flora, fauna, habitats and mammals as described within the chapter. Along with the increase in hardstanding as already detailed, other impacts include;

- 535 trees will be removed from site
- Reduction in foraging, roosting and breeding potential given removal of vegetation

2.5.5 Mitigation

An extensive list of mitigation is proposed to minimise the potential impacts identified. These include;

- Appointment of suitably qualified Ecological Clerk of Works for each phase of the construction of the project to ensure the full and proper implementation of the mitigation strategy
- Any areas where vegetation removal or construction activity is due to commence will be subject to a pre-works survey by a suitably qualified ecologist
- All soil removed from the site will be disposed of at approved licenced facilities
- The proposed Landscaping Plan will be implemented in full, including the planting of 1,400m of linear hedgerow and some 22,500m² of woodland habitat with 1,370 specimen trees.
- All environmental controls described in the CEMP and elsewhere in the EIAR
- Installation of green roofs and walls will support a diversity of invertebrate species.

Please note that this list is not exhaustive.

2.5.6 Assessment

The details set out in this section of the EIAR are considered to be generally acceptable.

2.6 Lands, Soils, Geology and Hydrogeology

2.6.1 Methodology

This chapter assesses and evaluates likely significant impacts of the proposed development on the land, soil, geological and hydrogeological aspects of the site and surrounding area associated with the proposed development. The governing legislation and criteria for assessing impacts, measuring/rating of effects and mitigation is set out as well as a description of the works. The methodology used in assessing the baseline information and soils and geology impact of the proposed development is then outlined. The proposed development has primarily relied on databases maintained by the Environmental Protection Agency (EPA),



Geological Survey Ireland (GSI) and NPWS along with other relevant bodies. Site investigations were also carried out between October and December 2019 and February 2020, details of which are described throughout the chapter.

2.6.2 General Baseline

The site comprises of 10 buildings with approximately 1,600 car spaces and associated green spaces. The site is generally flat and there are no particular archaeological features within the site. According to the site investigation undertaken by IGSL between December 2019 and February 2020 reported the ground conditions to be consistent with made ground deposits described as sandy gravelly Clay with some occasional fragments of tarmacadam and concrete.

With regard to hydrogeology, the ground investigations report carried out by IGSL in October to December 2019 indicate a vulnerability rating of extreme/high, as bedrock was encountered at depths from 0.4 – 3.2mbgl across the site. It should be noted that bedrock was not encountered in the majority of the excavation holes in the north-east, north-west and western portion of site which would indicate a vulnerability rating of 'moderate', which is consistent with the GSI classification of the entire central and southern portions of the site.

2.6.3 Impacts of construction and operational phase

2.6.3.1 Construction Phase

- There was no evidence of waste deposited on-site during Site investigation works carried out by IGSL in 2019. Therefore the risk of contaminated soils being present onsite is low.
- Excavation of soil, tarmac and hardcore will be required for both the principal works and some of the facilitation works. The pipe will run under the existing road pavement.
- Local removal and reinstatement (including infilling) of the 'protective' topsoil and subsoil cover across the development area at the site will not change the overall vulnerability category for the site which is already 'high to extreme'.
- Capping of the energy centre, data centre, deep tech buildings and the overall substation footprint of the site by hardstand/ building following construction and installation of drainage which will minimise the potential for contamination of the aquifer beneath the site
- It is assumed that the material removed along the roadways for the GNI pipeline upgrades is expected to be contaminated. This material will be required to be removed and disposed by a licenced contractor to an appropriate waste facility.
- There is potential for water (rainfall and/or groundwater) to become contaminated with pollutants associated with construction activity

2.6.3.2 Operational phase

- There will be an increase in overall hardstand as a result of the development of c 171,641.88 m2.
- The inherent SuDs design has been provided to control runoff frequency, flow rates, volumes and, reduce concentrations of contaminants to acceptable levels. The proposals provide an integrated and innovative surface water drainage design



solution which manages water quality and quantity in accordance with Kildare County Council objectives

- There is a potential for leaks and spillages from vehicles along access roads and in parking areas
- In the event of a fire, firewater could become contaminated and in the absence of mitigation may contaminate soil and groundwater
- Groundwater abstraction does not form part of the proposed development.

2.6.4 Mitigation Measures

2.6.4.1 Construction Phase

- Implementation of a Construction & Environmental Management Plan (CEMP);
- Sources of fill and aggregates for the Proposed Development;
- Fuel and chemical handling, transport and storage; and
- Control of water during construction.

2.6.4.2 Operational Phase

- Provision of spill kit facilities and training of operatives in use of same;
- Where mobile fuel bowers are used the following measures will be taken:
 - Any flexible pipe, tap or valve will be fitted with a lock and will be secured when not in use;
 - The pump or valve will be fitted with a lock and will be secured when not in use; o All bowers to carry a spill kit;
 - Operatives must have spill response training; and
 - Portable generators or similar fuel containing equipment will be placed on suitable drip trays.

2.6.5 Cumulative Impacts

- Construction works will require additional removal of topsoil and subsoil cover and will further increase the vulnerability of the underlying bedrock.
- Overall increase in hardstanding will result in localised reduced recharge to ground and increase in surface run-off. The aquifer underlying the site is a locally important aquifer which is moderately productive only in local zones. The proposed development will have a relatively small footprint in comparison to the underlying aquifer size. As such, the impact is considered to be Low.
- Accidental releases from fuel storage/unloading could contaminate groundwater or soil environments unless mitigated adequately.
- There will be a further loss of greenfield area locally however, the area of development is small in the context of the overall agricultural land available in the region
- The residual cumulative effect on land, soils, geology and hydrogeology for the construction and operation phases are anticipated to be long-term, neutral in terms of quality and of not significant, once the appropriate mitigation measures are put in place for each development.

2.6.6 Assessment

The details set out in this section of the EIAR are considered to be generally acceptable.



2.7 Hydrology

This chapter of the Environmental Impact Assessment Report (EIAR) has been prepared by AWN Consulting and assesses and evaluates the potential for significant impacts on the surrounding hydrological environment associated with the principal and facilitation works of the proposed project.

2.7.1 Methodology

This chapter was prepared by AWN Consulting in line with national legislation, Water Frameworks Directive and TII and EPA policy and guidance and assesses and evaluates potential for significant impacts on the surrounding hydrogeological environment.

Account is taken of both importance of attributes and predicated scale and duration of likely impacts. Rating is of potential environmental effects on hydrological environment. The receiving environment is detailed.

2.7.2 Baseline/Receiving environment

The receiving environment is discussed in terms of hydrology, flood risk and water quality. The topography of the site slopes gently down towards the south east, which is consistent with the surrounding area. There is an existing Reservoir (Leixlip Reservoir) east of the principal works site which forms part of the River Liffey. The site discharges its surface water runoff directly into the Leixlip Reservoir via an outfall pipe following confirmation of water quality through electronic monitoring mechanisms inclusive of shut off valves, upstream of the existing retention ponds near the existing site entrance off the Celbridge Road. The Kilmacredock_Upper watercourse is mapped on the EPA as flowing in a south-easterly direction through the site. This watercourse has already been diverted beneath the site via a 1.5m culvert and outfalls into the Leixlip Reservoir east of the Celbridge Road.

A Site-Specific Flood Risk Assessment was completed and is included as part of the EIAR. The assessment identified no flood hazards for the Proposed Development. The Proposed Development resides within Flood Zone C and is not at risk of flooding from a 1% or 0.1% Annual Exceedance Probability (AEP) event.

Existing storm water runoff from the existing building surface areas discharges to the existing retention pond system. Two existing surface water retention ponds are located on the western site boundary. An additional fire water retention pond is also located there. Additional bunded storage is provided in the surrounding landscaped area in the event of an overflow occurring. The normal capacity of the retention ponds is 5000m³, with an additional 25,000m³ being able to be accommodated in the bunded overflow area. The site is also connected to the local municipal sewerage network where wastewater streams drain by gravity to the Kildare County Council sewer and is treated within the municipal wastewater treatment plant in Leixlip.

The existing foul/wastewater inflows were pumped to the public sewerage system at the northeast corner of the site. Two pumping stations are located on the site with 200mm diameter pumping mains with provision included for future development.

2.7.3 Potential impacts/risks



2.7.3.1 Construction Phase

- Increased run-off and sediment loading
- Excavation for foundations, services and landscaping may require removal of perched rainwater
- Risk of accidental pollution from localised spillage or leakage of fuels from construction traffic. Alkaline run-off due to use of concrete and cement also possible.

2.7.3.2 Operational Phase

- Surface water discharge directly to the Leixlip Reservoir.
- Wastewater system
- Fuel leakages/spillage
- Fire
- Increase in hardstanding area may increase run-off rate into receiving surface waterbodies.

2.7.4 Mitigation

- Implementation of CEMP
- Proposed redesign of the culvert to ensure that there is no reduction in the hydraulic capacity of the culvert and no resultant increase in flood risk
- Surface run-off water containing silt will be contained on site via settlement tanks and treated to ensure adequate silt removal. Silt reduction measures on site will include a combination of silt fencing, settlement measures (silt traps, silt sacks and settlement ponds).
- A series of measures to reduce spillages of fuels, described in detail within the chapter.
- Temporary storage and management of soil.
- Implementation of Environmental Management System.
- Containment measures minimising the risk of release of solid/ liquid material spillages to the water environment. Containment measures will include storage of fuels on site in bunded containers or compartments
- A number of attenuation measures will be implemented to minimise the likelihood of any spills entering the water environment to include the design of attenuation techniques such as Swales, Tree pits, Green roofs, Filter drains, Permeable paving, Rainwater Harvesting system, Bio-Retention ponds, Hydrocarbon interceptors, Silt Traps and Attenuation facilities will protect from on-site and off-site flooding.

The cumulative impact on hydrology for the construction and operation phases is anticipated to be Long-Term, Neutral in terms of quality and Not Significant, once appropriate mitigation measures to manage water quality runoff in compliance with legislative requirement are put in place for each development.

2.7.5 Assessment

The details set out in this section of the EIAR are considered to be generally acceptable.

2.8 Air Quality and Climate

This chapter evaluates the impacts which the project may have on Air Quality as defined in the EPA EIA Report Guidelines 2022.



2.8.1 Methodology

The chapter details how the construction and operational phase of the development has been assessed under the relevant guidelines. The concern from a health perspective is focussed on particles of dust which are less than 10 microns (μm) in diameter. Air dispersion modelling was carried out across all elements of the operational phase.

2.8.2 Receiving Environment

In terms of meteorological data, Casement Aerodrome meteorological station, which is located approximately 6 km south-east of the site, collects data in the correct format and has a data collection rate of greater than 90%. Results indicate that the prevailing wind direction is from westerly to south-westerly in direction over the period 2017 – 2021. The mean wind speed is approximately 4.6 m/s over the period 1981-2010.

Air quality monitoring programmes have been examined and it is considered that the area surrounding the facility is categorised as Zone C. According to EPA data, Zone C locations of Dundalk, Kilkenny and Portlaoise in 2021 show that levels of NO₂ are below both the annual and 1-hour limit values. Average long-term concentrations at Kilkenny and Portlaoise range from 5 - 11 $\mu\text{g}/\text{m}^3$ for the period 2016 – 2021; suggesting an upper average over the fiveyear period of no more than 11 $\mu\text{g}/\text{m}^3$. There were no exceedances of the maximum 1-hour limit of 200 $\mu\text{g}/\text{m}^3$ in any year.

2.8.3 Potential impacts

In relation to the proposed development, the facility will have 9 combustion turbine generators (CTGs) which will have a stack height of 15m above ground level and 80 back-up generators which will have a stack height of 18m above ground level. The back-up generators will power the data centre in the event of an interruption to the supply of power from the National Grid. The other aspects of the development including the data halls and the Deep Tech buildings and facilitation works will lead to some air emissions during construction but will not be significant sources of air emissions during the operational phase.

2.8.3.1 Construction Phase

- During demolition of Buildings No's 7, 8 and 9 there will be the potential for dust emissions associated with the generation and movement of the waste material associated with the demolition.
- Vehicles transporting material to and from the site also have the potential to cause dust generation along the selected haul routes from the construction areas.
- Construction dust emissions as a result of excavation works, infilling and landscaping activities and storage of soil in stockpiles

2.8.3.2 Operational Phase

- operation of the combustion turbine generators (CTGs) in the energy centre and the scheduled testing of the back-up generators in the data storage facilities will release air pollutant emissions
- The infrequent emergency operation of the back-up generators for the data storage facilities in the event of a loss of power from the National Grid due to a power outage would release air pollutant emissions



- Road traffic accessing the site will emit air pollutants.

2.8.4 Mitigation

- Ensure good site management
- the siting of activities and storage piles will take note of the location of sensitive receptors and prevailing wind directions in order to minimise the potential for significant dust nuisance
- When rainfall is greater than 0.2mm/day, dust generation is generally suppressed
- A complaints register will be kept on site detailing all telephone calls and letters of complaint received in connection with dust nuisance or air quality concerns, together with details of any remedial actions carried out
- The dust minimisation measures shall be reviewed at regular intervals during the works to ensure the effectiveness of the procedures in place and to maintain the goal of minimisation of dust through the use of best practice and procedures
- speed restriction of 20 km/hr will be applied as an effective control measure for dust for on-site vehicles using unpaved site roads
- Bowsers or suitable watering equipment will be available during periods of dry weather throughout the construction period.
- Regular watering of storage piles.
- Hoarding erected around storage piles.

2.8.5 Residual impacts

Based on the scale and temporary nature of the construction works and the intermittent use of equipment, the predicted impact on climate change from the proposed development, after mitigation, is deemed to be short-term, neutral and not significant. Once the mitigation measures outlined in Section 10.7 are implemented, the residual impacts on climate from the operational phase of the proposed development will be long-term, negative and minor adverse.

2.8.6 Assessment

The details set out in this section of the EIAR are considered to be generally acceptable.

2.9 Climate

This chapter evaluates the impacts which the project may have on Climate as defined in the Guidelines on the information to be contained in Environmental Impact Assessment Reports. Baseline data providing national emissions data has been outlined.

2.9.1 Methodology

The chapter references the guidance against which the preparation of the chapter has been set against. The Chapter also makes reference to carbon budgets, emission ceilings to 2030, Ireland's climate targets and details of national and international legislation, including the Paris agreement.

2.9.2 Potential Impacts

The Proposed Development will primarily use electricity from the National Grid. Thus, based on electricity from the National Grid for 8,510 hours per year and diesel generators usage for



250 hours per year (HVO fuel will be used where available although it has been assumed that HVO emits the same level of GHG as diesel as a worst-case), will consume 19.2MW of power in Phase 1 translating to approximately 54,839 tonnes of CO₂eq per year based on the likely 2025 electricity mix. The CTGs will be available to dispatch 16MW to the national grid for up to 330 days per year. A breakdown of the GHG emissions for the proposed development prior to mitigation is provided. The emissions generated are measured against baseline figures set out earlier in the chapter.

2.9.2.1 Construction Phase

- During demolition of Buildings No's 7, 8 and 9 there will be the potential for GHG emissions associated with the generation and movement of the waste material associated with the demolition.
- Infilling and landscaping
- Construction traffic accessing the site will emit air pollutants during transport

2.9.2.2 Operational Phase

- The operation of the CTGs in the energy centre and the scheduled testing of the back-up generators in the data storage facilities will release GHG emission
- Indirect GHG emissions from electricity from the national grid which will power the proposed development
- The infrequent emergency operation of the back-up generators for the data centres
- Road traffic accessing the site will emit GHG emissions.

2.9.3 Mitigation Measures

2.9.3.1 Construction Phase

- Standard vehicular mitigation including vehicles to be switched off when stationary, maintenance of vehicles etc are proposed during construction stage

2.9.3.2 Operational Phase

- Provision of significant Solar PV installations with c.8,560 panels being proposed across the 4no. data centre buildings and the 2no. Deeptech buildings
- Use of Hydrotreated Vegetable Oil (HVO) as back-up fuel source for the Energy Centre upon full build rather than diesel
- Implement District Heating system, which will use recaptured heat produced from the data centres to provide recycled heat the existing campus buildings being retained as well as the new buildings A1 and A2. Further to this, the district heating system has been designed to provide export heat to surrounding community uses

The developer and data centre end user outline that they are committed to continued renewables additionality nationally and investment in new generation, repowering or otherwise increasing in-country renewable energy capacity. In this regard the proposed development will have a Maximum Import Capacity (MIC) of 170MW once fully developed (c.2034/2035).

As the Proposed Development is over 20 MW thermal input, a greenhouse gas emission permit will be required for the facility which will be regulated under the EU-wide Emission Trading System (ETS) which necessitates operating under a “cap and trade” scheme, meaning



carbon emissions will become increasingly costly and encourage the least-cost pathway to GHG emission reductions.

2.9.4 Assessment

The details set out in this section of the EIAR are considered to be generally acceptable.

2.10 Noise and Vibration

This chapter includes a description of the receiving ambient noise climate in the vicinity of the subject site and an assessment of the potential noise and vibration impact associated with the proposed development, during both the short-term construction phase and the permanent operational phase, on its surrounding environment.

2.10.1 Methodology

- Construction and operational noise calculations have been conducted in accordance with the relevant standards. However, it is noted that there is no published statutory Irish guidance relating to the maximum permissible noise level that may be generated during the construction phase of a project. Local authorities or An Bord Pleanála normally control construction activities by imposing limits on the hours of operation and/or applying noise limits for construction noise at noise-sensitive locations.
- Details of the baseline noise levels have also been provided along with a breakdown of the relevant threshold values.
- Baseline monitoring has been carried out as part of the assessment. Both nighttime and daytime noise levels are monitored
- Vibration guide values have been outlined within the chapter, which outlines tolerance levels and effects of human response to vibration in terms of peak particle velocity (PPV).
- Details have been provided of the uses located within a range of the existing uses. These are tabulated within the chapter.

2.10.2 Potential impacts

2.10.2.1 Construction Phase

- The largest noise and vibration impact of the proposed project will occur during the construction phase due to the operation of various plant machinery and HGV movement to, from and around the site.
- The noise data emitting from various construction vehicles has been tabulated.
- Predicted noise levels based on distances to the works have also been tabulated.
- A breakdown of the impact on the noise environment due to construction activities is presented and results range from *not significant* to *slight-moderate* significance.

2.10.2.2 Operational Phase

- Various scenarios are assessed regarding the fixed plant at data centres and the energy centre, all of which comply with the relevant noise standards required.
- The predicted noise levels for the emergency generators, combined with the energy centre and data centre plant, are within the criteria for emergency operations.
- The proposed development will not generate significant additional traffic noise

2.10.3 Assessment



The details set out in this section of the EIAR are considered to be generally acceptable.

2.11 Material Assets – Waste Management

This chapter evaluates the likely significant effects, if any, which the proposed development and facilitating works may have on Material Assets – Waste. A site specific Resource Waste Management Plan (RWMP) has been prepared and submitted to deal with waste generation during the demolition, excavation and construction phases of the proposed development and facilitating works. The waste materials described in this chapter include non-hazardous and hazardous waste from both construction and operational phases. The Chapter also provides a breakdown of the relevant legislation and guidance that the proposed waste management adheres to.

2.11.1 Methodology

A desktop study was carried out which included the following:

- Review of applicable policy and legislation which creates the legal framework for resource and waste management in Ireland;
- Description of the typical waste materials that will be generated during the Construction and Operational phases; and
- Identification of mitigation measures to prevent waste generation and promote management of waste in accordance with the waste hierarchy.

Estimates of waste generation during the construction and operational phases of the proposed development have been calculated and are included in the chapter.

2.11.2 Potential Impacts

2.11.2.1 Construction phase

- A range of hazardous and non-hazardous materials will be generated during site demolition, excavation and construction. Details have been provided regarding estimations of waste generated on site from the demolition.
- General housekeeping will also generate waste.
- Waste generated will be disposed of accordingly

2.11.2.2 Operational phase

- If waste is not disposed of properly or stored correctly it could lead to litter or pollution issues.
- Lack of waste management could see small volumes of waste being sent unnecessarily to landfill.

2.11.3 Mitigation

2.11.3.1 Construction Phase

As previously stated, a project specific RWMP has been prepared in line with the requirements of the requirements of The EPA, Best Practice Guidelines for the Preparation of Resource and Waste Management Plans for Construction & Demolition Projects. Mitigation measures are outlined within the RWMP. In addition, the following mitigation measures will be implemented;



- Building materials will be chosen to 'design out waste';
- On-site segregation of waste materials will be carried out to increase opportunities for off-site reuse, recycling and recovery.
- Left over materials (e.g. timber off-cuts, broken concrete blocks / bricks) and any suitable construction materials shall be re-used on-site
- All waste materials will be stored in skips or other suitable receptacles in designated areas of the site
- A Resource Manager will be appointed

2.11.3.2 Operational Phase

- All waste materials will be segregated into appropriate categories and will be temporarily stored in appropriate bins, skips or other suitable receptacles in a designated, easily accessible areas of the site
- The Operator / Buildings Manager of the Site to enforce implementation of an Operational Waste Management Strategy
- Waste collected from the Site of the proposed development will be reused, recycled or recovered, where possible

2.11.4 Assessment

The details set out in this section of the EIAR are considered to be generally acceptable.

2.12 Material Assets – Traffic and Transportation

This chapter provides an overview of the existing receiving environment, a detailed and robust assessment of the potential impact of the project on the operation of the local road network both during the short-term construction phase and long-term operational phase and outlines mitigation measures to ensure any significant effects are minimised or avoided.

2.12.1 Methodology and baseline

Details of the assessment criteria are provided within the chapter. National and local legislation have been considered. In order to establish the baseline data for the site, site visits, traffic surveys, existing road network/accessibility and local travel patterns were all assessed. The chapter sets out the existing walking/cycling accessibility, public transport infrastructure, road network and future infrastructural improvements.

2.12.2 Potential impacts

A construction management plan has been carried out and submitted with the application in response to the potential impacts of the construction phase. Regarding the operational phase, trip generation rates have been provided for each of the proposed new elements of the development. In total, it is anticipated that the development will generate a net increase of 178 two-way pcu movements during the AM peak and 36 during the PM peak. This is the total operational traffic following the demolition of existing buildings on site. The development traffic has been distributed onto the surrounding road network based upon the existing east west split of those currently accessing the site and as per the existing turning movements on the surrounding road network

2.12.3 Mitigation



Construction phase;

- Construction Traffic Management Plan has been prepared as a ‘best practice’ measure which identifies measures that aim to minimise the effect of construction traffic on the surrounding road network
- Appropriate level of cycle and vehicle parking on site for staff
- Parking provided to prevent overspill onto surrounding network
- Appointment of Construction Site Manager/Community Liaison Officer
- On-site wheel wash facilities;
- KCC agreed haulage routes along designated HGV routes
- Control and timing of deliveries where possible

Operational Phase;

- Implementation of site specific Mobility Management Plan
- Appointment of Mobility Manger
- A Welcome Travel Pack will be provided to occupants with details of local transport network, maps of local amenities, detail of on-site facilities, incentives for sustainable travel use
- Walking and Cycling Challenges and promotion events

2.12.4 Assessment

The details set out in this section of the EIAR are considered to be generally acceptable. Kildare County Council’s Transportation Department has also reviewed the documentation received and have no objections subject to conditions.

2.13 Material Assets: Site Services

This section of the EIAR describes the existing material assets (site services) for the foul and surface drainage, potable water, power, gas, heating & telecom aspects of the proposed development site.

2.13.1 Methodology and baseline

The relevant legislation, policy and guidance which has informed the chapter is listed. The chapter has also been informed by desktop studies of relevant data sources including, flood risk assessment report, engineering planning report and all topographical information and relevant utility drawings, along with a physical inspection. Consultation was carried out with Kildare County Council, Uisce Eireann, Eirgrid, ESB and Gas Networks Ireland.

There is an existing foul/wastewater inflow pumped to the public sewerage system at the northeast corner of the site. Two pumping stations are located on the site with provision included for future development. Surface water runoff from hardstanding areas with the existing site are collected in a sealed system of pipes and gullies which drain towards the east side of the site. Two existing surface water retention ponds are located on the eastern site boundary. The existing retention pond system includes two individual ponds to allow for alternating, with a single pond use during routine inspections and maintenance. An additional fire water retention pond is also located there. Surface water discharge outfalls into the Liffey Reservoir. The water supply system is in place since the development of the HP Site and is in



adequate working condition. The Kildare Innovation Campus is currently provided with a connection to the existing gas distribution network via an existing gas skid to the northeast of the campus. Power supply to the Campus is provided via the existing 110kV Rinawade Substation located southwest within the Site.

2.13.2 Potential Impacts

Details of the potential/likely impacts of the proposed development on each of the services outlined above have been considered and outlined within the chapter during both the operational and construction phase.

Construction phase;

- The surface water, foul water generated and water demand during the construction phase is not likely to have a significant negative impact on the existing networks as overall demand is low and in line with previous developments on the campus.
- Power supply - If works are not carried out correctly there is potential for the construction works to cause accidental damage to the infrastructure for the permitted development.

Operational Phase;

Details of the upgrade works required for each of the services are provided. It is noted that the proposed works will not have a significant impact on the existing services currently existing on site and all potential issues appear to be addressed. It appears that the Applicant has engaged appropriately with the relevant stakeholders for the upgrade and works to the existing services on site.

2.13.3 Mitigation

Construction Phase;

- Construction of the proposed development will require connections to water supply and drainage infrastructure, power and telecommunications. Ongoing consultation with Gas Networks Ireland, KCC, Uisce Éireann, EirGrid and ESB Networks and other relevant service providers within the locality and compliance with any requirements or guidelines they may have will ensure a smooth without disruption to local and business community.
- Best practice measures will be put in place

Operational Phase;

- The design of the surface water system has incorporated attenuation within the design to ensure that there is no potential for off site flooding as a result to the proposed increase in hardstanding area.
- Pre-connection enquiry submitted to Uisce Eireann

2.13.4 Assessment

It is considered that there is already an existing connection to many of the services required for the proposed development and the works will require upgrade works which have been adequately detailed throughout this chapter and other chapters of the EIAR. It is also noted



that the potential future district heating system could provide benefit to the wider community. Overall, the details set out in this section of the EIAR are considered to be generally acceptable.

2.14 Archaeology and Cultural Heritage

This chapter describes the baseline archaeology and cultural heritage environment at the Kildare Innovation Campus (KIC) lands, it identifies the likely significant effects of the proposed developments at the KIC lands on the archaeological and cultural heritage resource, and it proposes measures to mitigate predicted effects.

2.14.1 Methodology and baseline

The relevant legislation, policy and guidance which has informed the chapter is listed. Desktop based study of relevant data sources included the following;

- National Monuments
- Site and Monuments Record and Record of Monuments and Places
- Register of Historic Monuments
- Urban Archaeological Survey
- Topographical Files of the National Museum of Ireland
- Excavations Bulletin and Excavations Database
- Local Authority County Development and Local Area Plans
- National Inventory of Architectural Heritage
- Cartographic Sources
- Aerial Photographs
- Toponymy Sources

An on-site inspection was also conducted.

Descriptions and definitions of the type of effect, quality of effect, magnitude of change, significance of effects and sensitivity of receptors are also provided. An Archaeological and historical background is described for the area, including details of Castletown House to the north west and the Wonderful Barn to the north east of Castletown House. It should be noted that Castletown House and the Wonderful Barn are the only protected structures within 1km of the site. Images of old ordinance survey maps have been included to outline the growth of Leixlip and the surrounding area. It is noted that the location of the proposed development would, if it had not already been subject to the development of the currently existing industrial park, be considered to be part of the historical setting of Castletown House.

2.14.2 Potential Impacts

Construction phase;

The KIC lands are largely developed and landscaped lands, with existing buildings centrally focussed and surrounded by a greenfield periphery. A monument recorded in the SMR, fulacht fiadh KD011-062, was exposed and removed by archaeological excavation as part of Hewlett Packard Campus development. The site of the monument is not on the statutory RMP and is not scheduled for inclusion in the next revision of the RMP. As such, the monument is not listed in Appendix 5, Record of Monuments and Places, of the Kildare County Development Plan 2023-2029. No other recorded monuments are present on the KIC lands,



and no construction phase impact on recorded monuments or known archaeology is predicted.

No impacts are likely during the operational phase.

2.14.3 Mitigation

A Geophysical survey shall be carried out pre-construction. This shall be followed by a programme of pre-construction archaeological test excavation. Test-excavation shall be carried out under licence from the National Monuments Service and the National Museum of Ireland. During the construction phase, all existing trees that currently form the grand allée of the Protected View Corridor, will be protected by site fencing, to prevent damage from construction activities, and damage to the ground by compaction and damage to roots.

2.14.4 Assessment

The assessment set out in the EIAR is considered robust overall, having regard to the already developed nature of the site and the proposed testing and mitigation measures.

2.15 Landscape and Visual Impact Assessment

This chapter identifies and assesses the potential effects of the Proposed Development at the Kildare Innovation Campus (within the redline boundary), Leixlip, County Kildare on the landscape and visual resource of the study area. It identifies the mitigation and compensation measures that will be implemented to prevent, reduce or offset potential adverse landscape and visual effects or enhance potential beneficial effects, where possible. In the context of this project 'landscape' includes also sub-urban townscape.

2.15.1 Methodology and baseline

This chapter was prepared in accordance with the relevant guidelines and good practice guidance, listed within the chapter. The significance of an effect or impact is determined by two distinct considerations, nature and magnitude. The receiving environment was established through a combination of desk based research and site appraisal. A study area of 2km from the boundary of the proposed development, 200m to either side of the indicative alignment of GNI enhancement works, and up to 500m to either side of the existing overhead lines subject to EirGrid uprating has been considered. Details of the various criteria that the chapter is assessed under is provided and explained.

The study area lies within the following 2 landscape character areas according to the Kildare County Development Plan 2023-2029, Northern Lowlands (class 1 sensitivity) and River Liffey (Class 4) landscape character areas. A number of scenic routes and viewpoints are located within the study area, all of which are identified within the chapter. Protected views within the study area are outlined within the Leixlip Local Area Plan 2020-2023.

2.15.2 Potential Impacts

Construction Phase:

The Proposed Development will result in localised changes to landform to accommodate the bridge and other buildings. Construction plant, including boring equipment and lifting machinery, will be introduced, and typical construction features such as fencing, access tracks



and construction compounds will be laid out. The presence and activity of construction machinery and associated features will degrade the condition of this landscape character area locally. The introduction of these features relating to construction will be temporary, medium term and reversible.

Landscape Character Areas located within the wider study area in South Dublin, namely Liffey Valley, Urban, and Newcastle Lowlands will not be altered by the proposed construction works. While construction traffic will pass temporarily along existing transport corridors within these landscape character areas, the landscape character will not be affected resulting in no landscape effects.

Potential effects to the visual amenity within the locality as a result of the visibility of construction activities such as demolitions works, the construction / refurbishment of buildings, associated scaffolding and tall equipment such as cranes and containers. Effects also include temporary site infrastructure such as site traffic and construction compounds especially those located in areas adjacent to sensitive visual receptors.

Operational Phase:

The alteration and transformation of the existing campus will intensify the inherent light industrial landscape character within the site, leading to an increase and densification of the light industrial buildings replacing sections of existing open green space.

Considering the flat and low-lying nature of the existing landscape, in addition to the dense mature vegetation planting to the perimeter of the existing business campus site, indirect change in landscape character is largely limited to a short section of the R404 and from the existing campus entrance to the northwest of the site. A summary of the landscape effects on surrounding receptors within the study area is tabulated within the chapter.

17 photomontages have been prepared illustrating the nature of visibility of the proposals at key viewpoint locations. The majority of significant visual effects will occur from locations within the Proposed Development site or in close proximity to it (up to approximately 300m) as dense bands of woodland along the boundaries of the M4, the grounds of Castletown Demesne, within the area around The Wonderful Barn, and publicly accessible locations along the River Liffey will screen the Proposed Development fully. A written description is provided of each of the photomontages within the chapter, along with a table which outlines the susceptibility, sensitivity, magnitude and significance of the visual effects that the proposed development will have on each viewpoint.

2.15.3 Mitigation

The proposed mitigation measures have been developed in tandem with the landscape masterplan. Retention and protection of the existing mature woodland belts along the site boundaries to the north, south and east. Existing trees to be retained will be protected during the construction stage in accordance with recommendations of the Arboricultural Assessment. Further mitigation measures include;

- height and scale of the Proposed Development will align with the existing prevailing building format on the site



- Proposed Development will be fenced off during the construction phase to reduce the visual impact of the works
- Disturbance of existing vegetation will be minimised where possible
- Proposed planting will help integrating the Proposed Development into the surrounding landscape, provide screening where needed, and minimise the effect on the landscape character of the area

2.15.4 Assessment

It is considered that the chapter adequately addresses the issues regarding landscape and visual impact of the proposed development. The mitigation measures proposed will enhance the site over time and adequately screen the development, while also maintaining essential biodiversity.

2.16 Major Accidents and Disasters

This chapter is an assessment of the potential for the project to cause major accident hazards and the vulnerability of the project to natural disasters based on the engineering design, drawings and documentation.

2.16.1 Methodology and Receiving Environment

The relevant legislation, policy and guidance has been outlined in the chapter.

The current state of the environment was assessed. This included reviewing elements such as seismic activity, landslides, flood risk and metrological conditions.

2.16.2 Potential impacts

The potential impacts are not considered significant or even likely in most cases. The majority of the potential impacts have been discussed in previous chapters of the EIAR. An assessment of natural disasters has been collated and tabulated but again, there are no likely impacts on the project.

2.16.3 Mitigation

The proposed development has been designed in line with good industry practice, and, as such, mitigation against the risk of major accidents and/or disasters is embedded through the design and in accordance with planning and legislative requirements.

2.16.4 Assessment

The details set out in this section of the EIAR are considered to be generally acceptable.

2.17 Interactions and cumulative effects

This section addresses the intra project significant effects (i.e. those occurring between environmental topics within the project). Inter project effects (i.e. those which are likely to occur as a result of the likely impacts of the proposed project interacting with the impacts of other projects in the locality) have also been considered.



Actual interactions and their significance are dealt with the relevant chapters of the EIAR. A matrix of potential interactions between environmental factors is included within the chapter.

2.18 Mitigation and Monitoring

This chapter summaries all mitigation measures proposed in order to provide a comprehensive overview of the full range of mitigation measures discussed within each chapter. No new mitigation measures are included.

2.19 Conclusion

This report comprises an Environmental Impact Assessment of the proposed development. The aim of the EIA Report is to identify and assess effects of the proposed development on various environmental factors, in order to assist in considering whether the proposed developments are consistent with the proper planning and sustainable development of the area.

It is considered that the EIAR has adequately identified and assessed the effects of the proposed development on various environmental factors. The EIAR submitted together with the planning documentation received is deemed to adequately describe the direct, indirect and cumulated effects on the environment of the proposed development as well as the mitigation measures proposed to counteract these impacts.

3.0 Appropriate Assessment

3.1 Introduction

This Appropriate Assessment has been carried out by Kildare County Council's Planning Department in accordance with the provisions of the Appropriate Assessment of Plans and Projects, Guidelines for Planning Authorities (2009) and the OPR Practice Note PN01 Appropriate Assessment Screening for Development Management.

For reference, a full and detailed description of the planning history is set out previously in this report while the Appropriate Assessment Screening Report (AA report) prepared by the Applicant sets out the receiving environment and identifies the potential for ecological impacts to European Sites in the vicinity of the proposed development. An Environmental Impact Assessment report was also received with the planning application which identifies the baseline scenario for all environmental topics including, for example, hydrology, air quality, traffic and landscape impacts.

The AA report outlines all existing European sites within 15km of the development and identifies any potential impacts or connections: European sites encompasses Special Areas of Conservation (SAC) and Special Protection Areas (SPA).

The development description and main site characteristics are set out previously in this report.

3.2 European Sites within 15km

- Closest European sites are as follows:



Site Name	Site Code	Proposed Development Site Distance (km)
Natura 2000 sites		
Rye Water Valley/Carton SAC	001398	0.96
Glenasmole Valley SAC	001209	13.83
South Dublin Bay and River Tolka Estuary SPA	004024	18.33
South Dublin Bay SAC	000210	19.55
North Bull Island SPA	004006	21.46
North Dublin Bay SAC	000206	21.47
Nationally designated sites (no NHA sites within 15km)		
Rye Water Valley/Carton pNHA	001398	0.96
Royal Canal pNHA	002103	1.11
Liffey Valley pNHA	000128	1.30
Grand Canal pNHA	002104	2.60
Slade of Saggart and Crooksling Glen pNHA	000211	10.35
Lugmore Glen pNHA	001212	11.17
Kilteel Wood pNHA	001394	12.35
Dodder Valley pNHA	000991	13.21
Donadea Wood pNHA	001391	13.50
Glenasmole Valley pNHA	001209	13.83

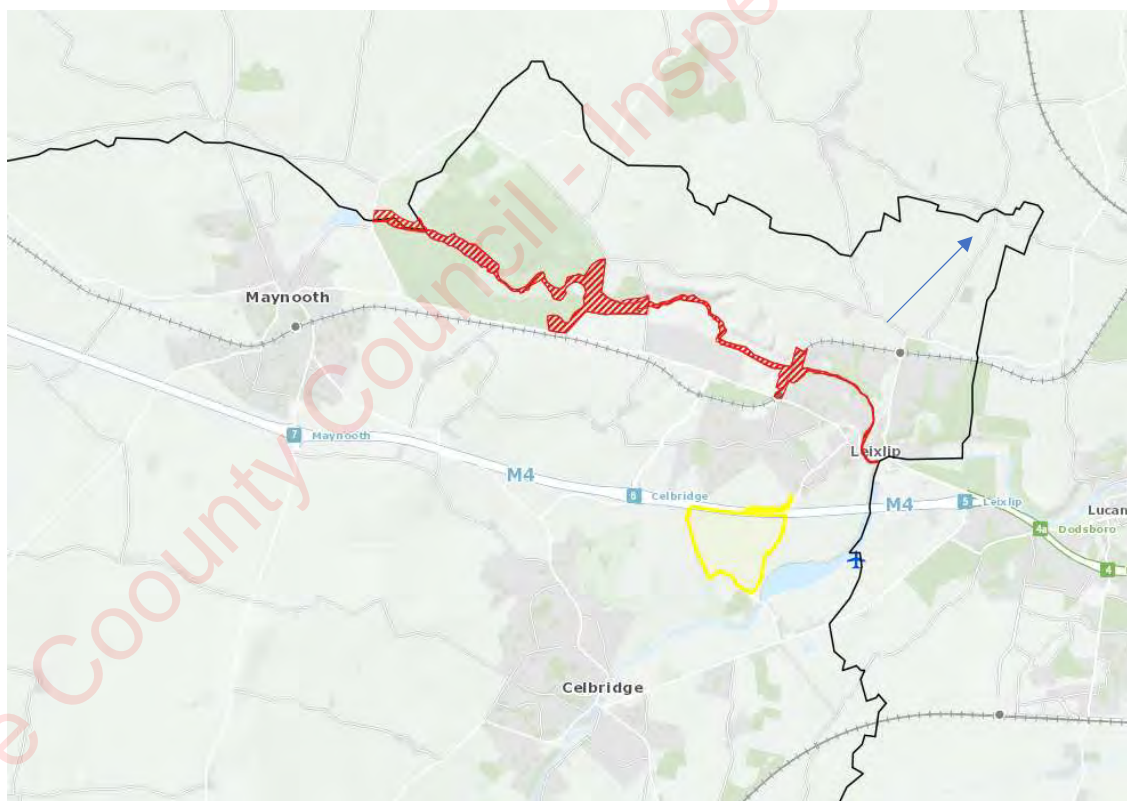


Fig: Application site relative to Rye Water Valley/Carton SAC

3.3 Identification and Evaluation of Likely Significant Effects or Cumulative Impacts

Direct Impacts;



No habitat loss of relevance to the Natura 2000 sites in the wider area will be lost as a result of the development.

Indirect Impacts:

- No negative impacts to the River Liffey or any designated sites downstream are likely as result of direct surface-water run-off to the River Liffey. However, the existing surface-water drainage system servicing Kildare Innovation Campus ultimately discharges to Leixlip Reservoir via the attenuation ponds. The SuDs strategy for the proposed development site will reduce surface-water run-off by utilising controls including bio-retention areas (i.e., wetland areas), attenuation ponds (proposed and existing), swales, filter drains, permeable paving and hydrocarbon interceptors.
- The excavation, movement and storage of soil can potentially lead to the release of sediment-loaded run-off, resulting in indirect negative impacts to aquatic habitats within and immediately downstream of the proposed development site. There are construction phase environmental protection measures outlined in the CEMP and these are standard measures designed to minimise the risks to the immediate receiving environment.
- Construction machinery and associated equipment will be the principal sources of pollutants such as oil, lubricants, fuel and hydrocarbons. This could result in adverse water quality impacts to the River Liffey.
- Leixlip WWTP has sufficient capacity to accommodate the existing peak foul water outflow from Kildare Innovation Campus.
- Noise and/or visual cues arising from the proposed development can potentially act as sources of disturbance/displacement for qualifying interest species of Natura 2000 sites. The proposed construction works will adhere to best practice regarding standard environmental protection to minimise impact on the species referred to above.

3.4 Appropriate Assessment Conclusion Statement

Having regard to the potential impacts identified above together with the mitigation proposed and separation distance between the site and the nearest SAC, it is concluded that there is no likelihood of significant impacts to the European Sites and therefore a Stage 2 Appropriate Assessment is not required.

4.0 Summary of Key Planning Issues and Assessment

4.1 Proposed Development

Extensive works are proposed on site and include the following;

- Demolition of existing Buildings No's 7, 8 and 9 (total gfa c. 84,838sqm).
- Existing Buildings No's 1 – 6 will be retained for deep tech and innovation related uses (total gfa c.42,862sqm)
- Construction of 2 no. new deep tech buildings and 4 no. new data centre buildings, all including ancillary office spaces. The deep tech buildings will have an overall maximum height of c.16m and vary in size from 30,945sqm – 41,190sqm with a combined total gfa of c. 72,135 sqm. The data centres will be c.15 m in height to parapet and c.16.5m in height to top of roof plant screening. The data centres will vary in size from 13,225 sqm – 21,000 sqm with a combined total gfa of c.



76,225sqm. All buildings will be provided with Solar PV panels at roof level and green walls along selected elevations.

- The new deep tech buildings (A1 & A2) will be provided with service yard areas, loading docks, car parking, access roads, security fencing/gates and landscaping. The deep tech buildings will include rainwater harvesting tanks and green roofs over office areas.
- Each data centre (B1, C1, C2 & C3) will include data halls, admin blocks (comprising offices, breakroom, loading dock, storage, and ancillary areas) and a variety of mechanical and electrical plant areas/structures including battery storage rooms and mechanical rooms. Car parking, access roads, security fencing/gates, gate houses and landscaping will also be provided.
- B1 will include 14 no. fuel oil generators, MV rooms and associated mechanical flues. C1 – C3 will each include 22 no. fuel oil generators, MV rooms and associated mechanical flues (each c.18.6m high). Car parking, access roads, security fencing/gates, gate houses and landscaping will also be provided.
- 2 no. district heating pump house areas and inground piping for district heating system.
- Construction of a Replacement 110kV Gas Insulated Switchgear (GIS) Substation adjacent to the existing 110kV Rinawade Substation. The current Air Insulated Switchgear (AIS) substation known as the Rinawade 110kV sub is fed by 2 x 110kV Overhead lines. The new substation will connect to these overhead lines via short runs of underground cable. The replacement 110kV substation will include 6 No. transformers, with client control building and a 2 storey GIS substation building within a 2.4m high fenced compound.
- Decommissioning and removal of the existing 110kV Rinawade substation.
- Construction of an on-site energy centre to provide to the national electrical grid. The Energy Centre will include 9 no. gas powered combustion turbine generators (CTG's) and 9 no. Flues with a maximum height of c.15 metres. The turbines will be enclosed by a screen wall 14m in height. The energy compound will include all required infrastructure including 2 no. back-up fuel oil (HVO) tanks, an administration building, pump house, fire water tank, access roads, 14 no. parking bays, security fencing etc.
- Provision of a Gas Networks Ireland (GNI) gas skid surrounded by a 2.4m high fence and access from Celbridge Road (R404). The GNI skid will replace the existing gas skid along Celbridge Road. Provision of a GNI AGI (Above Ground Installation) including 1 no. kiosk building, c.32m high surrounded by a 2.4m high fence.
- Closure of the existing main entrance to the campus on Celbridge Road and reinstatement of the boundary. Construction of a new signalised entrance/exit on Celbridge Road c.80meters north of the existing main entrance. Use of the existing secondary entrance/exit off Barnhall Road Roundabout in the south-east as a principal entry/exit.
- Construction of internal access roads, footpaths and cycle paths including a publicly accessible link road between Celbridge Road (R404) to the east and Barnhall Road (R449) to the west.
- Construction of a new pedestrian and cycle overpass across the M4 motorway and pedestrian/cycle path adjacent to lands known as the Wonderful Barn Allotments;



the overpass will link the new publicly accessible link road within Kildare Innovation Campus to the entrance of Barnhall Meadows estate.

- Undergrounding and diversion of the existing overhead 10Kv/20kv overhead line adjacent to the M4 Motorway.
- The pedestrian and cycle route within the Kildare Innovation Campus will provide a link from the new public link road, along the protected view corridor (between Castletown Estate & Wonderful Barn) to the north-eastern boundary of Castletown Estate.
- The provision of a net increase of 678 new car spaces, resulting in a total of 2291 car spaces across the site (including a total of 244 EV car spaces).
- The provision of a new private EV Bus charging hub with parking for 10 no. electric buses.
- The provision of a net increase of 310 new bicycle spaces, resulting in a total of 350 bicycle spaces across the site.
- The diversion of the c.500 m stretch of an existing 1.5m culvert, located to the north of the site along the existing loop road, southwest by c.60m; the diverted culvert will be located along the proposed link.
- All associated site development works, drainage and services provision, landscaping, boundary treatments (including security fencing), and associated works.

4.2 Principle of development

The subject site has been earmarked both nationally and locally for redevelopment. The site is of significant economic importance to the region. The Regional Spatial and Economic Strategy (RSES) for the Eastern and Midland Region specifically refers to the employment lands in Leixlip, *“Large scale former Hewlett Packard site and Collinstown site for regional enterprise to strengthen employment base for North Kildare.”*

Locally, figure 4.1 within the Kildare County Development Plan 2023-2029 identifies the site as a Strategic Development Area in the Metropolitan Area Strategic Plan (MASP). Sectoral Opportunities for the site are identified as *Business parks comprising knowledge based economy focusing on high tech/biotechnology, research and development, ICT and manufacturing.*

More specifically, the site is zoned H - Industrial and Warehousing within the Leixlip Local Area Plan 2020-2023. This zoning seeks to provide for industry, manufacturing, distribution and warehousing. Section 2.1 of the LAP notes that *“the overall HP site is currently underutilised with a significant level of vacancy”*. Section 6.2.1 of the LAP states that *“Given the size and scale of the former HP campus it is an objective of the Council to work with local and national agencies to ensure the site can be redeveloped in an appropriate manner and remain a key employment hub for Leixlip and the Dublin Metropolitan Area”*.

While the proposed uses of the site are not specifically listed within the zoning matrix table 13.3 of the LAP, it is considered that the proposed development could be considered “industrial light” and therefore is would be permitted in principle. Notwithstanding the zoning of the site, the importance of the site redevelopment is understood, not only at local, but regional and national level.



An Economic Impact Statement of the Proposed Kildare Innovation Campus has been prepared by Grant Thornton and submitted with the application. The statement provides a breakdown of the existing site context and outlines the potential benefits that the redevelopment of the site would have on the surrounding area. The development would lead to the creation of 3511 jobs and would result in a €2.5bn investment into the local and national economy, with an overall economic output of €5bn. The proposed development aims to become the leading technological and innovation campus in Europe in areas such as AI & Robotics, quantum computing, AgTech, Renewables, Digital Health and Space Technologies.

Not only will the development seek to become a leader in its field, but the development has committed to becoming a carbon neutral development, through the installation of c. 8,560 solar PV panels across the site and implementation of a district heating system which will use recaptured heat produced from the data centres to provide recycled heat the existing campus buildings being retained as well as the new buildings A1 and A2. Furthermore, the proposed district heating system has the potential to export heat to surrounding community uses, thus benefitting the wider area.

It is considered that the proposed development would result in a positive introduction to the wider surrounding community and transport network, given the key infrastructure proposed throughout the site. A pedestrian bridge linking “The Wonderful Barn” and the campus with the town of Leixlip is proposed across the M4 while an internal link road is proposed towards the northern end of the site to link the R404 with Junction 6 of the M4. In addition to the public linkages above, the proposed development will see the creation of pedestrian and cycle trails through the site providing important amenity space for not only users of the campus but members of the public.

Finally, the proposed campus incorporates biodiversity measures into its overall placemaking strategy. While initially tree removal will be required to facilitate the development, the landscaping masterplan proposed offers a diverse mix of habitat and an improvement to the existing tree cover on site. This will be achieved through the provision of a new retention pond, attenuation areas, increased tree planting, improved meadow planting and more focused landscape management.

Having regard to all of the above, the importance of the site and benefit to the surrounding area is obvious. The redevelopment of the site is supported by regional and local legislation. The proposed development incorporates sustainable design techniques through a range of measures including energy efficiency, creation of site permeability, increased employment within walking distance of existing settlements, the provision of a district heating network and a net increase in tree planting across the site to ensure overall quality placemaking. It is considered that the proposed development is considered permitted in principle.

4.3 Layout, siting and design

The site itself is extensive in size (c. 72ha), bound by the M4 to the north, Celbridge Road (R404) to the east, further industrial development (DB Schenker) and Barnhall RFC to the south and undeveloped greenfield land to the west. There are 3 existing entrances to the site, 2 from the R404 and the 3rd from the Barnhall Road to the north west corner of the site. The

site are does include a piece of land to the north of the main site where it transects the M4 and continues on towards the entrance to Barnhall Meadows. There are 9 no. large industrial buildings currently on site, 3 of which are to be demolished under the proposed application. The site also include Rinawade 110kV substation to the south west and a number of car parking areas throughout. The site is currently well screened both internally and externally by mature planting, especially to the north and north west of the site where there is a strong buffer between the existing campus building and the M4.

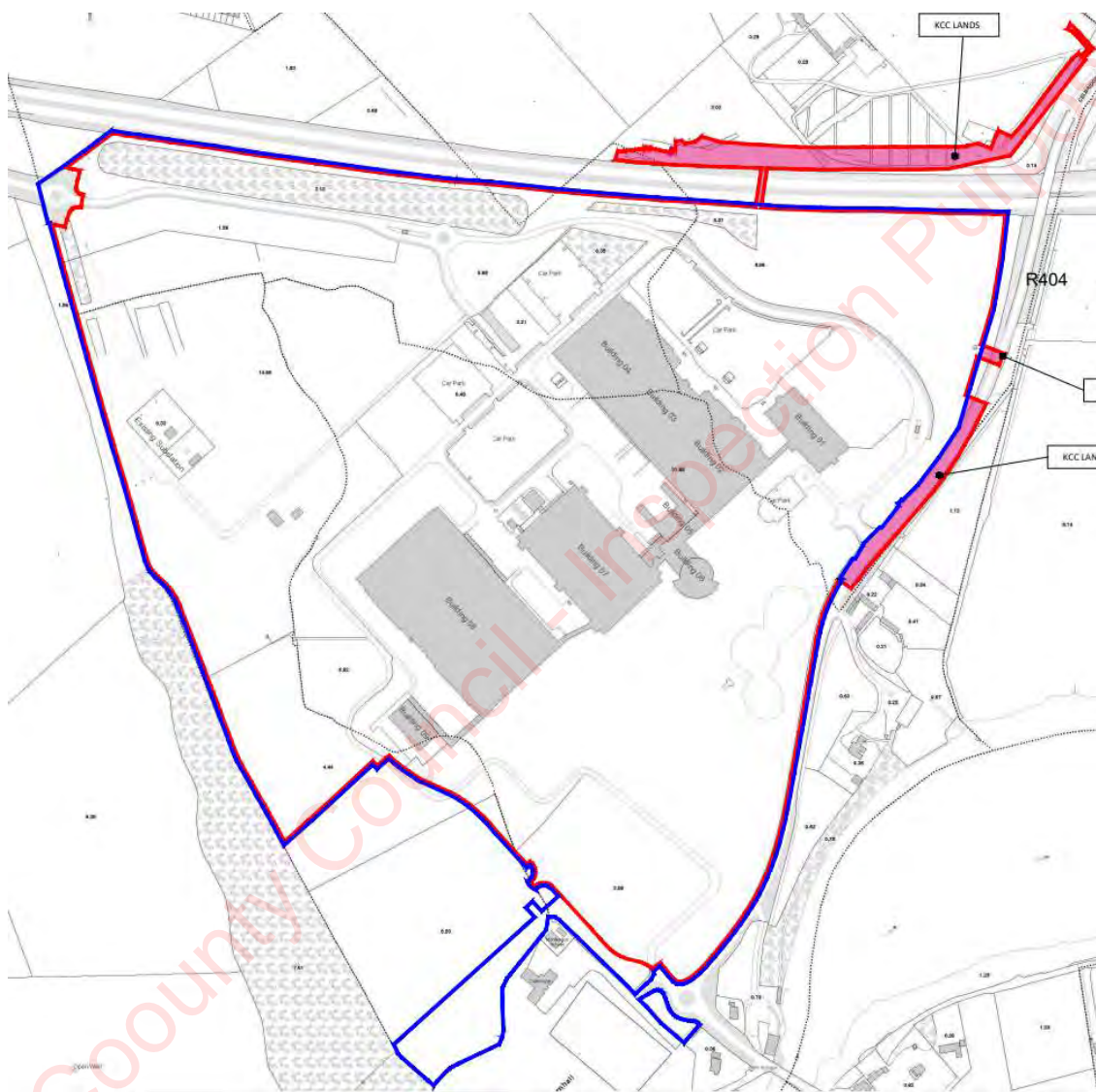


Fig. Existing site layout.

The works proposed under the subject application are extensively described within the EIAR, Architectural Design Statement the other documents submitted with the application. In order to enable the development to take place, 3 no. existing buildings (Buildings no. 7, 8 and 9; total gfa c. 84,838sqm) are to be demolished. These buildings are located centrally within the site. The other 6 no. buildings on site are to be retained for deep tech and innovation related uses. The proposed development seeks construction of 2 new deep tech buildings and 4 no. new data centre buildings. Three of the new data centres would be positioned to the centre



of the site in place of existing buildings no. 7, 8 and 9. The fourth data centre building (B1) is proposed to the north western corner of the site, well screened to the north by existing mature woodland. The two new deep tech buildings (building A1 and A2) would be positioned to the north eastern corner and south eastern corner of the site in areas which are underutilised by the existing site layout.

Key travel infrastructure is also proposed throughout the site. A new public link road is proposed along the northern portion of the site which would run east to west, connecting the R404 with Junction 6 of the M4. A new pedestrian and cycle bridge is proposed to the north of the site across the M4 which will connect Leixlip and the Wonderful Barn with the Campus, Castletown House and Celbridge. Internal pedestrian and cycle routes are proposed throughout the site including along the existing protected view, which will further improve permeability and promote active travel.





Fig. Rendering of building A1

The Data Centre buildings (B1, C1, C2 and C3) will all have the similar finishes. Again, green walls will be incorporated into the design throughout the buildings, while the main façade will have feature screening. The design is well thought out and will provide an attract and interesting visual experience for employees and visitors to the site.



Fig. Proposed North and west facades of Building B1

The proposed energy centre will provide power to the national electrical grid and ensure that the power requirements of the campus as provided. Located centrally within the site, it is essentially a box which will enclose the turbine compound, providing acoustic attenuation and visual screening to the equipment. Again, the design will incorporate green walls, with extensive acoustic cladding panels.



Fig. Proposed west and south facades of the energy centre

The Applicant has submitted a photomontage booklet detailing the “before and after” visual impacts from various viewpoints within the site and from external areas. The external viewpoints are largely to assess the impact of the development on the surrounding areas of importance, namely The Wonderful Barn, Castletown House and the Leixlip Reservoir. The images show that the proposed development would not have a negative impact on the surrounding areas and would revitalise the site.

Having regard to the extensive landscaping proposed (discussed later in this report), the high quality architectural design and the efficient use of the zoned land within the settlement boundary, it is considered that the design and layout of the proposed development is acceptable.

In terms of layout, siting of the proposed buildings as described above, make efficient use of the existing lands within the site.

4.4 Permeability and connectivity

The proposed development seeks to improve permeability within the existing Kildare Innovation Campus (KIC) and also allow for greater connectivity with the surrounding areas neighbouring the campus. The Leixlip Local Area Plan 2020-2023 (extended to 2026) includes a number of objectives which relate to the subject site including Objective MT1.11 and MT3.13.

MT1.11 To support the delivery of a pedestrian and cycle overpass of the M4 to link The Wonderful Barn at Leixlip to Castletown Demesne in Celbridge in consultation with Transport Infrastructure Ireland (TII).

MT3.13 To complete the through public road to connect the Celbridge Road (at Former HP site) to M4 Interchange Junction 6 prior to the commencement of Celbridge Road East KDA.

The proposed development addresses these objectives through the proposed deliver of a new pedestrian and cycle overpass of the M4 connecting Leixlip and the Wonderful Barn with the

KIC, Castletown House and potential connections on to Celbridge. A new public link road is also proposed along with pedestrian and cycle paths which connect the Celbridge Road to the M4 interchange Junction 6. The proposed link road will run along the northern side of the campus. The routing of the proposed link road means that the existing signalised access to the east of the campus onto the R404 will need to be repositioned 60m further north.

The proposed development not only caters for the end users of the campus but also invites public usage by including pedestrian links through the site. A pedestrian and cycle path is proposed along the eastern side of the development which connects the new link road with the R404 roundabout and Barnhall RFC. Further pedestrian amenity is proposed along the western side of the campus through the retention of the protected view from Castletown – Donaghcumper, and the enhancement of the planting scheme along this route to provide a tree lined pedestrian route. This route also allows for future connection with Castletown House to the west of the site.



Fig. Connectivity Plan submitted for the proposed development

It is considered that the proposed development offers extensive permeability through the site for both vehicle users and vulnerable road users (VRU's). The proposed development of the

4.5 Landscaping, tree removal and ecology

There are 535 no. trees to be removed as part of the development. Of the trees to be removed 18 are of high quality (category A), 181 are of moderate quality (category B), 279 are of low quality (category C) and 57 are of poor quality (U Category). While there are a number of hedgerows and woodland areas also to be removed as a result of the development, the landscaping plan proposed includes the planting of 1370 trees, 1400 linear metres of hedgerow and 22,500sqm of woodland. Swale planting, wildflower meadows and shrubs are also proposed. An extensive landscaping plan along with landscape masterplan detailing open spaces and landscape rationale has been provided. A tree protection plan has also been provided for the trees to be retained.



Fig. Landscape masterplan proposed

Given the extensive planting proposed on site, the maturation of the landscaping measures will provide an attractive space for members of the public, KIC employees and the biodiversity

within the area. KCC's Heritage Officer has reviewed the information submitted and has no objections subject to conditions.

4.6 Water Services

There are three existing ponds located within the site boundary. The existing ponds provide a combination of firewater and attenuation storage. A total of 5,000m³ of storage is provided within the pond with a further 25,000m³ provided in the adjacent areas.

The proposed surface water networks for the development collect runoff from roofs, roads and other hard standing areas in a combination of SuDS systems and sealed system of pipes and gullies. The site is divided up into five catchment areas which are defined by the topographical characteristics of the site and the proposed finish levels of the development. Each catchment collects the surface runoff and attenuates it within a attenuation system up to the 1:100 year event. Due to site conditions and underground service congestion, 2 No. attenuation basins, 2 No. attenuation ponds, 1No. infiltration basin, 3 No. Permeable Paving with Stone Storage and 1 No. StormTechTM systems is proposed. An Engineering Report carried out by Clifton Scannell Emerson has been submitted which details the proposed works on site.

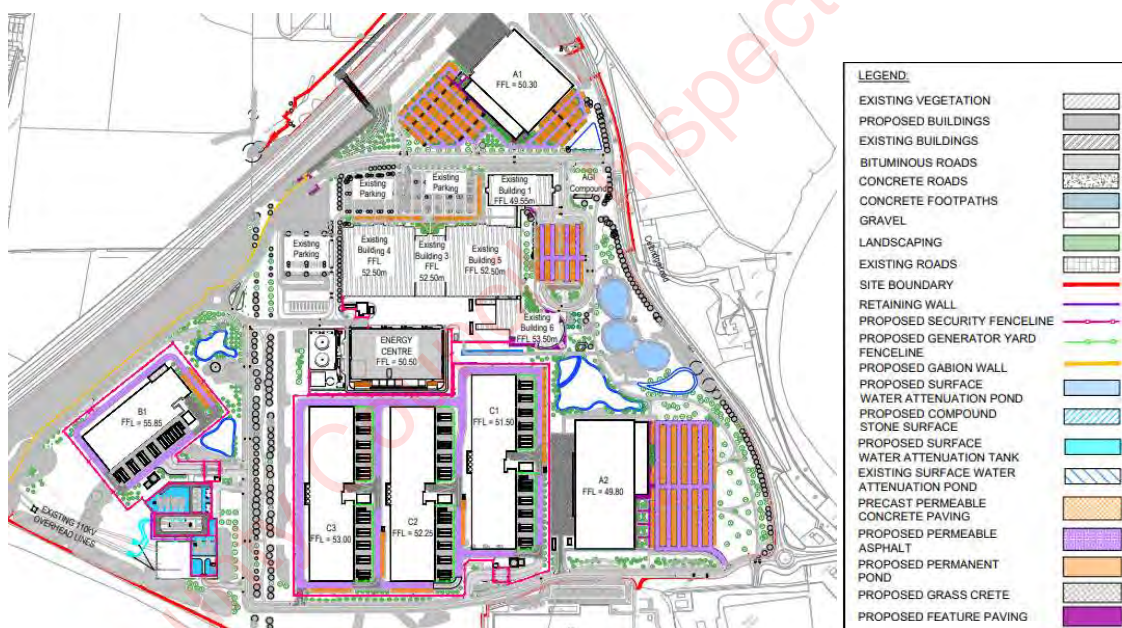


Fig. Proposed SuDS on site

Kilmacredock Upper Stream passes through the proposed development. The stream has since been diverted across the site development by means of a 1.5m culvert. It is proposed to redesign the culvert as part of the proposed scheme. The diverted culvert will be located along the proposed link road, will be c.360m in length and located c.90 south-west of the existing culvert.

In terms of water supply and wastewater demand, the Applicant proposes to connect to the existing public services on site. The Applicant has submitted a pre-connection enquiry to Uisce Éireann.



4.7 Transportation and Access

As mentioned above, the proposed development seeks to address Objective MT1.11 and MT3.13 as outlined within the Leixlip Local Area Plan 2020-2023 (extended to 2026). The proposed development addresses these objectives through the proposed delivery of a new pedestrian and cycle overpass of the M4 connecting Leixlip and the Wonderful Barn with the KIC, Castletown House and potential connections on to Celbridge. A new public link road is also proposed along with pedestrian and cycle paths which connect the Celbridge Road to the M4 interchange Junction 6.

It should be noted that the proposed pedestrian bridge proposed to the north of the site, is at preliminary design stage. A dedicated report compiled by Clifton Scannell Emerson has been submitted with the application which addresses the design elements of the proposed bridge. KCC's Transportation Department have reviewed the information submitted and have outlined that should permission be granted, final details of the bridge shall be agreed with the Planning Authority prior to commencement of development.

A Transportation Assessment has been carried out by Systra and provides details of car parking, cycle parking, pedestrian and cycle options, vehicular access and circulation and public transport provision.

Cycle Parking Provision	Cycle Spaces
Existing Bicycle Parking On Site	50
Guideline Amount for Existing Uses	902
Guideline Amount for New Units	53
Total Guideline Amount	955
Total Planned Spaces as part of Development Proposals	350

Fig. Cycle parking proposed

Car Parking Summary	Parking Spaces
Existing Car Parking On Site	1,613
Maximum Permitted for Existing Units	1,822
Anticipated Requirement for New Units	1,570 – 1,713
Total To Be Provided for New Units	678
Total Planned Spaces	2,299

Fig. Car parking proposed

Regarding the car parking, over 240 EV parking stalls will be provided on site promoting the use of electric vehicles (c.10% of parking).

It is noted that the site is well serviced by public transport and under the Bus Connects programme, more regularly scheduled bus stops will serve the site. A new EV Bus charging terminal will be provided on site for overnight charging of EV buses.

While it is noted that the NRO and TII have requested further information regarding the M4 pedestrian bridge and Construction Environmental Management Plan (CEMP), it is considered that these issues can be addressed by way of condition. KCC's Transportation Department have reviewed the application and have no objections subject to conditions.

4.8 Conservation

The proposed development takes account of the protected views between Castletown House and the Wonderful Barn. A tree lined avenue which was planted as part of the original 1999 development of the site will be reinforced and maintained.



Fig. Direction of protected view through the site.

As previously noted, a photomontage booklet has been submitted with the application. The proposed landscaping and existing screening ensure that the proposed development would not have a negative visual impact on the surrounding protected structures or viewpoints. There are no protected structures or monuments within the development site. A Heritage Impact Assessment was submitted with the application and concludes that there would be no additional impacts on the historic settings of Castletown House or the Wonderful Barn caused by the construction of the proposed development and the development would be beneficial



to the maintenance of the existing tree lined avenue. KCC's Heritage Officer has reviewed the information and has no objections subject to conditions.

4.9 Climate, district heating and connection to national grid

The Applicant has noted that the development will be fully powered by connection to the national grid. A new 110kV substation is proposed to replace the existing substation towards the south west of the site. The replacement 110kV substation will include 6 No. transformers, with client control building and a 2 storey GIS substation building lighting masts, carparking and access roads within a 2.4m high fenced compound.

The campus has been designed to provide a district heating network and infrastructure that will allow for the use of recycled heat for the existing campus buildings and proposed A1 & A2 development in the first instance, with the provision of recycled heat to surrounding sites such as Barnhall RFC, Salmon Leap Canoe Club, Castletown Estate and potentially residential lands to the north of the M4 to be developed in tandem with Kildare County Council in the future. District heating export pipes are proposed along the proposed access to the R404 and along the M4 over pass.

The proposed district heating network complies with Policy RE P12 of the Kildare County Development Plan 2023-2029 which states;

"Ensure that economic and enterprise related development is provided in a manner which facilitates a reduction in greenhouse gas emissions and accelerates the transition towards a sustainable, low carbon and circular economy. The following measures shall be supported:

- An increase in employment densities within walkable distances of communities and on public transport routes.*
- Promotion of walking and cycling and use of public transport through increased permeability and mobility management measures within and outside employment areas.*
- The sourcing of power from district heating and renewables including wind and solar. Additional native tree planting and landscaping on existing and proposed enterprise zones and development sites to aid with carbon sequestration, contributing to the green infrastructure network of the County and promoting quality placemaking."*

An Energy and Sustainability Statement has been submitted with the application which demonstrates how the energy performance and the sustainability of construction and operation of the proposed development meets or exceeds legislative/planning requirements. The report outlines how that the heat available from phase 1 of the proposed development could support 580 dwellings.

The provision of a district heating system across the site, cycle and pedestrian routes, solar panels on all proposed buildings, green walls and the increase in tree planting across the site all ensure that the proposed development complies with Policy RE P12 of the Kildare County Development Plan 2023-2029.



5.0 Conclusion

Having regard to the land use zoning objective of the area, the policies included within the National Planning Framework, Regional Spatial and Economic Strategy for the Eastern and Midland Region, Kildare County Development Plan 2023-2029 and Leixlip Local Area Plan 2020-2023 (extended to 2026), it is considered that the development on site is acceptable. Having reviewed the information submitted with the application it is considered that the layout, siting and design of the overall site is of a high quality and fitting of a site of such national and regional significance. The proposed development is respectful of its surroundings and helps to link the existing campus with the town of Leixlip, while also providing high quality urban space for end users and members of the public. Overall, it is considered that the proposed development is of significant benefit to the surrounding area and is in accordance with the proper planning and sustainable development of the area.

5.1 Recommendation

It is recommended that planning permission is granted subject to the following conditions.

Schedule 1 - Considerations and Reasons on which this Decision is based as required by Article 31 of the Planning and Development Regulations 2001 (as amended).

Having regard to the policies and objectives of the Leixlip Local Area Plan 2020-2023 (extended to 2026) and Kildare County Development Plan 2023-2029, to the nature and design of the proposed development, and the character of adjoining development, it is considered that, subject to compliance with the conditions attached, the proposed development would not seriously injure the amenities of the area or of property in the vicinity, and would be in accordance with the proper planning and sustainable development of the area.

Schedule 2 - Conditions

General

1. The development shall be carried out in accordance with the plans, particulars and specifications received by the Planning Authority on 18/07/2023, except as amended by the conditions of this permission.

Reason: To ensure that the development shall be in accordance with the permission and that effective control be maintained and to restrict and minimise any adverse environmental impacts resulting from the development.

2. The permission hereby approved shall be for a period of 10 years from the date of final grant.

Reason: Having regard to the nature of the development and in the interest of clarity.

3. The developer shall enter a legal agreement with Kildare County Council which sets out the mechanism for the detailed design and delivery of the proposed M4 Pedestrian and Cycle Overbridge, accessway and associated works. This agreement shall be entered into prior to commencement of the development, unless otherwise agreed in writing with the Planning Authority.



Reason: To promote Active Travel between Leixlip and Celbridge; to provide access to the Innovation Campus and enhance Vulnerable Road User Safety.

4. Prior to Commencement of Development, Developer shall finalise details for the M4 Pedestrian and Cycle Overbridge, accessway with associated site works and obtain the written agreement of the Planning Authority. In order to finalise the pedestrian and cycle overbridge, the Developer is required to:
 - a) Propose a time frame and mechanism for delivery.
 - b) Submit revised documentation and plans demonstrating the requirements of TII Publications and have regard to the extents of the Motorway Maintenance and Renewal Contracts (MMaRC) Maintenance Area A in the proposed development.
 - c) Liaise with Transport Infrastructure Ireland to provide an updated Construction Environmental Management Plan (CEMP) that shall demonstrate compliance with TII Publications requirements and mitigation of potential impact on the national road network in relation to the crossing of the M4 and other proposed works in the vicinity of the M4.

Reason: To promote Active Travel between Leixlip and Celbridge; to provide Access to the Innovation Campus and enhance Vulnerable Road User Safety.

5. The Developer shall obtain the written agreement from TII for the following:
 - a) final detailed design of the M4 Pedestrian and Cycle Overbridge, including parapets;
 - b) protocols for the temporary closure, associated traffic management, bridge lift and installation by a competent contractor over the M4 Motorway.

Reason: In the interest of Traffic Safety.

6. A full time Resident Engineer shall be provided and funded by the developer to supervise the connecting pedestrian/cycle lane and M4 Pedestrian and Cycle Overbridge for the development and to liaise with, TII, stakeholders, adjacent developers and the Planning Authority.

Reason: In the interest of Traffic Safety.

7. The Developer shall ensure that all mitigations measures set out within the Environment Impact Assessment Report (EIAR) received on 18/07/2023 shall be implemented in full, except as may otherwise be required in order to comply with the following conditions.



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

8. (a) The structures shall be used as data centre/deep tech building only with ancillary office and welfare facilities associated with the data centre/deep tech use.
(b) Any further subdivision or change of use or increase in office space within the proposed development, whether or not such change, subdivision or amalgamation would otherwise constitute exempted development, under the Planning and Development Regulations 2001 (as amended) shall not be undertaken without the prior grant of planning permission.

Reason: To avoid any misunderstanding as to the proper construction of this permission, to regulate the use of the development and to ensure proper planning control is maintained.

9. Prior to commencement of development, the final details of the proposed district heating system network and infrastructure shall be submitted for the written agreement of the Planning Authority.

Reason: To ensure that the development shall be in accordance with the permission and that effective control be maintained and to restrict and minimise any adverse environmental impacts resulting from the development.

10. The external finishes shall be as per indicated on the drawings and details received on the 18/07/2023 unless otherwise agreed in writing with the Planning Authority.

Reason: In the interest of visual amenity and orderly development.

11. a) The landscape plan and masterplan received on the 18/07/2023 along with maintenance schedule shall be fully complete (hard and soft landscaping and boundary treatment) prior to the commencement of use of the buildings.

b) All fencing proposed to protect hedgerow and tree lines as detailed on the Tree Protection Plans received on 18/07/2023 shall be erected prior to the commencement of soil stripping. Photographic evidence of erection of protective fencing shall be submitted and agreed with the Planning Authority.

Reason: To ensure timely delivery of landscaping, protection of existing hedgerow/trees and in the interest of visual amenity.

12. The Developer shall retain the services of the qualified Landscape Architect (or qualified Landscape Designer) as a Planting and Landscape Consultant throughout the life of the construction works. The Developer shall inform the Planning Authority of that appointment in writing prior to commencement of development. A Practical Completion Certificate is to be signed off by the Landscape Architect (or equivalent) when all landscape works are fully completed to the satisfaction of the Parks Section and in accordance with the permitted landscape proposals.



Reason: In the interest of clarity and visual and residential amenity.

13. A) All mitigation measures outlined in Ecological Impacts Assessment, Construction Management Plan and any revisions shall be collated into a Schedule of Mitigation Measures by Ecological Clerk of Works (ECoW) and submitted to the planning authority for written approval prior to the commencement of site clearance to ensure all mitigation is carried out in accordance with detail submitted with the planning application.
- b) A report detailing compliance with all preconstruction measures shall be submitted to the planning authority for approval prior to the commencement of the construction stage.
- c) A completion report demonstrating compliance with all mitigation measures outlined in the Schedule of Mitigation Measures shall be prepared by the Ecological Clerk of Works and submitted to the planning authority within 6 weeks of completion of the development. This report shall detail any residual ecological monitoring or maintenance measures to be undertaken including who will undertake these measures including reviewing the lighting plan when it is operational.

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

14. Following the first Biodiversity Audit to be conducted every five years, interpretative panels shall be erected across the site to inform the public of the biodiversity value and actions taken for biodiversity within the site.

Reason: In the interest of clarity and protection of environment

15. The services of a qualified Arborist as an Arboricultural consultant shall be retained for the entire period of construction activity. The Developer shall inform the Planning Authority of that appointment in writing prior to commencement of development.

Reason: In the interest of clarity and visual and residential amenity.

16. The Developer shall protect existing trees and hedgerows to all site boundaries (for which are to be retained) during construction works and retain thereafter. Any hedgerow/plants/trees which die, are removed or become seriously damaged or distressed, within a period of five years from the completion of the development shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the Planning Authority.

Reason: In the interest of preservation of visual and residential amenity.

17. The Developer shall act as client for the purposes of the Safety, Health and Welfare at Work (Construction) Regulations 2013 (within the meaning of that term as therein defined) for the road project.



Reason: In the interest of proper health and safety management for the project.

18. Prior to the commencement of development, the developer shall submit a Construction Management Plan to contain:

- a) A Construction Traffic Management Plan indicating all haul routes to and from the site. Delivery times for plant and materials and waste collection shall have consideration to morning and evening peak school times in the area and peak traffic periods. This plan is also to contain mitigation measures to minimize the effects the proposed development would have on adjacent residential development, the school, the immediate public road network and existing traffic movements.
- b) the names and contact details, in writing, of the Project Supervisor for the Design Process and the Project Supervisor for the Construction Stage, as appointed under the Safety Health & Welfare (Construction) Regulations, 2013, or any preceding Regulations, to the Roads, Transportation and Public Safety Department Section.
- c) Wheel wash arrangements and locations for the construction phase.
- d) Final details of the construction compound, use of cranes, parking and storage areas during the construction phase. (This is in the interest of the residential amenity of properties in the area).
- e) Relevant construction site warning signs on the public road network shall be in accordance with the Department of Transport, Tourism and Sport (DTTAS) Traffic Signs Manual having consideration to adjacent residential development.
- f) A Construction and Demolition Waste Management Plan.
- g) Hours of operation during the construction phase to be 08.00 hours to 18.00 hours Monday to Friday and 0.800 hours to 14.00 hours Saturday. No work permitted on the Sundays and public holidays. (This is in the interest of the existing residential amenity of properties in the area)

Reason: In the interest of pedestrian, cyclist and vehicular safety, proper planning and sustainable development.



19. Where works are being carried out by the Developer's Contractor on the public road, all works involving the opening of roads or footpaths shall be carried out under a Road Opening Licence submitted to the relevant Municipal District Area Office through the MRL system to ensure the following items are assessed.

- a) Contractor's experience and competency to conduct such works.
- b) Compliance with the Guidelines for Managing Openings in Public Roads (The Purple book, 2017 edition).
- c) Compliance with Chapter 8 of Traffic Management Guidelines including a general assessment of traffic impacts within the local area.
- d) Relevant Insurance's to conduct such works.

Reason: To improve vulnerable road user facilities along the frontage of the development.

20. The Developer shall ensure that a revised Stage 2 is carried out on the detailed design and a Stage 3 Road Safety Assessment (RSA) is carried out on the contractors' completed works, by an independent approved and certified auditor. The Developer shall ensure that the necessary road safety engineering changes identified in the RSA are incorporated.

Reason: In the interest of Vulnerable Road User Safety.

21. Lines of sight at the entrances to the site shall be provided in accordance with the Design Manual for Urban Roads and Streets (DMURS).

Reason: In the interest of Road Safety.

22. The development shall comply measures proposed within the Mobility Management Plan received by the Planning Authority on 18/07/2023, in order to reduce car-based journeys.

Reason: In order to reduce car-based trips and proper planning

23. The Developer shall ensure that no surface water runoff from the site discharges onto the public road. The Developer shall ensure that existing land and roadside drainage are maintained.

Reason: To prevent interference with existing roadside drainage.

24. The Developer shall ensure that Public Lighting complies with Kildare County Council's Online Street Lighting Policy Technical Specification 2021.

Reason: In the interests of Road Safety.



25. The Developer shall comply with any future requirements of the planning authority in relation to adjusting the lighting aiming or fitting appropriate additional louvers, to deal with remaining glare issues that may arise for M4 motorway and other road users or residents and may only become apparent when the installation is commissioned.

Reason: To protect the amenities of the area.

26. Prior to commencement, the applicant shall submit the Conformation of Feasibility for connections received from Uisce Eireann, to the Planning Authority for their records

Reason: To ensure proper servicing of the development

27. Prior to commencement, the applicant shall consult Uisce Eireann (UE) Diversions and Build Over Assets division to assess the implications for existing UE Water Service Infrastructure traversing the subject and outside the site and which will be impacted by the proposed development, including GNI Pipework Upgrade which is located on- and off-site (See existing record drawing in submitted Engineering Services Report Appendix C showing UE WW Rising main through site and proximity of existing 300 UE foul sewer to proposed overbridge north of M4 and EIAR Volume 2 Appendix 2.1 Proposed GNI Pipe works.)
- a) Where UE determine a Conformation of Feasibility (CoF) for any diversions or other measures to protect existing UE WS infrastructure is required, the received CoF for diversions shall be submitted to the Planning Authority as above.

Reason: To ensure proper servicing of the development

28. Prior to commencement, the applicant shall liaise and agree pollution prevention measures with Uisce Eireann to ensure water quality standards in adjacent Liffey public water supply reservoir are maintained.

Reason: In the interests of public health, to avoid pollution and to ensure proper servicing of the development.

29. Where the applicant proposes to connect to a public water/wastewater network operated by Irish Water, the applicant must sign a connection agreement with Irish Water prior to the commencement of the development and adhere to the standards and conditions set out in that agreement.
- a) Supplementary on-site water storage for the data centre servers cooling to prevent undue reductions in local water network pressure and flows, particularly during hot weather shall be agreed with UE as part of the connection application



process (see Engineering Services Report section 4.4.2 and EIAR sections 14.5.2 and 14.11)

Reason: To ensure proper servicing of the development

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

Reason: To ensure proper servicing of the development

31. All development shall be carried out in compliance with Irish Water Standards codes and practices (see Engineering Services Report section 3.4.1 and EIAR Volume Part 2 sections 8.4.6 and 8.4.7, 8.5.2 and 8.6.2, Chapter 14, including proposals for new site WWPS x 3 (14.5.2) and Chapters 18 and 19).

Reason: To ensure proper servicing of the development

32. Only clean uncontaminated surface water from the development shall be discharged to the surface water system. Only foul sewage and soiled water from the development shall be discharged to the foul system. All surface water shall be collected and disposed of to rainwater harvesting, soakways designed and constructed in accordance with B.S. 8301:1985 and BRE Digest 365 and provided with inspection manhole covers. The entrance shall be drained to the surface water system in order that no water discharges of to the public roadway.

Reason: In the interests of public health, to avoid pollution and to ensure proper servicing of the development.

33. Roadside drainage shall be provided at the entrance which shall discharge to soakways or water system on site. The roadside drainage along the road frontage shall not be impaired and shall discharge to the grass verge which shall be lowered and levelled to the road level and provided with water run-off cuttings as directed by roads authority. Roadside drains where present shall be retained except at the entrance where they shall be piped with a single pipe or culvert corresponding to the dimensions of the drain cross section.

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

34. The proposed surface water drainage system shall be designed and constructed in compliance with the requirements of the Greater Dublin Strategic Drainage Study in



terms of incorporating appropriate Sustainable Drainage Systems (SuDS) to restrict-attenuate surface water discharge flows from the proposed development and prevent pollution to maintain the quality of adjacent ground water and watercourses.

- The applicant shall ensure that surface water generated from roofs and paved areas will not increase the risk of pluvial flooding to existing developments surrounding the proposed site.
- The applicant shall ensure that surface water from the development does discharge to a point where neighbouring developments would be at risk of flooding.
- The Developer shall ensure that there is sufficient attenuation allocated for this development within the overall site.

Reason: To ensure proper servicing of the development and to eliminate the potential impact of pluvial flood risk.

35. Surface water shall be collected and disposed of to porous paving, soakways or a water system designed and constructed in accordance with B.S.8301:1985 and BRE Digest 365 and provided with attenuation.

- The drainage system shall be designed, inspected, and supervised by a qualified engineer who shall certify the works as compliant with regard to design and construction.
- The engineer shall decide the requirements for any drainage and attenuation requirements in conjunction with any porous paving provisions.
- The engineer shall provide a photographic report of the various construction stages for record purposes together with other construction and design details.
- The attenuated system shall cater for the 1 in 100-year storm event (or as otherwise agreed in writing) and with an allowance of +30% in order to cater for 'climate change'.

Reason: To ensure proper servicing of the development and to eliminate the potential impact of pluvial flood risk.

36. The SuDs strategy detailed within the Engineering Services Report Drainage and Water Services carried out by Clifton Scannell Emerson and outlined on the drawings submitted within the *Civil Drawings Planning Document Issue*, both received on the 18/07/2023, shall be implemented in full unless otherwise agreed with the Planning Authority.

Reason: To ensure proper servicing of the development and to eliminate the potential impact of pluvial flood risk.

37. Prior to commencement of the development, a Stage 2 Surface Water Audit undertaken by a suitably qualified, competent and experienced consulting civil engineer who is independent of the project design team and assessing the final drainage (including the totality of the new road to be taken in charge by KCC) and



SuDS designs and all calculations, drawings and details outlined within Clifton Scannell Emerson Associates (CSEA) Engineering Services Report, CSEA Surface Water Management Strategy Report, EIAR Volume 1 Section 8.4.5, Chapters 14 and 18 and CIRIA SuDS Manual Part E Chapters 24 to 26 and Appendix C shall be submitted and agreed with the Planning Authority.

Reason: To ensure proper servicing of the development

38. Upon completion of the development the following shall be submitted:

- a) Stage 3 Surface Water Drainage Audit and
- b) a construction safety risk assessment for all surface storage SuDS shall be carried out and submitted to the Planning Authority with assessor's report confirming risk mitigation measures have been implemented to their satisfaction and
- c) a report confirming the watertightness of the drainage network including pipes, manholes and gullies and the absence of misconnections ie fire water, industrial wastewater, foul or other contaminated drainage to the surface water drainage system

Reason: To ensure proper servicing of the development

39. The applicant-management company shall implement a drainage-SuDS monitoring, inspection, maintenance and repairs plan, directly or indirectly via a competent contractor for the proposed drainage systems including drainage pipe networks, SuDS and the outfalls (see CIRIA SuDS Manual Part D Chapters 11-23 and Part E Chapter 32 and Appendix B and CSEA Surface Water Management Strategy Report Appendix A and EIAR Volume 1 Section 8.9.2).

This maintenance and repairs regime shall have planned preventative and response elements and cover all emergency maintenance and repairs on a 24-7 basis, out of normal business hours and during holidays.

The applicant-management company shall keep full records akin to the statutory 'Safety File' including paper, digital and photographic of all drainage systems and both site watercourses and structures thereon, their operation, implementation and maintenance & repair and these records shall be handed over to new owners-LA in suitable paper and digital formats at the time of sale-transfer or taking in charge.

Reason: To ensure proper servicing of the development

40. The flood risk mitigation measures contained in Site Specific Flood Risk Assessment received by the Planning Authority on 18/07/2023, shall be implemented and maintained by the applicant-management company and full records akin to the statutory 'Safety File' including paper, digital and photographic of the mitigation measures, their operation, implementation and maintenance & repair shall be kept and recorded by the developer on a regular basis and shall be handed over to new owners/Local Authority in suitable paper and digital formats at the time of sale-transfer or taking in charge.



Reason: To ensure proper and sustainable servicing of the proposed development and to prevent pollution and flooding.

41. The Developer shall comply with the requirements of the Office of Public Works (OPW) in relation to the proposed diverted culvert.

Reason: To ensure proper and sustainable servicing of the proposed development and to prevent pollution and flooding.

42. All overground oil, chemical storage tank(s) shall be adequately bunded to protect against spillage. Bunding shall be impermeable and capable of retaining a volume equal to 1.1 times the capacity of the largest tank. Filling and offtake points shall be located within the bund.

Reason: In the interest of public health and the use of best practice guidelines in order to avoid pollution.

43. All foul sewage, trade effluent and soiled water shall discharge to the public foul sewer system.

Reason: In the interest of public health, to avoid pollution, and to ensure proper development.

44. Prior to the commencement of development, the applicant shall prepare a Construction and Demolition Resource Waste Management Plan (RWMP) in accordance with Appendix C of the “EPA Best Practice Guidelines for the Preparation of Resource and Waste Management Plans for C&D Projects (2021)” including demonstration of proposals to adhere to best practice and protocols. The RWMP shall include specific proposals as to how the RWMP will be measured and monitored for effectiveness, these details shall be placed on the file and retained as part of the public record. The RWMP must be submitted to the planning authority for written agreement prior to the commencement of development.

Reason: In the interest of proper planning and sustainable development

45. Noise from the construction stages of the development shall not give rise to sound pressure levels (Leq 15 minutes) measured at noise sensitive locations which exceed 70 dB(A) (LAeq 1 hour) between 0800 hours and 1800 hours Monday to Friday inclusive (excluding bank holidays) and between 0800 hours and 1300 hours on Saturdays when measured at any noise sensitive location in the vicinity of the site. Sound levels from site development works shall not exceed 45 dB(A) (LAeq 1 hour) at any other time.



Reason: In the interest of public health, to avoid pollution, and to ensure proper development.

46. Noise from the operational stages of the planned development shall not give rise to sound pressure levels (Leq 15 minutes) measured at noise sensitive locations which exceed the following limits:
- a) 55 dB(A) between the hours of 0800 and 1800 Monday to Friday inclusive (excluding bank holidays) and 45 dB(A) at any other time, and
 - b) There shall be no clearly audible tonal component or impulsive component in the noise emission from the development at any noise sensitive location. A detailed Noise Study, with recommendations, shall be carried out by a competent noise/environmental consultant within three months of the development being in full operation and at any other time as may be specified by Kildare Co. Council. The Noise Study shall be submitted for the consent of the Planning Authority.

Reason: In the interest of public health, to avoid pollution, and to ensure proper development.

47. A Noise Survey of the site operations shall be carried out annually by a competent Environmental Consultant in accordance with a plan to be agreed with the Planning Authority prior to commencement of operations. A record of the survey results shall be available for inspection by any authorised persons of the Planning Authority, at all reasonable times.

Reason: In the interest of public health, and the use of best practice guidelines in order to avoid nuisance.

48. Applicant shall use “Best Practicable Means” to prevent/minimise noise and dust emissions during the construction and operational phases of the development, through the provision and proper maintenance, use and operation of all machinery all to the satisfaction of the Planning Authority.

Reason: In the interest of public health, and the use of best practice guidelines in order to avoid nuisance.

49. Prior to commencement of development, the Developer is requested to submit the following information for written agreement with the Planning Authority;
- a) Details on the battery type being proposed in the battery storage areas. A full hazard analysis and risk assessment to be carried out taking the following into consideration (list is not exhaustive).
 - Location of battery storage



- Thermal runaway
 - Fire detection & protection measures
 - Construction of enclosures
 - Battery management system
 - Protection & suppression systems
 - Ventilation
- b) Specify the exact water storage being proposed on site and what is being provided for in the ring main (provide storage locations on plans and corresponding volumes). There are discrepancies between the EIAR and the Engineering Services Report, as to what water is being provided for firefighting, flow rates etc. Please detail the firefighting water strategy.
- c) Details of fire brigade access to the attenuation ponds. Ground bearing capacity should be capable of supporting a fire appliance and be extended to edge of the ponds. Sections to be provided.
- d) The Applicant is requested to undertake an auto-track analysis to demonstrate the manoeuvrability of fire appliances along all proposed access routes (including to open-source water supplies).
- e) Confirmation that there will be no height restrictions less than 4m along any part of the fire brigade access routes.

Reason: In the interest of fire safety.

50. All surface water from the carpark areas shall pass through adequately sized and sited petrol/oil interceptor(s) before being discharged to the surface water system.

Reason: In the interest of public health, to avoid pollution, and to ensure proper development.

51. Prior to Commencement Notice Stage, the developer shall submit a Construction Phase Surface Water Management Plan in accordance with IFI Publication 2016 “Guidelines on Protection of Fisheries During Construction Works in and Adjacent to Waters” for the written consent of the Planning Authority. The Plan shall address the management of any surface water run-off from the site, to prevent any polluting matter, suspended solids, and silt, being discharged to any receiving water. The Plan shall, inter alia, include:
- (a) Site Layout Plan identifying any potential surface water and/or groundwater receptors
 - (b) The location and design of any proposed mitigation measures.
 - (c) Proposals for a surface water and/or groundwater monitoring programme, as appropriate.



Reason: In the interest of public health, to avoid pollution, and to ensure proper development.

52. The permitted hours of operation during the construction phase and for deliveries shall be between 07.00 hours to 18.00 hours Monday to Friday and 08.00 hours to 14.00 hours Saturday. No work onsite is permitted on Sundays and public holidays.

Reason: In order to safeguard the amenity of properties in the area.

Oisín Boland

Oisín Boland
A/Executive Planner
05/09/2023

Kehinde Oluwatosin

Kehinde Oluwatosin
Senior Executive Planner
05/09/2023

Emer Uí Fhátharta
Emer Uí Fhátharta
Senior Planner

September 5th 2023



Written Statement of Decision Maker (Chief Executive)

It is noted that the Environmental Impact Assessment (EIA) carried out by the Acting Executive Planner dated 5th September 2023 and the Senior Executive Planner dated 5th September 2023 and approved by the Senior Planner, has been carried out giving full consideration to the Environmental Impact Assessment Report (EIAR) and all plans and other particulars received by the Planning Authority on the 18th July 2023, all Kildare County Council internal department reports, and all submissions and observations received from prescribed bodies and third parties made in relation to the environmental effects of the proposed development.

It is considered that the EIAR received on the 18th July 2023, adequately assessed the likely significant environmental effects of the proposed development on the environment and thereby complies with the requirements of Article 5(1) of EIA Directive 2014/52/EU and the potential impacts on;

- Population and Human Health
- Biodiversity
- Land, soils, geology and hydrogeology
- Hydrology
- Air quality
- Climate
- Noise and Vibration
- Material Assets – waste management
- Material assets – traffic and transportation
- Material assets – site services
- Archaeology and cultural heritage
- Landscape and visual impact assessment
- Major accidents and disasters
- The assessment of interactions and cumulative effects
- Mitigation and monitoring

The EIAR submitted with this application is deemed to adequately describe the direct, indirect and cumulative effects on the environment of the proposed development, together with proposals to avoid, mitigate and reduce environmental impacts of the proposed development. A thorough Environmental Impact Assessment of the proposed development has been undertaken by the Planning Authority.

In these circumstances I am satisfied that planning permission be granted subject to the conditions as set out foregoing Planning Report.

Signed:

Chief Executive



Date: 07/09/2023

Pl. Ref.: 23/60047

REGISTERED POST

The Davy Platform IC for and on behalf of the Liffey Sub-Fund
c/o Brian Minogue
80 Harcourt Street
Dublin 2
D02F449

Notification of a decision under Section 34 of the Planning & Development Act 2000 (as amended)

Planning Register Number: 23/60047

Application Received Date: 18/07/2023

Further Information Received Date:

In pursuance of the powers conferred upon them by the above-mentioned Acts, Kildare County Council have by Order dated 06/09/2023 decided to **GRANT PERMISSION** to the above named for the development of land in accordance with the documents submitted namely: Demolition of existing Buildings No's 7, 8 and 9 (total gfa c. 84,838sqm). Existing Buildings No's 1 – 6 will be retained for deep tech and innovation related uses (total gfa c.42,862sqm) Construction of 2 no. new deep tech buildings and 4 no. new data centre buildings, all including ancillary office spaces. The deep tech buildings will have an overall maximum height of c.16m and vary in size from 30,945sqm – 41,190sqm with a combined total gfa of c. 72,135 sqm. The data centres will be c.15 m in height to parapet and c.16.5m in height to top of roof plant screening. The data centres will vary in size from 13,225 sqm – 21,000 sqm with a combined total gfa of c. 76,225sqm. All buildings will be provided with Solar PV panels at roof level and green walls along selected elevations. The new deep tech buildings (A1 & A2) will be provided with service yard areas, loading docks, car parking, access roads, security fencing/gates and landscaping. The deep tech buildings will include rainwater harvesting tanks and green roofs over office areas. - Each data centre (B1, C1, C2 & C3) will include data halls, admin blocks (comprising offices, breakroom, loading dock, storage, and ancillary areas) and a variety of mechanical and electrical plant areas/structures including battery storage rooms and mechanical rooms. Car parking, access roads, security fencing/gates, gate houses and landscaping will also be provided. - B1 will include 14 no. fuel oil generators, MV rooms and associated mechanical flues. C1 – C3 will each include 22 no. fuel oil generators, MV rooms and associated mechanical flues (each c.18.6m high). Car parking, access roads, security fencing/gates, gate houses and landscaping will also be provided. 2 no. district heating pump house areas and inground piping for district heating system. Construction of a Replacement 110kV Gas Insulated Switchgear (GIS) Substation adjacent to the existing 110kV Rinawade Substation. The current Air Insulated Switchgear (AIS) substation known as the Rinawade 110kV sub is fed by 2 x 110kV Overhead lines. The new substation will connect to these overhead lines via short runs of underground cable. The replacement 110kV substation will include 6 No. transformers, with client control building and a 2 storey GIS substation building within a 2.4m high fenced compound. Decommissioning and removal of the existing 110kV Rinawade substation. - Construction of an on-site energy centre to provide to the national electrical grid. The Energy Centre will include 9 no. gas powered combustion turbine generators (CTG's) and 9 no. Flues with a maximum height of c.15 metres. The turbines will be enclosed by a screen wall 14m in height. The energy compound will include all required infrastructure including 2 no. back-up fuel oil (HVO) tanks, an administration building, pump house, fire water tank, access roads, 14 no. parking bays, security fencing etc. Provision of a Gas Networks Ireland (GNI) gas skid surrounded by a 2.4m high fence and access from

Celbridge Road (R404). The GNI skid will replace the existing gas skid along Celbridge Road. Provision of a GNI AGI (Above Ground Installation) including 1 no. kiosk building, c.32m high surrounded by a 2.4m high fence. Closure of the existing main entrance to the campus on Celbridge Road and reinstatement of the boundary. Construction of a new signalised entrance/exit on Celbridge Road c.80meters north of the existing main entrance. Use of the existing secondary entrance/exit off Barnhall Road Roundabout in the south-east as a principal entry/exit. Construction of internal access roads, footpaths and cycle paths including a publicly accessible link road between Celbridge Road (R404) to the east and Barnhall Road (R449) to the west. Construction of a new pedestrian and cycle overpass across the M4 motorway and pedestrian/cycle path adjacent to lands known as the Wonderful Barn Allotments; the overpass will link the new publicly accessible link road within Kildare Innovation Campus to the entrance of Barnhall Meadows estate. Undergrounding and diversion of the existing overhead 10Kv/20kv overhead line adjacent to the M4 Motorway. The pedestrian and cycle route within the Kildare Innovation Campus will provide a link from the new public link road, along the protected view corridor (between Castletown Estate & Wonderful Barn) to the north-eastern boundary of Castletown Estate. The provision of a net increase of 678 new car spaces, resulting in a total of 2291 car spaces across the site (including a total of 244 EV car spaces). The provision of a new private EV Bus charging hub with parking for 10 no. electric buses. The provision of a net increase of 310 new bicycle spaces, resulting in a total of 350 bicycle spaces across the site. The diversion of the c.500 m stretch of an existing 1.5m culvert, located to the north of the site along the existing loop road, southwest by c.60m; the diverted culvert will be located along the proposed link. All associated site development works, drainage and services provision, landscaping, boundary treatments (including security fencing), and associated works. An Environmental Impact Assessment Report has been prepared in respect of and will be submitted with the planning application. The application relates to a development for the purposes of an activity requiring an industrial emissions licence at **Kildare Innovation Campus (KIC), Barnhall Meadows, Leixlip, Co. Kildare W23 X93P** subject to **53 conditions** set out in the schedule attached.

The reason for the imposition of the said conditions are also included. The Planning Authority have had regard to any submissions or representations made on this file. If there is no appeal against the said decision a **grant of permission** in accordance with the decision will be issued after the expiration of the period within which an appeal may be made to An Bord Pleanála (see footnote). It should be noted that until a grant of permission has been issued the development in question is NOT AUTHORISED and work should not commence.

Date:07/09/2023



Senior Executive Officer, Planning
Kildare County Council

PLEASE ARRANGE TO REMOVE SITE NOTICE

Any appeal against the decision of a Planning Authority under Section 37 of the Planning & Development Act 2000 (as amended) may be made to An Bord Pleanála, 64 Marlborough Street, Dublin 1. First and third-party objections must be received by the Bord within 4 weeks beginning on the day of making the decision by the Planning Authority. The appeal must be fully complete from the start - you are not permitted to submit any part of it later, even within the time limit.

Any appeal made within the statutory appeal period to An Bord Pleanála will be invalid unless accompanied by

- 1 Confirmation of submission to Planning Authority

- 2 The correct statutory fee, (Fees payable to the Bord on or after 5th September 2011)
- i. Appeal by 1st party relating to commercial development where the application included the retention of development - €4,500 or €9,000 if an EIAR or NIS involved.
 - ii. Appeal by 1st party relating to commercial development (no retention element in application) - €1,500 or €3,000 if an EIAR or NIS involved.
 - iii. Appeal by 1st party non-commercial development where the application included the retention of development - €660.
 - iv. Appeal by 1st Party solely against contribution condition(s) – (2000 Act and amendments Section 48 or 49) - €220
 - v. Appeal following grant of leave to appeal.
 - vi. An Appeal other than referred to in (i) to (v) above - €220.

This guide does not purport to be a legal interpretation of the fees payable to the Bord. Please contact the Bord for further information.

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Schedule 1 – Considerations and reasons on which this decision is based as required by Article 31 of the Planning and Development Regulations 2001, (as amended).

Having regard to the policies and objectives of the Leixlip Local Area Plan 2020-2023 (extended to 2026) and Kildare County Development Plan 2023-2029, to the nature and design of the proposed development, and the character of adjoining development, it is considered that, subject to compliance with the conditions attached, the proposed development would not seriously injure the amenities of the area or of property in the vicinity, and would be in accordance with the proper planning and sustainable development of the area.

Schedule 2 – Conditions to apply.

1. The development shall be carried out in accordance with the plans, particulars and specifications received by the Planning Authority on 18/07/2023, except as amended by the conditions of this permission.

Reason: To ensure that the development shall be in accordance with the permission and that effective control be maintained and to restrict and minimise any adverse environmental impacts resulting from the development.

2. The permission hereby approved shall be for a period of **10 years** from the date of final grant.

Reason: Having regard to the nature of the development and in the interest of clarity.

3. The Developer shall enter a legal agreement with Kildare County Council which sets out the mechanism for the detailed design and delivery of the proposed M4 Pedestrian and Cycle Overbridge, accessway and associated works. This agreement shall be entered into **prior to commencement of the development**, unless otherwise agreed in writing with the Planning Authority.

Reason: To promote Active Travel between Leixlip and Celbridge; to provide access to the Innovation Campus and enhance Vulnerable Road User Safety.

4. Prior to Commencement of Development, Developer shall finalise details for the M4 Pedestrian and Cycle Overbridge, accessway with associated site works and obtain the written agreement of the Planning Authority. In order to finalise the pedestrian and cycle overbridge, the Developer is required to:

(a) Propose a time frame and mechanism for delivery.

(b) Submit revised documentation and plans demonstrating the requirements of Transport Infrastructure Ireland Publications and have regard to the extents of the Motorway Maintenance and Renewal Contracts (MMaRC) Maintenance Area A in the proposed development.

(c) Liaise with Transport Infrastructure Ireland to provide an updated Construction Environmental Management Plan (CEMP) that shall demonstrate compliance with Transport Infrastructure Ireland Publications requirements and mitigation of potential impact on the national road network in relation to the crossing of the M4 and other proposed works in the vicinity of the M4.

Reason: To promote Active Travel between Leixlip and Celbridge; to provide access to the Innovation Campus and enhance Vulnerable Road User Safety.

5. The Developer shall obtain the written agreement from Transport Infrastructure Ireland for the following:

(a) Final detailed design of the M4 Pedestrian and Cycle Overbridge, including parapets;

(b) Protocols for the temporary closure, associated traffic management, bridge lift and installation by a competent contractor over the M4 Motorway.

Reason: In the interest of Traffic Safety.

6. A full time Resident Engineer shall be provided and funded by the Developer to supervise the connecting pedestrian/cycle lane and M4 Pedestrian and Cycle Overbridge for the development and to liaise with, Transport Infrastructure Ireland, stakeholders, adjacent Developers and the Planning Authority.

Reason: In the interest of Traffic Safety.

7. The Developer shall ensure that all mitigations measures set out within the Environment Impact Assessment Report (EIAR) received on 18/07/2023 shall be implemented in full, except as may otherwise be required in order to comply with the following conditions.

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

8.(a) The structures shall be used as data centre/deep tech building only with ancillary office and welfare facilities associated with the data centre/deep tech use.

(b) Any further subdivision or change of use or increase in office space within the proposed development, whether or not such change, subdivision or amalgamation would otherwise constitute exempted development, under the Planning and Development Regulations 2001 (as amended) shall not be undertaken without the **prior grant of planning permission**.

Reason: To avoid any misunderstanding as to the proper construction of this permission, to regulate the use of the development and to ensure proper planning control is maintained.

9. Prior to commencement of development, the final details of the proposed district heating system network and infrastructure shall be submitted for the written agreement of the Planning Authority.

Reason: To ensure that the development shall be in accordance with the permission and that effective control be maintained and to restrict and minimise any adverse environmental impacts resulting from the development.

10. The external finishes shall be as per indicated on the drawings and details received on the 18/07/2023 unless otherwise agreed in writing with the Planning Authority.

Reason: In the interest of visual amenity and orderly development.

11.(a) The landscape plan and masterplan received on the 18/07/2023 along with maintenance schedule shall be fully complete (hard and soft landscaping and boundary treatment) **prior to the commencement of use of the buildings**.

(b) All fencing proposed to protect hedgerow and tree lines as detailed on the Tree Protection Plans received on 18/07/2023 shall be erected **prior to the commencement of soil stripping**. Photographic evidence of erection of protective fencing shall be submitted and agreed with the Planning Authority.

Reason: To ensure timely delivery of landscaping, protection of existing hedgerow/trees and in the interest of visual amenity.

12. The Developer shall retain the services of the qualified Landscape Architect (or qualified Landscape Designer) as a Planting and Landscape Consultant throughout the life of the construction works. The Developer shall inform the Planning Authority of that appointment in writing **prior to commencement of development**. A Practical Completion Certificate is to be signed off by the Landscape Architect (or equivalent) when all landscape works are fully completed to the satisfaction of the Parks Section and in accordance with the permitted landscape proposals.

Reason: In the interest of clarity and visual and residential amenity.

13.(a) All mitigation measures outlined in Ecological Impacts Assessment, Construction Management Plan and any revisions shall be collated into a Schedule of Mitigation Measures by Ecological Clerk of Works (ECoW) and submitted to the Planning Authority for written approval prior to the commencement of site clearance to ensure all mitigation is carried out in accordance with detail submitted with the planning application.

(b) A report detailing compliance with all preconstruction measures shall be submitted to the planning authority for approval **prior to the commencement of the construction stage.**

(c) A completion report demonstrating compliance with all mitigation measures outlined in the Schedule of Mitigation Measures shall be prepared by the Ecological Clerk of Works and submitted to the Planning Authority within 6 weeks of completion of the development. This report shall detail any residual ecological monitoring or maintenance measures to be undertaken including who will undertake these measures including reviewing the lighting plan when it is operational.

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

14. Following the first Biodiversity Audit to be conducted every five years, interpretative panels shall be erected across the site to inform the public of the biodiversity value and actions taken for biodiversity within the site.

Reason: In the interest of clarity and protection of environment.

15. The services of a qualified Arborist as an Arboricultural consultant shall be retained for the entire period of construction activity. The Developer shall inform the Planning Authority of that appointment in writing prior to commencement of development.

Reason: In the interest of clarity and visual and residential amenity.

16. The Developer shall protect existing trees and hedgerows to all site boundaries (for which are to be retained) during construction works and retain thereafter. Any hedgerow/plants/trees which die, are removed or become seriously damaged or distressed, within a period of five years from the completion of the development shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the Planning Authority.

Reason: In the interest of preservation of visual and residential amenity.

17. The Developer shall act as client for the purposes of the Safety, Health and Welfare at Work (Construction) Regulations 2013 (within the meaning of that term as therein defined) for the road project.

Reason: In the interest of proper health and safety management for the project.

18. Prior to the commencement of development, the Developer shall submit a Construction Management Plan to contain:

(a) A Construction Traffic Management Plan indicating all haul routes to and from the site. Delivery times for plant and materials and waste collection shall have consideration to morning and evening peak school times in the area and peak traffic periods. This plan is also to contain mitigation measures to minimize the effects the proposed development would have on adjacent residential development, the school, the immediate public road network and existing traffic movements.

(b) The names and contact details, in writing, of the Project Supervisor for the Design Process and the Project Supervisor for the Construction Stage, as appointed under the Safety Health & Welfare (Construction) Regulations, 2013, or any preceding Regulations, to the Roads, Transportation and Public Safety Department Section.

(c) Wheel wash arrangements and locations for the construction phase.

(d) Final details of the construction compound, use of cranes, parking and storage areas during the construction phase. (This is in the interest of the residential amenity of properties in the area).

(e) Relevant construction site warning signs on the public road network shall be in accordance with the Department of Transport, Tourism and Sport (DTTAS) Traffic Signs Manual having consideration to adjacent residential development.

(f) A Construction and Demolition Waste Management Plan.

(g) Hours of operation during the construction phase to be 08:00 to 18:00 Monday to Friday and 08:00 to 14:00 Saturday. No work permitted on the Sundays and public holidays. (This is in the interest of the existing residential amenity of properties in the area).

Reason: In the interest of pedestrian, cyclist and vehicular safety, proper planning and sustainable development.

19. Where works are being carried out by the Developer's Contractor on the public road, all works involving the opening of roads or footpaths shall be carried out under a Road Opening Licence submitted to the relevant Municipal District Area Office through the MRL system to ensure the following items are assessed.

(a) Contractor's experience and competency to conduct such works.

(b) Compliance with the Guidelines for Managing Openings in Public Roads (The Purple book, 2017 edition).

(c) Compliance with Chapter 8 of Traffic Management Guidelines including a general assessment of traffic impacts within the local area.

(d) Relevant Insurance's to conduct such works.

Reason: To improve vulnerable road user facilities along the frontage of the development.

20. The Developer shall ensure that a revised Stage 2 is carried out on the detailed design and a Stage 3 Road Safety Assessment (RSA) is carried out on the contractors' completed works, by an independent approved and certified auditor.

The Developer shall ensure that the necessary road safety engineering changes identified in the RSA are incorporated.

Reason: In the interest of Vulnerable Road User Safety.

21. Lines of sight at the entrances to the site shall be provided in accordance with the Design Manual for Urban Roads and Streets (DMURS).

Reason: In the interest of Road Safety.

22. The development shall comply measures proposed within the Mobility Management Plan received by the Planning Authority on 18/07/2023, in order to reduce car-based journeys.

Reason: In order to reduce car-based trips and proper planning.

23. The Developer shall ensure that no surface water runoff from the site discharges onto the public road. The Developer shall ensure that existing land and roadside drainage are maintained.

Reason: To prevent interference with existing roadside drainage.

24. The Developer shall ensure that Public Lighting complies with Kildare County Council's Online Street Lighting Policy Technical Specification 2021.

Reason: In the interests of Road Safety.

25. The Developer shall comply with any future requirements of the Planning Authority in relation to adjusting the lighting aiming or fitting appropriate additional louvers, to deal with remaining glare issues that may arise for M4 motorway and other road users or residents and may only become apparent when the installation is commissioned.

Reason: To protect the amenities of the area.

26. Prior to commencement, the Applicant shall submit the Confirmation of Feasibility for connections received from Uisce Éireann, to the Planning Authority for their records.

Reason: To ensure proper servicing of the development.

27. Prior to commencement, the Applicant shall consult Uisce Éireann Diversions and Build Over Assets division to assess the implications for existing Uisce Éireann Water Service Infrastructure traversing the subject and outside the site and which will be impacted by the proposed development, including GNI Pipework Upgrade which is located on- and off-site (See existing record drawing in submitted Engineering Services Report Appendix C showing Uisce Éireann WW Rising main through site and proximity of existing 300 Uisce Éireann foul sewer to proposed overbridge north of M4 and EIAR Volume 2 Appendix 2.1 Proposed GNI Pipe works.) Where Uisce Éireann determine a Confirmation of Feasibility (CoF) for any diversions or other measures to protect existing Uisce Éireann WS infrastructure is required, the received CoF for diversions shall be submitted to the Planning Authority as above.

Reason: To ensure proper servicing of the development.

28. Prior to commencement, the Applicant shall liaise and agree pollution prevention measures with Uisce Éireann to ensure water quality standards in adjacent Liffey public water supply reservoir are maintained.

Reason: In the interests of public health, to avoid pollution and to ensure proper servicing of the development.

29. Where the Applicant proposes to connect to a public water/wastewater network operated by Uisce Éireann, the Applicant must sign a connection agreement with Uisce Éireann **prior to the commencement of the development** and adhere to the standards and conditions set out in that agreement.

Supplementary on-site water storage for the data centre servers cooling to prevent undue reductions in local water network pressure and flows, particularly during hot weather shall be agreed with Uisce Éireann as part of the connection application process (see Engineering Services Report section 4.4.2 and EIAR sections 14.5.2 and 14.11)

Reason: To ensure proper servicing of the development.

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

Reason: To ensure proper servicing of the development.

31. All development shall be carried out in compliance with Uisce Éireann Standards codes and practices (see Engineering Services Report section 3.4.1 and EIAR Volume Part 2 sections 8.4.6 and 8.4.7, 8.5.2 and 8.6.2, Chapter 14, including proposals for new site WWPS x 3 (14.5.2) and Chapters 18 and 19).

Reason: To ensure proper servicing of the development.

32. Only clean uncontaminated surface water from the development shall be discharged to the surface water system. Only foul sewage and soiled water from the development shall be discharged to the foul system. All surface water shall be collected and disposed of to rainwater harvesting, soakways designed and constructed in accordance with B.S. 8301:1985 and BRE Digest 365 and provided with inspection manhole covers. The entrance shall be drained to the surface water system in order that no water discharges of to the public roadway.

Reason: In the interests of public health, to avoid pollution and to ensure proper servicing of the development.

33. Roadside drainage shall be provided at the entrance which shall discharge to soakways or water system on site. The roadside drainage along the road frontage shall not be impaired and shall discharge to the grass verge which shall be lowered and levelled to the road level and provided with water run-off cuttings as directed by Roads Authority. Roadside drains where present shall be retained except at the entrance where they shall be piped with a single pipe or culvert corresponding to the dimensions of the drain cross section.

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

34. The proposed surface water drainage system shall be designed and constructed in compliance with the requirements of the Greater Dublin Strategic Drainage Study in terms of incorporating appropriate Sustainable Drainage Systems (SuDS) to restrict-attenuate surface water discharge flows from the proposed development and prevent pollution to maintain the quality of adjacent ground water and watercourses.

-The Applicant shall ensure that surface water generated from roofs and paved areas will not increase the risk of pluvial flooding to existing developments surrounding the proposed site.

-The Applicant shall ensure that surface water from the development does discharge to a point where neighbouring developments would be at risk of flooding.

-The Developer shall ensure that there is sufficient attenuation allocated for this development within the overall site.

Reason: To ensure proper servicing of the development and to eliminate the potential impact of pluvial flood risk.

35. Surface water shall be collected and disposed of to porous paving, soakways or a water system designed and constructed in accordance with B.S.8301:1985 and BRE Digest 365 and provided with attenuation.

-The drainage system shall be designed, inspected, and supervised by a qualified engineer who shall certify the works as compliant with regard to design and construction.

-The engineer shall decide the requirements for any drainage and attenuation requirements in conjunction with any porous paving provisions.

-The engineer shall provide a photographic report of the various construction stages for record purposes together with other construction and design details.

-The attenuated system shall cater for the 1 in 100-year storm event (or as otherwise agreed in writing) and with an allowance of +30% in order to cater for 'climate change'.

Reason: To ensure proper servicing of the development and to eliminate the potential impact of pluvial flood risk.

36. The SuDS strategy detailed within the Engineering Services Report Drainage and Water Services carried out by Clifton Scannell Emerson and outlined on the drawings submitted within the *Civil Drawings Planning Document Issue*, both received on the 18/07/2023, shall be implemented in full unless otherwise agreed with the Planning Authority.

Reason: To ensure proper servicing of the development and to eliminate the potential impact of pluvial flood risk.

37. Prior to commencement of the development, a Stage 2 Surface Water Audit undertaken by a suitably qualified, competent and experienced consulting Civil Engineer who is independent of the project design team and assessing the final drainage (including the totality of the new road to be taken in charge by KCC) and SuDS designs and all calculations, drawings and details outlined within Clifton Scannell Emerson Associates (CSEA) Engineering Services Report, CSEA Surface Water Management Strategy Report, EIAR Volume 1 Section 8.4.5, Chapters 14 and 18 and CIRIA SuDS Manual Part E Chapters 24 to 26 and Appendix C shall be submitted and agreed with the Planning Authority.

Reason: To ensure proper servicing of the development.

38. Upon completion of the development the following shall be submitted:

(a) Stage 3 Surface Water Drainage Audit and

(b) a construction safety risk assessment for all surface storage SuDS shall be carried out and submitted to the Planning Authority with assessor's report confirming risk mitigation measures have been implemented to their satisfaction and

(c) a report confirming the watertightness of the drainage network including pipes, manholes and gullies and the absence of misconnections i.e. fire water, industrial wastewater, foul or other contaminated drainage to the surface water drainage system.

Reason: To ensure proper servicing of the development.

39. The Applicant-Management company shall implement a drainage-SuDS monitoring, inspection, maintenance and repairs plan, directly or indirectly via a competent Contractor for the proposed drainage systems including drainage pipe networks, SuDS and the outfalls (see CIRIA SuDS Manual Part D Chapters 11-23 and Part E Chapter 32 and Appendix B and CSEA Surface Water Management Strategy Report Appendix A and EIAR Volume 1 Section 8.9.2).

This maintenance and repairs regime shall have planned preventative and response elements and cover all emergency maintenance and repairs on a 24-7 basis, out of normal business hours and during holidays.

The Applicant-Management company shall keep full records akin to the statutory 'Safety File' including paper, digital and photographic of all drainage systems and both site watercourses and structures thereon, their operation, implementation and maintenance & repair and these records shall be handed over to new owners-LA in suitable paper and digital formats at the time of sale-transfer or taking in charge.

Reason: To ensure proper servicing of the development.

40. The flood risk mitigation measures contained in Site Specific Flood Risk Assessment received by the Planning Authority on 18/07/2023, shall be implemented and maintained by the Applicant-Management company and full records akin to the statutory 'Safety File' including paper, digital and photographic of the mitigation measures, their operation, implementation and maintenance & repair shall be kept and recorded by the Developer on a regular basis and shall be handed over to new Owners/Local Authority in suitable paper and digital formats at the time of sale-transfer or taking in charge.

Reason: To ensure proper and sustainable servicing of the proposed development and to prevent pollution and flooding.

41. The Developer shall comply with the requirements of the Office of Public Works (OPW) in relation to the proposed diverted culvert.

Reason: To ensure proper and sustainable servicing of the proposed development and to prevent pollution and flooding.

42. All overground oil, chemical storage tank(s) shall be adequately bunded to protect against spillage. Bunding shall be impermeable and capable of retaining a volume equal to 1.1 times the capacity of the largest tank. Filling and offtake points shall be located within the bund.

Reason: In the interest of public health and the use of best practice guidelines in order to avoid pollution.

43. All foul sewage, trade effluent and soiled water shall discharge to the public foul sewer system.

Reason: In the interest of public health, to avoid pollution, and to ensure proper development.

44. Prior to the commencement of development, the Applicant shall prepare a Construction and Demolition Resource Waste Management Plan (RWMP) in accordance with Appendix C of the "Environmental Protection Agency Best Practice Guidelines for the Preparation of Resource and Waste Management Plans for C&D Projects (2021)" including demonstration of proposals to adhere to best practice and protocols. The RWMP shall include specific proposals as to how the RWMP will be measured and monitored for

effectiveness, these details shall be placed on the file and retained as part of the public record. The RWMP must be submitted to the Planning Authority for written agreement **prior to the commencement of development**.

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

45. Noise from the construction stages of the development shall not give rise to sound pressure levels (Leq 15 minutes) measured at noise sensitive locations which exceed 70 dB(A) (LAeq 1 hour) between 08:00 and 18:00 Monday to Friday inclusive (excluding bank holidays) and between 08:00 and 13:00 on Saturdays when measured at any noise sensitive location in the vicinity of the site. Sound levels from site development works shall not exceed 45 dB(A) (LAeq 1 hour) at any other time.

Reason: In the interest of public health, to avoid pollution, and to ensure proper development.

46. Noise from the operational stages of the planned development shall not give rise to sound pressure levels (Leq 15 minutes) measured at noise sensitive locations which exceed the following limits:

(a) 55 dB(A) between the hours of 08:00 and 18:00 Monday to Friday inclusive (excluding bank holidays) and 45 dB(A) at any other time, and

(b) There shall be no clearly audible tonal component or impulsive component in the noise emission from the development at any noise sensitive location. A detailed Noise Study, with recommendations, shall be carried out by a competent noise/environmental consultant within three months of the development being in full operation and at any other time as may be specified by Kildare Co. Council. The Noise Study shall be submitted for the consent of the Planning Authority.

Reason: In the interest of public health, to avoid pollution, and to ensure proper development.

47. A Noise Survey of the site operations shall be carried out annually by a competent Environmental Consultant in accordance with a plan to be agreed with the Planning Authority **prior to commencement of operations**. A record of the survey results shall be available for inspection by any authorised persons of the Planning Authority, at all reasonable times.

Reason: In the interest of public health, and the use of best practice guidelines in order to avoid nuisance.

48. Applicant shall use "Best Practicable Means" to prevent/minimise noise and dust emissions during the construction and operational phases of the development, through the provision and proper maintenance, use and operation of all machinery all to the satisfaction of the Planning Authority.

Reason: In the interest of public health, and the use of best practice guidelines in order to avoid nuisance.

49. Prior to commencement of development, the Developer is requested to submit the following information for written agreement with the Planning Authority:

(a) Details on the battery type being proposed in the battery storage areas. A full hazard analysis and risk assessment to be carried out taking the following into consideration (list is not exhaustive).

- Location of battery storage
- Thermal runaway
- Fire detection & protection measures
- Construction of enclosures
- Battery management system
- Protection & suppression systems
- Ventilation

(b) Specify the exact water storage being proposed on site and what is being provided for in the ring main (provide storage locations on plans and corresponding volumes). There are discrepancies between the EIAR

and the Engineering Services Report, as to what water is being provided for firefighting, flow rates etc. Please detail the firefighting water strategy.

(c) Details of fire brigade access to the attenuation ponds. Ground bearing capacity should be capable of supporting a fire appliance and be extended to edge of the ponds. Sections to be provided.

(d) The Applicant is requested to undertake an auto-track analysis to demonstrate the manoeuvrability of fire appliances along all proposed access routes (including to open-source water supplies).

(e) Confirmation that there will be no height restrictions less than 4m along any part of the fire brigade access routes.

Reason: In the interest of fire safety.

50. All surface water from the carpark areas shall pass through adequately sized and sited petrol/oil interceptor(s) before being discharged to the surface water system.

Reason: In the interest of public health, to avoid pollution, and to ensure proper development.

51. Prior to Commencement Notice Stage, the Developer shall submit a Construction Phase Surface Water Management Plan in accordance with IFI Publication 2016 "Guidelines on Protection of Fisheries During Construction Works in and Adjacent to Waters" for the written consent of the Planning Authority. The Plan shall address the management of any surface water run-off from the site, to prevent any polluting matter, suspended solids, and silt, being discharged to any receiving water. The Plan shall, inter alia, include:

(a) Site Layout Plan identifying any potential surface water and/or groundwater receptors.

(b) The location and design of any proposed mitigation measures.

(c) Proposals for a surface water and/or groundwater monitoring programme, as appropriate.

Reason: In the interest of public health, to avoid pollution, and to ensure proper development.

52. The permitted hours of operation during the construction phase and for deliveries shall be between 07:00 to 18:00 Monday to Friday and 08:00 to 14:00 on Saturday. No work onsite is permitted on Sundays and public holidays.

Reason: In order to safeguard the amenity of properties in the area.

53. The Applicant/Developer to pay to Kildare County Council the sum of **€9,471,938.40** being the appropriate contribution to be applied to this development in accordance with the Development Contribution Scheme adopted by Kildare County Council on 19th December 2022 in accordance with Section 48 of the Planning and Development Act 2000 as amended. Payments of contributions are strictly in accordance with Section 34 of the Development Contribution Scheme adopted by Kildare County Council on 19th December 2022.

Note: Please note water and wastewater development contribution charges now form part of the water connection agreement, if applicable, with Uisce Éireann.

Reason: It is considered reasonable that the developer should make a contribution in respect of public infrastructure and facilities benefiting development in the area of the Planning Authority.

ADVICE NOTE TO APPLICANTS

All applicants are advised to make themselves aware of their responsibilities under the requirements of the Building Control Regulations 1997 to 2021, the EU Construction Products Regulations, and the EU Energy Performance of Buildings Regulations.

Further information and FAQ's can be found online at <https://localgov.ie/>

or <https://kildare.ie/countycouncil/AllServices/BuildingandDevelopmentControl/>

NB: Failure to submit a Commencement Notice (where required) is an offence and will have serious consequences which cannot be regularised at a later date. You may have difficulties in selling your property if you cannot prove that the statutory requirements relevant to the property have been met.

COMHAIRLE CHONDAE CHILL DARA

KILDARE COUNTY COUNCIL

Chief Executive Order



I, Sonya Kavanagh, Chief Executive, am duly authorised to make the following Order in accordance with Section 154 of the Local Government, 2001, as amended.

ORDER NO: CE48732 **SECTION:** Planning

SUBJECT: 23/60047

The Davy Platform IC for and on behalf of the Liffey Sub-Fund c/o Brian Minogue, 80 Harcourt Street, Dublin 2, D02F449, D02F449. PERMISSION for Demolition of existing Buildings No's 7, 8 and 9 (total gfa c. 84,838sqm). - Existing Buildings No's 1 – 6 will be retained for deep tech and innovation related uses (total gfa c.42,862sqm) - Construction of 2 no. new deep tech buildings and 4 no. new data centre buildings, all including ancillary office spaces. The deep tech buildings will have an overall maximum height of c.16m and vary in size from 30,945sqm – 41,190sqm with a combined total gfa of c. 72,135 sqm. The data centres will be c.15 m in height to parapet and c.16.5m in height to top of roof plant screening. The data centres will vary in size from 13,225 sqm – 21,000 sqm with a combined total gfa of c. 76,225sqm. All buildings will be provided with Solar PV panels at roof level and green walls along selected elevations. - The new deep tech buildings (A1 & A2) will be provided with service yard areas, loading docks, car parking, access roads, security fencing/gates and landscaping. The deep tech buildings will include rainwater harvesting tanks and green roofs over office areas. - Each data centre (B1, C1, C2 & C3) will include data halls, admin blocks (comprising offices, breakroom, loading dock, storage, and ancillary areas) and a variety of mechanical and electrical plant areas/structures including battery storage rooms and mechanical rooms. Car parking, access roads, security fencing/gates, gate houses and landscaping will also be provided. - B1 will include 14 no. fuel oil generators, MV rooms and associated mechanical flues. C1 – C3 will each include 22 no. fuel oil generators, MV rooms and associated mechanical flues (each c.18.6m high). Car parking, access roads, security fencing/gates, gate houses and landscaping will also be provided. - 2 no. district heating pump house areas and inground piping for district heating system. - Construction of a Replacement 110kV Gas Insulated Switchgear (GIS) Substation adjacent to the existing 110kV Rinawade Substation. The current Air Insulated Switchgear (AIS) substation known as the Rinawade 110kV sub is fed by 2 x 110kV Overhead lines. The new substation will connect to these overhead lines via short runs of underground cable. The replacement 110kV

substation will include 6 No. transformers, with client control building and a 2 storey GIS substation building within a 2.4m high fenced compound. - Decommissioning and removal of the existing 110kV Rinawade substation. - Construction of an on-site energy centre to provide to the national electrical grid. The Energy Centre will include 9 no. gas powered combustion turbine generators (CTG's) and 9 no. Flues with a maximum height of c.15 metres. The turbines will be enclosed by a screen wall 14m in height. The energy compound will include all required infrastructure including 2 no. back-up fuel oil (HVO) tanks, an administration building, pump house, fire water tank, access roads, 14 no. parking bays, security fencing etc. Provision of a Gas Networks Ireland (GNI) gas skid surrounded by a 2.4m high fence and access from Celbridge Road (R404). The GNI skid will replace the existing gas skid along Celbridge Road. Provision of a GNI AGI (Above Ground Installation) including 1 no. kiosk building, c.32m high surrounded by a 2.4m high fence. Closure of the existing main entrance to the campus on Celbridge Road and reinstatement of the boundary. Construction of a new signalised entrance/exit on Celbridge Road c.80meters north of the existing main entrance. Use of the existing secondary entrance/exit off Barnhall Road Roundabout in the south-east as a principal entry/exit. Construction of internal access roads, footpaths and cycle paths including a publicly accessible link road between Celbridge Road (R404) to the east and Barnhall Road (R449) to the west. Construction of a new pedestrian and cycle overpass across the M4 motorway and pedestrian/cycle path adjacent to lands known as the Wonderful Barn Allotments; the overpass will link the new publicly accessible link road within Kildare Innovation Campus to the entrance of Barnhall Meadows estate. Undergrounding and diversion of the existing overhead 10Kv/20kv overhead line adjacent to the M4 Motorway. The pedestrian and cycle route within the Kildare Innovation Campus will provide a link from the new public link road, along the protected view corridor (between Castletown Estate & Wonderful Barn) to the north-eastern boundary of Castletown Estate. The provision of a net increase of 678 new car spaces, resulting in a total of 2291 car spaces across the site (including a total of 244 EV car spaces). The provision of a new private EV Bus charging hub with parking for 10 no. electric buses. The provision of a net increase of 310 new bicycle spaces, resulting in a total of 350 bicycle spaces across the site. The diversion of the c.500 m stretch of an existing 1.5m culvert, located to the north of the site along the existing loop road, southwest by c.60m; the diverted culvert will be located along the proposed link. All associated site development works, drainage and services provision, landscaping, boundary treatments (including security fencing), and associated works. An

Environmental Impact Assessment Report has been prepared in respect of and will be submitted with the planning application. The application relates to a development for the purposes of an activity requiring an industrial emissions licence at Kildare Innovation Campus (KIC) Barnhall Meadows Leixlip W23 X93P

SUBMITTED:

Planning Department Reports and recommendations together with an Environmental Impact Assessment as endorsed by the Director of Services.

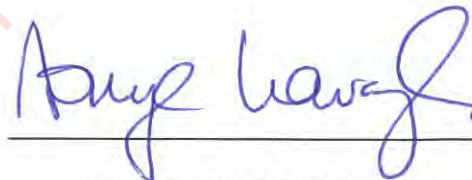
ORDER :



Pursuant to the provisions of the Planning & Development Act 2000 (as amended), and the Regulations made thereunder, and having considered only the proper planning and development of the area, regard being had to the provisions of the County Development Plan and other relevant matters referred to in Section 34 of the said Planning & Development Act 2000 (as amended) and reports from Council's Technical Officers thereon, the Council hereby decides to **Grant permission** for the said development subject to the conditions set out in the attached schedule, and the applicant to be notified accordingly.

It is further decided that at the expiration of 4 weeks from the date of receipt by the applicant of the notification of decision, provided there is no appeal before An Bord Pleanála affecting this decision then the aforementioned application be and is granted.

7th September 2023



CHIEF EXECUTIVE



Date: 22/01/2024
Pl. Ref: 23/60047

The Davy Platform IC
for and on behalf of the Liffey Sub-Fund
C/o Brian Minogue
80 Harcourt Street
Dublin 2
D02F449

Planning Register Number: 23/60047
Application Receipt Date: 18/07/2023

PERMISSION is sought for and will consist of Demolition of existing Buildings No's 7, 8 and 9 (total gfa c. 84,838sqm). - Existing Buildings No's 1 – 6 will be retained for deep tech and innovation related uses (total gfa c.42,862sqm) - Construction of 2 no. new deep tech buildings and 4 no. new data centre buildings, all including ancillary office spaces. The deep tech buildings will have an overall maximum height of c.16m and vary in size from 30,945sqm – 41,190sqm with a combined total gfa of c. 72,135 sqm. The data centres will be c.15 m in height to parapet and c.16.5m in height to top of roof plant screening. The data centres will vary in size from 13,225 sqm – 21,000 sqm with a combined total gfa of c. 76,225sqm. All buildings will be provided with Solar PV panels at roof level and green walls along selected elevations. - The new deep tech buildings (A1 & A2) will be provided with service yard areas, loading docks, car parking, access roads, security fencing/gates and landscaping. The deep tech buildings will include rainwater harvesting tanks and green roofs over office areas. - Each data centre (B1, C1, C2 & C3) will include data halls, admin blocks (comprising offices, breakroom, loading dock, storage, and ancillary areas) and a variety of mechanical and electrical plant areas/structures including battery storage rooms and mechanical rooms. Car parking, access roads, security fencing/gates, gate houses and landscaping will also be provided. - B1 will include 14 no. fuel oil generators, MV rooms and associated mechanical flues. C1 – C3 will each include 22 no. fuel oil generators, MV rooms and associated mechanical flues (each c.18.6m high). Car parking, access roads, security fencing/gates, gate houses and landscaping will also be provided. - 2 no. district heating pump house areas and inground piping for district heating system. - Construction of a Replacement 110kV Gas Insulated Switchgear (GIS) Substation adjacent to the existing 110kV Rinawade Substation. The current Air Insulated Switchgear (AIS) substation known as the Rinawade 110kV sub is fed by 2 x 110kV Overhead lines. The new substation will connect to these overhead lines via short runs of underground cable. The replacement 110kV substation will include 6 No. transformers, with client control building and a 2 storey GIS substation building within a 2.4m high fenced compound. - Decommissioning and



removal of the existing 110kV Rinawade substation. - Construction of an on-site energy centre to provide to the national electrical grid. The Energy Centre will include 9 no. gas powered combustion turbine generators (CTG's) and 9 no. Flues with a maximum height of c.15 metres. The turbines will be enclosed by a screen wall 14m in height. The energy compound will include all required infrastructure including 2 no. back-up fuel oil (HVO) tanks, an administration building, pump house, fire water tank, access roads, 14 no. parking bays, security fencing etc. Provision of a Gas Networks Ireland (GNI) gas skid surrounded by a 2.4m high fence and access from Celbridge Road (R404). The GNI skid will replace the existing gas skid along Celbridge Road. Provision of a GNI AGI (Above Ground Installation) including 1 no. kiosk building, c.32m high surrounded by a 2.4m high fence. Closure of the existing main entrance to the campus on Celbridge Road and reinstatement of the boundary. Construction of a new signalised entrance/exit on Celbridge Road c.80meters north of the existing main entrance. Use of the existing secondary entrance/exit off Barnhall Road Roundabout in the south-east as a principal entry/exit. Construction of internal access roads, footpaths and cycle paths including a publicly accessible link road between Celbridge Road (R404) to the east and Barnhall Road (R449) to the west. Construction of a new pedestrian and cycle overpass across the M4 motorway and pedestrian/cycle path adjacent to lands known as the Wonderful Barn Allotments; the overpass will link the new publicly accessible link road within Kildare Innovation Campus to the entrance of Barnhall Meadows estate. Undergrounding and diversion of the existing overhead 10Kv/20kv overhead line adjacent to the M4 Motorway. The pedestrian and cycle route within the Kildare Innovation Campus will provide a link from the new public link road, along the protected view corridor (between Castletown Estate & Wonderful Barn) to the north-eastern boundary of Castletown Estate. The provision of a net increase of 678 new car spaces, resulting in a total of 2291 car spaces across the site (including a total of 244 EV car spaces). The provision of a new private EV Bus charging hub with parking for 10 no. electric buses. The provision of a net increase of 310 new bicycle spaces, resulting in a total of 350 bicycle spaces across the site. The diversion of the c.500 m stretch of an existing 1.5m culvert, located to the north of the site along the existing loop road, southwest by c.60m; the diverted culvert will be located along the proposed link. All associated site development works, drainage and services provision, landscaping, boundary treatments (including security fencing), and associated works. An Environmental Impact Assessment Report has been prepared in respect of and will be submitted with the planning application. The application relates to a development for the purposes of an activity requiring an industrial emissions licence AT Kildare Innovation Campus (KIC), Barnhall Meadows, Leixlip, Co. Kildare W23 X93P IN ACCORDANCE WITH THE PLANS SUBMITTED WITH THE APPLICATION.

In pursuance of the powers conferred upon them by the Planning & Development



Act 2000 (as amended), Kildare County Council have by Order dated 07/09/2023 GRANTED PERMISSION to the above named, for the above development subject to 53 conditions set out in the attached schedule

Date: 22/01/2024

Signed: Ciara Pierce
P.P. Senior Executive Officer
Planning Department

NOTE: The permission herein granted shall, on the expiration of the period of 5 years beginning on the date of the granting of permission, cease to have effect as regards:

- (1) In case the development to which the permission relates is not commenced during the period, the entire development, and
- (2) In case such development is so commenced, so much thereof as is not completed within that period.



Planning Permission is sought for the Demolition of existing Buildings No's 7, 8 and 9 (total gfa c. 84,838sqm). Existing Buildings No's 1 – 6 will be retained for deep tech and innovation related uses (total gfa c.42,862sqm) Construction of 2 no. new deep tech buildings and 4 no. new data centre buildings, all including ancillary office spaces. The deep tech buildings will have an overall maximum height of c.16m and vary in size from 30,945sqm – 41,190sqm with a combined total gfa of c. 72,135 sqm. The data centres will be c.15 m in height to parapet and c.16.5m in height to top of roof plant screening. The data centres will vary in size from 13,225 sqm – 21,000 sqm with a combined total gfa of c. 76,225sqm. All buildings will be provided with Solar PV panels at roof level and green walls along selected elevations. The new deep tech buildings (A1 & A2) will be provided with service yard areas, loading docks, car parking, access roads, security fencing/gates and landscaping. The deep tech buildings will include rainwater harvesting tanks and green roofs over office areas. - Each data centre (B1, C1, C2 & C3) will include data halls, admin blocks (comprising offices, breakroom, loading dock, storage, and ancillary areas) and a variety of mechanical and electrical plant areas/structures including battery storage rooms and mechanical rooms. Car parking, access roads, security fencing/gates, gate houses and landscaping will also be provided. - B1 will include 14 no. fuel oil generators, MV rooms and associated mechanical flues. C1–C3 will each include 22 no. fuel oil generators, MV rooms and associated mechanical flues (each c.18.6m high). Car parking, access roads, security fencing/gates, gate houses and landscaping will also be provided. 2 no. district heating pump house areas and inground piping for district heating system. Construction of a Replacement 110kV Gas Insulated Switchgear (GIS) Substation adjacent to the existing 110kV Rinawade Substation. The current Air Insulated Switchgear (AIS) substation known as the Rinawade 110kV sub is fed by 2 x 110kV Overhead lines. The new substation will connect to these overhead lines via short runs of underground cable. The replacement 110kV substation will include 6 No. transformers, with client control building and a 2 storey GIS substation building within a 2.4m high fenced compound. Decommissioning and removal of the existing 110kV Rinawade substation. - Construction of an on-site energy centre to provide to the national electrical grid. The Energy Centre will include 9 no. gas powered combustion turbine generators (CTG's) and 9 no. Flues with a maximum height of c.15 metres. The turbines will be enclosed by a screen wall 14m in height. The energy compound will include all required infrastructure including 2 no. back-up fuel oil (HVO) tanks, an administration building, pump house, fire water tank, access roads, 14 no. parking bays, security fencing etc. Provision of a Gas Networks Ireland (GNI) gas skid surrounded by a 2.4m high fence and access from Celbridge Road (R404). The GNI skid will replace the existing gas skid along Celbridge Road. Provision of a GNI AGI (Above Ground Installation) including 1 no. kiosk building, c.32m high surrounded by a 2.4m high fence. Closure of the existing main entrance to the campus on Celbridge Road and reinstatement of the boundary. Construction of a new signalised entrance/exit on Celbridge Road c.80meters north of the existing main entrance. Use of the existing secondary entrance/exit off Barnhall Road Roundabout in the south-east as a principal entry/exit. Construction of internal access roads, footpaths and cycle paths including a publicly accessible link road between Celbridge Road (R404) to the east and Barnhall Road (R449) to the west. Construction of a new pedestrian and cycle overpass across the M4 motorway and pedestrian/cycle path adjacent to lands known as the Wonderful Barn Allotments; the overpass will link the new publicly accessible link road within Kildare Innovation Campus to the entrance of Barnhall Meadows estate. Undergrounding and diversion of the existing overhead 10Kv/20kv overhead line adjacent to the M4 Motorway.



The pedestrian and cycle route within the Kildare Innovation Campus will provide a link from the new public link road, along the protected view corridor (between Castletown Estate & Wonderful Barn) to the north-eastern boundary of Castletown Estate. The provision of a net increase of 678 new car spaces, resulting in a total of 2291 car spaces across the site (including a total of 244 EV car spaces). The provision of a new private EV Bus charging hub with parking for 10 no. electric buses. The provision of a net increase of 310 new bicycle spaces, resulting in a total of 350 bicycle spaces across the site. The diversion of the c.500 m stretch of an existing 1.5m culvert, located to the north of the site along the existing loop road, southwest by c.60m; the diverted culvert will be located along the proposed link. All associated site development works, drainage and services provision, landscaping, boundary treatments (including security fencing), and associated works. An Environmental Impact Assessment Report has been prepared in respect of and will be submitted with the planning application. The application relates to a development for the purposes of an activity requiring an industrial emissions licence at Kildare Innovation Campus (KIC), Barnhall Meadows, Leixlip, Co. Kildare W23 X93P – The Davy Platform IC for and on behalf of the Liffey Sub-Fund 23/60047

Schedule 1 – Considerations and reasons on which this decision is based as required by Article 31 of the Planning and Development Regulations 2001, (as amended).

Having regard to the policies and objectives of the Leixlip Local Area Plan 2020-2023 (extended to 2026) and Kildare County Development Plan 2023-2029, to the nature and design of the proposed development, and the character of adjoining development, it is considered that, subject to compliance with the conditions attached, the proposed development would not seriously injure the amenities of the area or of property in the vicinity, and would be in accordance with the proper planning and sustainable development of the area.

Schedule 2 – Conditions to apply.

1. The development shall be carried out in accordance with the plans, particulars and specifications received by the Planning Authority on 18/07/2023, except as amended by the conditions of this permission.

Reason: To ensure that the development shall be in accordance with the permission and that effective control be maintained and to restrict and minimise any adverse environmental impacts resulting from the development.

2. The permission hereby approved shall be for a period of **10 years** from the date of final grant.

Reason: Having regard to the nature of the development and in the interest of clarity.

3. The Developer shall enter a legal agreement with Kildare County Council which sets out the mechanism for the detailed design and delivery of the proposed M4 Pedestrian and Cycle Overbridge, accessway and associated works. This agreement shall be entered into **prior to commencement of the development**, unless otherwise agreed in writing with the Planning Authority.

Reason: To promote Active Travel between Leixlip and Celbridge; to provide access to the Innovation Campus and enhance Vulnerable Road User Safety.



4. Prior to Commencement of Development, Developer shall finalise details for the M4 Pedestrian and Cycle Overbridge, accessway with associated site works and obtain the written agreement of the Planning Authority. In order to finalise the pedestrian and cycle overbridge, the Developer is required to:

- (a) Propose a time frame and mechanism for delivery.
- (b) Submit revised documentation and plans demonstrating the requirements of Transport Infrastructure Ireland Publications and have regard to the extents of the Motorway Maintenance and Renewal Contracts (MMaRC) Maintenance Area A in the proposed development.
- (c) Liaise with Transport Infrastructure Ireland to provide an updated Construction Environmental Management Plan (CEMP) that shall demonstrate compliance with Transport Infrastructure Ireland Publications requirements and mitigation of potential impact on the national road network in relation to the crossing of the M4 and other proposed works in the vicinity of the M4.

Reason: To promote Active Travel between Leixlip and Celbridge; to provide access to the Innovation Campus and enhance Vulnerable Road User Safety.

5. The Developer shall obtain the written agreement from Transport Infrastructure Ireland for the following:

- (a) Final detailed design of the M4 Pedestrian and Cycle Overbridge, including parapets;
- (b) Protocols for the temporary closure, associated traffic management, bridge lift and installation by a competent contractor over the M4 Motorway.

Reason: In the interest of Traffic Safety.

6. A full time Resident Engineer shall be provided and funded by the Developer to supervise the connecting pedestrian/cycle lane and M4 Pedestrian and Cycle Overbridge for the development and to liaise with, Transport Infrastructure Ireland, stakeholders, adjacent Developers and the Planning Authority.

Reason: In the interest of Traffic Safety.

7. The Developer shall ensure that all mitigations measures set out within the Environment Impact Assessment Report (EIAR) received on 18/07/2023 shall be implemented in full, except as may otherwise be required in order to comply with the following conditions.

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

8. (a) The structures shall be used as data centre/deep tech building only with ancillary office and welfare facilities associated with the data centre/deep tech use.

(b) Any further subdivision or change of use or increase in office space within the proposed development, whether or not such change, subdivision or amalgamation would otherwise constitute exempted development, under the Planning and Development Regulations 2001 (as amended) shall not be undertaken without the **prior grant of planning permission**.

Reason: To avoid any misunderstanding as to the proper construction of this permission, to regulate the use of the development and to ensure proper planning control is maintained.



9. Prior to commencement of development, the final details of the proposed district heating system network and infrastructure shall be submitted for the written agreement of the Planning Authority.

Reason: To ensure that the development shall be in accordance with the permission and that effective control be maintained and to restrict and minimise any adverse environmental impacts resulting from the development.

10. The external finishes shall be as per indicated on the drawings and details received on the 18/07/2023 unless otherwise agreed in writing with the Planning Authority.

Reason: In the interest of visual amenity and orderly development.

11. (a) The landscape plan and masterplan received on the 18/07/2023 along with maintenance schedule shall be fully complete (hard and soft landscaping and boundary treatment) **prior to the commencement of use of the buildings.**

(b) All fencing proposed to protect hedgerow and tree lines as detailed on the Tree Protection Plans received on 18/07/2023 shall be erected **prior to the commencement of soil stripping.** Photographic evidence of erection of protective fencing shall be submitted and agreed with the Planning Authority.

Reason: To ensure timely delivery of landscaping, protection of existing hedgerow/trees and in the interest of visual amenity.

12. The Developer shall retain the services of the qualified Landscape Architect (or qualified Landscape Designer) as a Planting and Landscape Consultant throughout the life of the construction works. The Developer shall inform the Planning Authority of that appointment in writing **prior to commencement of development.** A Practical Completion Certificate is to be signed off by the Landscape Architect (or equivalent) when all landscape works are fully completed to the satisfaction of the Parks Section and in accordance with the permitted landscape proposals.

Reason: In the interest of clarity and visual and residential amenity.

13. (a) All mitigation measures outlined in Ecological Impacts Assessment, Construction Management Plan and any revisions shall be collated into a Schedule of Mitigation Measures by Ecological Clerk of Works (ECoW) and submitted to the Planning Authority for written approval prior to the commencement of site clearance to ensure all mitigation is carried out in accordance with detail submitted with the planning application.

(b) A report detailing compliance with all preconstruction measures shall be submitted to the planning authority for approval **prior to the commencement of the construction stage.**

(c) A completion report demonstrating compliance with all mitigation measures outlined in the Schedule of Mitigation Measures shall be prepared by the Ecological Clerk of Works and submitted to the Planning Authority within 6 weeks of completion of the development. This report shall detail any residual ecological monitoring or maintenance measures to be undertaken including who will undertake these measures including reviewing the lighting plan when it is operational.

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



14. Following the first Biodiversity Audit to be conducted every five years, interpretative panels shall be erected across the site to inform the public of the biodiversity value and actions taken for biodiversity within the site.

Reason: In the interest of clarity and protection of environment.

15. The services of a qualified Arborist as an Arboricultural consultant shall be retained for the entire period of construction activity. The Developer shall inform the Planning Authority of that appointment in writing prior to commencement of development.

Reason: In the interest of clarity and visual and residential amenity.

16. The Developer shall protect existing trees and hedgerows to all site boundaries (for which are to be retained) during construction works and retain thereafter. Any hedgerow/plants/trees which die, are removed or become seriously damaged or distressed, within a period of five years from the completion of the development shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the Planning Authority.

Reason: In the interest of preservation of visual and residential amenity.

17. The Developer shall act as client for the purposes of the Safety, Health and Welfare at Work (Construction) Regulations 2013 (within the meaning of that term as therein defined) for the road project.

Reason: In the interest of proper health and safety management for the project.

18. Prior to the commencement of development, the Developer shall submit a Construction Management Plan to contain:

(a) A Construction Traffic Management Plan indicating all haul routes to and from the site. Delivery times for plant and materials and waste collection shall have consideration to morning and evening peak school times in the area and peak traffic periods. This plan is also to contain mitigation measures to minimize the effects the proposed development would have on adjacent residential development, the school, the immediate public road network and existing traffic movements.

(b) The names and contact details, in writing, of the Project Supervisor for the Design Process and the Project Supervisor for the Construction Stage, as appointed under the Safety Health & Welfare (Construction) Regulations, 2013, or any preceding Regulations, to the Roads, Transportation and Public Safety Department Section.

(c) Wheel wash arrangements and locations for the construction phase.

(d) Final details of the construction compound, use of cranes, parking and storage areas during the construction phase. (This is in the interest of the residential amenity of properties in the area).

(e) Relevant construction site warning signs on the public road network shall be in accordance with the Department of Transport, Tourism and Sport (DTTAS) Traffic Signs Manual having consideration to adjacent residential development.

(f) A Construction and Demolition Waste Management Plan.

(g) Hours of operation during the construction phase to be 08:00 to 18:00 Monday to Friday and 08:00 to 14:00 Saturday. No work permitted on the Sundays and public holidays. (This is in the interest of the existing residential amenity of properties in the area).



Reason: In the interest of pedestrian, cyclist and vehicular safety, proper planning and sustainable development.

19. Where works are being carried out by the Developer's Contractor on the public road, all works involving the opening of roads or footpaths shall be carried out under a Road Opening Licence submitted to the relevant Municipal District Area Office through the MRL system to ensure the following items are assessed.

(a) Contractor's experience and competency to conduct such works.

(b) Compliance with the Guidelines for Managing Openings in Public Roads (The Purple book, 2017 edition).

(c) Compliance with Chapter 8 of Traffic Management Guidelines including a general assessment of traffic impacts within the local area.

(d) Relevant Insurance's to conduct such works.

Reason: To improve vulnerable road user facilities along the frontage of the development.

20. The Developer shall ensure that a revised Stage 2 is carried out on the detailed design and a Stage 3 Road Safety Assessment (RSA) is carried out on the contractors' completed works, by an independent approved and certified auditor.

The Developer shall ensure that the necessary road safety engineering changes identified in the RSA are incorporated.

Reason: In the interest of Vulnerable Road User Safety.

21. Lines of sight at the entrances to the site shall be provided in accordance with the Design Manual for Urban Roads and Streets (DMURS).

Reason: In the interest of Road Safety.

22. The development shall comply measures proposed within the Mobility Management Plan received by the Planning Authority on 18/07/2023, in order to reduce car-based journeys.

Reason: In order to reduce car-based trips and proper planning.

23. The Developer shall ensure that no surface water runoff from the site discharges onto the public road. The Developer shall ensure that existing land and roadside drainage are maintained.

Reason: To prevent interference with existing roadside drainage.

24. The Developer shall ensure that Public Lighting complies with Kildare County Council's Online Street Lighting Policy Technical Specification 2021.

Reason: In the interests of Road Safety.

25. The Developer shall comply with any future requirements of the Planning Authority in relation to adjusting the lighting aiming or fitting appropriate additional louvers, to deal with remaining glare issues that may arise for M4 motorway and other road users or residents and may only become apparent when the installation is commissioned.

Reason: To protect the amenities of the area.



26. Prior to commencement, the Applicant shall submit the Confirmation of Feasibility for connections received from Uisce Éireann, to the Planning Authority for their records.

Reason: To ensure proper servicing of the development.

27. Prior to commencement, the Applicant shall consult Uisce Éireann Diversions and Build Over Assets division to assess the implications for existing Uisce Éireann Water Service Infrastructure traversing the subject and outside the site and which will be impacted by the proposed development, including GNI Pipework Upgrade which is located on- and off-site (See existing record drawing in submitted Engineering Services Report Appendix C showing Uisce Éireann WW Rising main through site and proximity of existing 300 Uisce Éireann foul sewer to proposed overbridge north of M4 and EIAR Volume 2 Appendix 2.1 Proposed GNI Pipe works.) Where Uisce Éireann determine a Confirmation of Feasibility (CoF) for any diversions or other measures to protect existing Uisce Éireann WS infrastructure is required, the received CoF for diversions shall be submitted to the Planning Authority as above.

Reason: To ensure proper servicing of the development.

28. Prior to commencement, the Applicant shall liaise and agree pollution prevention measures with Uisce Éireann to ensure water quality standards in adjacent Liffey public water supply reservoir are maintained.

Reason: In the interests of public health, to avoid pollution and to ensure proper servicing of the development.

29. Where the Applicant proposes to connect to a public water/wastewater network operated by Uisce Éireann, the Applicant must sign a connection agreement with Uisce Éireann **prior to the commencement of the development** and adhere to the standards and conditions set out in that agreement.

Supplementary on-site water storage for the data centre servers cooling to prevent undue reductions in local water network pressure and flows, particularly during hot weather shall be agreed with Uisce Éireann as part of the connection application process (see Engineering Services Report section 4.4.2 and EIAR sections 14.5.2 and 14.11)

Reason: To ensure proper servicing of the development.

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

Reason: To ensure proper servicing of the development.

31. All development shall be carried out in compliance with Uisce Éireann Standards codes and practices (see Engineering Services Report section 3.4.1 and EIAR Volume Part 2 sections 8.4.6 and 8.4.7, 8.5.2 and 8.6.2, Chapter 14, including proposals for new site WWPS x 3 (14.5.2) and Chapters 18 and 19).

Reason: To ensure proper servicing of the development.

32. Only clean uncontaminated surface water from the development shall be discharged to the surface water system. Only foul sewage and soiled water from the development shall be



discharged to the foul system. All surface water shall be collected and disposed of to rainwater harvesting, soakways designed and constructed in accordance with B.S. 8301:1985 and BRE Digest 365 and provided with inspection manhole covers. The entrance shall be drained to the surface water system in order that no water discharges of to the public roadway.

Reason: In the interests of public health, to avoid pollution and to ensure proper servicing of the development.

33. Roadside drainage shall be provided at the entrance which shall discharge to soakways or water system on site. The roadside drainage along the road frontage shall not be impaired and shall discharge to the grass verge which shall be lowered and levelled to the road level and provided with water run-off cuttings as directed by Roads Authority. Roadside drains where present shall be retained except at the entrance where they shall be piped with a single pipe or culvert corresponding to the dimensions of the drain cross section.

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

34. The proposed surface water drainage system shall be designed and constructed in compliance with the requirements of the Greater Dublin Strategic Drainage Study in terms of incorporating appropriate Sustainable Drainage Systems (SuDS) to restrict-attenuate surface water discharge flows from the proposed development and prevent pollution to maintain the quality of adjacent ground water and watercourses.

- The Applicant shall ensure that surface water generated from roofs and paved areas will not increase the risk of pluvial flooding to existing developments surrounding the proposed site.
- The Applicant shall ensure that surface water from the development does discharge to a point where neighbouring developments would be at risk of flooding.
- The Developer shall ensure that there is sufficient attenuation allocated for this development within the overall site.

Reason: To ensure proper servicing of the development and to eliminate the potential impact of pluvial flood risk.

35. Surface water shall be collected and disposed of to porous paving, soakways or a water system designed and constructed in accordance with B.S.8301:1985 and BRE Digest 365 and provided with attenuation.

- The drainage system shall be designed, inspected, and supervised by a qualified engineer who shall certify the works as compliant with regard to design and construction.
- The engineer shall decide the requirements for any drainage and attenuation requirements in conjunction with any porous paving provisions.
- The Engineer shall provide a photographic report of the various construction stages for record purposes together with other construction and design details.
- The attenuated system shall cater for the 1 in 100-year storm event (or as otherwise agreed in writing) and with an allowance of +30% in order to cater for 'climate change'.

Reason: To ensure proper servicing of the development and to eliminate the potential impact of pluvial flood risk.

36. The SuDS strategy detailed within the Engineering Services Report Drainage and Water Services carried out by Clifton Scannell Emerson and outlined on the drawings submitted within



the *Civil Drawings Planning Document Issue*, both received on the 18/07/2023, shall be implemented in full unless otherwise agreed with the Planning Authority.

Reason: To ensure proper servicing of the development and to eliminate the potential impact of pluvial flood risk.

37. Prior to commencement of the development, a Stage 2 Surface Water Audit undertaken by a suitably qualified, competent and experienced consulting Civil Engineer who is independent of the project design team and assessing the final drainage (including the totality of the new road to be taken in charge by KCC) and SuDS designs and all calculations, drawings and details outlined within Clifton Scannell Emerson Associates (CSEA) Engineering Services Report, CSEA Surface Water Management Strategy Report, EIAR Volume 1 Section 8.4.5, Chapters 14 and 18 and CIRIA SuDS Manual Part E Chapters 24 to 26 and Appendix C shall be submitted and agreed with the Planning Authority.

Reason: To ensure proper servicing of the development.

38. Upon completion of the development the following shall be submitted:

- (a) Stage 3 Surface Water Drainage Audit and
- (b) A construction safety risk assessment for all surface storage SuDS shall be carried out and submitted to the Planning Authority with assessor's report confirming risk mitigation measures have been implemented to their satisfaction and
- (c) A report confirming the watertightness of the drainage network including pipes, manholes and gullies and the absence of misconnections i.e. fire water, industrial wastewater, foul or other contaminated drainage to the surface water drainage system.

Reason: To ensure proper servicing of the development.

39. The Applicant-Management company shall implement a drainage-SuDS monitoring, inspection, maintenance and repairs plan, directly or indirectly via a competent Contractor for the proposed drainage systems including drainage pipe networks, SuDS and the outfalls (see CIRIA SuDS Manual Part D Chapters 11-23 and Part E Chapter 32 and Appendix B and CSEA Surface Water Management Strategy Report Appendix A and EIAR Volume 1 Section 8.9.2).

This maintenance and repairs regime shall have planned preventative and response elements and cover all emergency maintenance and repairs on a 24-7 basis, out of normal business hours and during holidays.

The Applicant-Management company shall keep full records akin to the statutory 'Safety File' including paper, digital and photographic of all drainage systems and both site watercourses and structures thereon, their operation, implementation and maintenance & repair and these records shall be handed over to new owners-LA in suitable paper and digital formats at the time of sale-transfer or taking in charge.

Reason: To ensure proper servicing of the development.

40. The flood risk mitigation measures contained in Site Specific Flood Risk Assessment received by the Planning Authority on 18/07/2023, shall be implemented and maintained by the Applicant-Management company and full records akin to the statutory 'Safety File' including paper, digital and photographic of the mitigation measures, their operation, implementation and maintenance & repair shall be kept and recorded by the Developer on a regular basis and shall



be handed over to new Owners/Local Authority in suitable paper and digital formats at the time of sale-transfer or taking in charge.

Reason: To ensure proper and sustainable servicing of the proposed development and to prevent pollution and flooding.

41. The Developer shall comply with the requirements of the Office of Public Works (OPW) in relation to the proposed diverted culvert.

Reason: To ensure proper and sustainable servicing of the proposed development and to prevent pollution and flooding.

42. All overground oil, chemical storage tank(s) shall be adequately bunded to protect against spillage. Bunding shall be impermeable and capable of retaining a volume equal to 1.1 times the capacity of the largest tank. Filling and offtake points shall be located within the bund.

Reason: In the interest of public health and the use of best practice guidelines in order to avoid pollution.

43. All foul sewage, trade effluent and soiled water shall discharge to the public foul sewer system.

Reason: In the interest of public health, to avoid pollution, and to ensure proper development.

44. Prior to the commencement of development, the Applicant shall prepare a Construction and Demolition Resource Waste Management Plan (RWMP) in accordance with Appendix C of the "Environmental Protection Agency Best Practice Guidelines for the Preparation of Resource and Waste Management Plans for C&D Projects (2021)" including demonstration of proposals to adhere to best practice and protocols. The RWMP shall include specific proposals as to how the RWMP will be measured and monitored for effectiveness, these details shall be placed on the file and retained as part of the public record. The RWMP must be submitted to the Planning Authority for written agreement **prior to the commencement of development.**

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

45. Noise from the construction stages of the development shall not give rise to sound pressure levels (Leq 15 minutes) measured at noise sensitive locations which exceed 70 dB(A) (LAeq 1 hour) between 08:00 and 18:00 Monday to Friday inclusive (excluding bank holidays) and between 08:00 and 13:00 on Saturdays when measured at any noise sensitive location in the vicinity of the site. Sound levels from site development works shall not exceed 45 dB(A) (LAeq 1 hour) at any other time.

Reason: In the interest of public health, to avoid pollution, and to ensure proper development.

46. Noise from the operational stages of the planned development shall not give rise to sound pressure levels (Leq 15 minutes) measured at noise sensitive locations which exceed the following limits:

(a) 55 dB(A) between the hours of 08:00 and 18:00 Monday to Friday inclusive (excluding bank holidays) and 45 dB(A) at any other time, and

(b) There shall be no clearly audible tonal component or impulsive component in the noise emission from the development at any noise sensitive location. A detailed Noise Study, with



recommendations, shall be carried out by a competent noise/environmental consultant within three months of the development being in full operation and at any other time as may be specified by Kildare Co. Council. The Noise Study shall be submitted for the consent of the Planning Authority.

Reason: In the interest of public health, to avoid pollution, and to ensure proper development.

47. A Noise Survey of the site operations shall be carried out annually by a competent Environmental Consultant in accordance with a plan to be agreed with the Planning Authority **prior to commencement of operations**. A record of the survey results shall be available for inspection by any authorised persons of the Planning Authority, at all reasonable times.

Reason: In the interest of public health, and the use of best practice guidelines in order to avoid nuisance.

48. Applicant shall use "Best Practicable Means" to prevent/minimise noise and dust emissions during the construction and operational phases of the development, through the provision and proper maintenance, use and operation of all machinery all to the satisfaction of the Planning Authority.

Reason: In the interest of public health, and the use of best practice guidelines in order to avoid nuisance.

49. Prior to commencement of development, the Developer is requested to submit the following information for written agreement with the Planning Authority:

(a) Details on the battery type being proposed in the battery storage areas. A full hazard analysis and risk assessment to be carried out taking the following into consideration (list is not exhaustive).

- Location of battery storage
- Thermal runaway
- Fire detection & protection measures
- Construction of enclosures
- Battery management system
- Protection & suppression systems
- Ventilation

(b) Specify the exact water storage being proposed on site and what is being provided for in the ring main (provide storage locations on plans and corresponding volumes). There are discrepancies between the EIAR and the Engineering Services Report, as to what water is being provided for firefighting, flow rates etc. Please detail the firefighting water strategy.

(c) Details of fire brigade access to the attenuation ponds. Ground bearing capacity should be capable of supporting a fire appliance and be extended to edge of the ponds. Sections to be provided.

(d) The Applicant is requested to undertake an auto-track analysis to demonstrate the manoeuvrability of fire appliances along all proposed access routes (including to open-source water supplies).

(e) Confirmation that there will be no height restrictions less than 4m along any part of the fire brigade access routes.



Reason: In the interest of fire safety.

50. All surface water from the carpark areas shall pass through adequately sized and sited petrol/oil interceptor(s) before being discharged to the surface water system.

Reason: In the interest of public health, to avoid pollution, and to ensure proper development.

51. Prior to Commencement Notice Stage, the Developer shall submit a Construction Phase Surface Water Management Plan in accordance with IFI Publication 2016 "Guidelines on Protection of Fisheries During Construction Works in and Adjacent to Waters" for the written consent of the Planning Authority. The Plan shall address the management of any surface water run-off from the site, to prevent any polluting matter, suspended solids, and silt, being discharged to any receiving water. The Plan shall, inter alia, include:

(a) Site Layout Plan identifying any potential surface water and/or groundwater receptors.

(b) The location and design of any proposed mitigation measures.

(c) Proposals for a surface water and/or groundwater monitoring programme, as appropriate.

Reason: In the interest of public health, to avoid pollution, and to ensure proper development.

52. The permitted hours of operation during the construction phase and for deliveries shall be between 07:00 to 18:00 Monday to Friday and 08:00 to 14:00 on Saturday. No work onsite is permitted on Sundays and public holidays.

Reason: In order to safeguard the amenity of properties in the area.

53. The Applicant/Developer to pay to Kildare County Council the sum of **€9,471,938.40** being the appropriate contribution to be applied to this development in accordance with the Development Contribution Scheme adopted by Kildare County Council on 19th December 2022 in accordance with Section 48 of the Planning and Development Act 2000 as amended. Payments of contributions are strictly in accordance with Section 34 of the Development Contribution Scheme adopted by Kildare County Council on 19th December 2022.

Note: Please note water and wastewater development contribution charges now form part of the water connection agreement, if applicable, with Uisce Éireann.

Reason: It is considered reasonable that the developer should make a contribution in respect of public infrastructure and facilities benefiting development in the area of the Planning Authority.

ADVICE NOTE TO APPLICANTS

All applicants are advised to make themselves aware of their responsibilities under the requirements of the Building Control Regulations 1997 to 2021, the EU Construction Products Regulations, and the EU Energy Performance of Buildings Regulations.

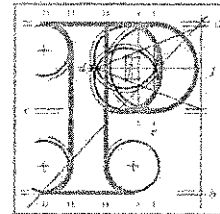
Further information and FAQ's can be found online at <https://localgov.ie/>

or <https://kildare.ie/countycouncil/AllServices/BuildingandDevelopmentControl/>

NB: Failure to submit a Commencement Notice (where required) is an offence and will have serious consequences which cannot be regularised at a later date. You may have difficulties in selling your property if you cannot prove that the statutory requirements relevant to the property have been met.

Our Case Number: ABP-318151-23

Planning Authority Reference Number: 2360047



An
Bord
Pleanála

Kildare County Council
Áras Chill Dara
Devoy Park
Naas
Co. Kildare
W91 X77F

Date: 27 November 2023

Re: 6 data centre buildings. EIAR submitted.
Kildare Innovation Campus (KIC), Barnhall Meadows, Leixlip, Co. Kildare

Dear Sir / Madam,

An Bord Pleanála has received a withdrawal of appeal by Kilross Properties Limited and hereby notifies you in accordance with section 140(1)(b) of the planning and development act, 2000 (as amended), that said appeal has been withdrawn.

However, the Board wishes you to know that the development is still the subject of another appeal. As this other appeal relates solely to the proper application by the planning authority of the terms of their development contribution scheme adopted under section 48 of the Act in respect of the condition(s) under appeal, and as there are no other appeals against the decision of the planning authority on the planning application, the provisions of section 48(10)(b) and (c) of the Act apply to this appeal provided the appeal is valid.

As the appeal relates solely to the proper application by the planning authority of the terms of the development contribution scheme adopted under section 48 of the Act in respect of the condition(s) under appeal, and as there are no other appeals against the decision of the planning authority on the planning application, the provisions of section 48(10)(b) and (c) of the Act apply to this appeal.

Section 48(10)(c) of the Act provides that the planning authority shall, subject to the applicant furnishing to the planning authority security for payment of the full amount of the contribution(s) specified in the condition(s) the subject of the appeal, make the grant of permission.



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D01 V902

64 Marlborough Street
Dublin 1
D01 V902

The Board will determine the appeal on the basis of the proper application of the terms of the development contribution scheme and will issue appropriate directions to the planning authority when it has determined the appeal.

Yours faithfully,



Daniel O'Connor
Executive Officer
Direct Line:

BP63A

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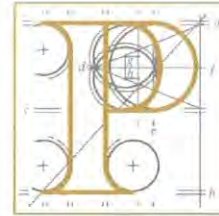
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Our Case Number: ABP-318151-23

Planning Authority Reference Number: 2360047



An
Bord
Pleanála

Kildare County Council
Áras Chill Dara
Devoy Park
Naas
Co. Kildare
W91 X77F

Date: 07 May 2024

Re: 6 data centre buildings. EIAR submitted.
Kildare Innovation Campus (KIC), Barnhall Meadows, Leixlip, Co. Kildare

Dear Sir / Madam,

I have been asked by the Board to refer to the above-mentioned case and in particular, to the Board's notice to you under section 126 of the Planning and Development Act 2000, in which it was indicated that the Board intended to determine this case before 8th May 2024.

I regret to inform you that it has not been possible to meet that revised timeline as a consequence of the volume of current backlogged cases on hands.

This case will be determined as soon as practicable.

An Bord Pleanála apologises for the continued delay in determining this case.

Yours faithfully,

Daniel O'Connor
Executive Officer

BP91A

Kildare County Council
Planning Department

9 MAY 2024

RECEIVED

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Planning Ref: 22/1096

Planner(s) Report

Planning Decision

Chief Executive Order

Final Grant

27/10

F.I.
31/10

**KILDARE COUNTY COUNCIL
PLANNING DEPARTMENT**

Planning Report



Planning Ref No. 22/1096

Name of Applicant

The Davy Platform ICAV ✓

Address of Development

Kildare Innovation Campus, Barnhall Road, Leixlip,
Co. Kildare. ✓

Development

Industrial

Type of Permission

Permission

Date Inspected

24/10/2022

Due Date

31/10/2022 ✓

Description of Proposed Development

Permission is sought for a development of 4 No. 20 kV ESB double substations at four sites of c. 591 sqm in total (Site 1, c. 138 sqm adjacent to Building 4; Site 2, c. 138 sqm adjacent to Building 2 and Building 5; Site 3, c. 138 sqm adjacent to Building 5; and Site 4, c. 177 sqm partially within Building 9, at the Kildare Innovation Campus (formerly known as the Hewlett Packard Campus) Barnhall Road, Leixlip, Co. Kildare.

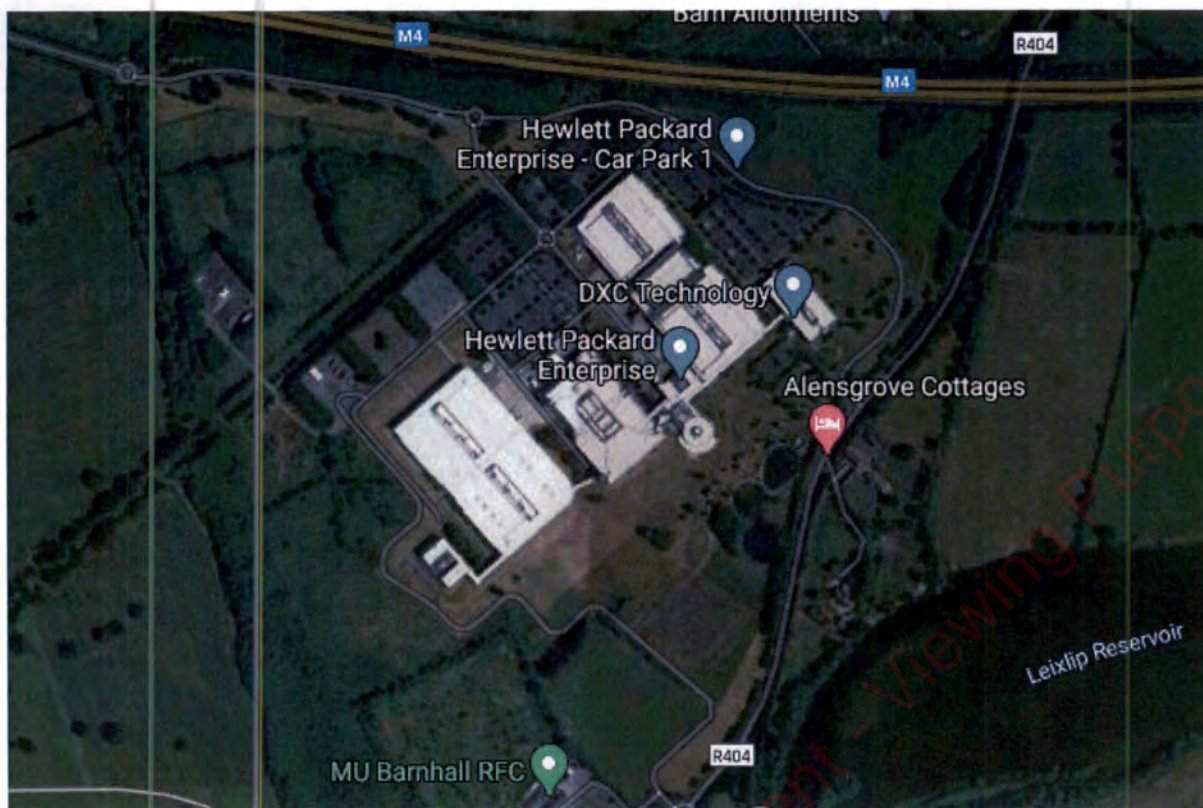
The proposed development will consist of the construction of 3 No. standalone ESB double substations and associated LV switch rooms (Substations No. 1-3) of c. 3m in height, c. 4.8m in depth, and c. 17.8m in width, with an individual gross floor area of 57.5 sqm; and all associated works above and below ground. Substation No. 4 (gross floor area of 57.5 sqm) will include: internal alterations to the existing Campus Building No. 9; associated LV switch rooms; the removal of existing louvre and replacement with substation access doors on the southeast elevation; access path; and all associated works above and below ground. The cumulative gross floor area of the development will be 230 sqm.

Site Location and Context

The application site is the former Hewlett Packard Campus, south of M4 and Leixlip town and northeast of Leixlip Reservoir and Celbridge. The campus is accessed off the R404. An axial view between Castletown House and the Wonderful Barn traverses the campus. The campus accommodates a total of 9 no. buildings and ESB substation and surface car parking areas and associated landscaping. The wider Kildare Innovation Campus is c. 80 hectares. The wider Campus is principally bounded by Barnhall Road to the north; Celbridge Road to the east; Barnhall Rugby Football Club to the south; and grounds associated with Castletown House to the west.

Figs 1-2 Site Location





Internal Reports

This application was referred to the following reports received as indicated below. Please refer to the specific report on file should further details be required.

MD Engineer	No objection subject to conditions
Transportation	No objection
Water Services	No objection subject to conditions
Environment	Further Information requested
EHO	No objection
CFO	No objection- Fire Certificate required

Prescribed Bodies/External Reports

Irish Water	No objection
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Submissions/Observations/Representations

One no. 3rd party submission received which is summarised as follows:

Whyte Planning Consultant Ltd:

- It is stated that there was no recent planning history at the campus until 2020 where retention permission was granted for the change of use of building on site. It is stated that permission was granted under 20/873 for a standalone logistics building. The documents submitted with the current planning application make reference to a masterplan for the overall site. These details have not been submitted and there is a lack of transparency in relation to the development of the site or the intention of the developer.
- It is stated in the application that the 4 large substations are an ESB requirement, however no supporting documents from ESB have been submitted to confirm this.
- It is stated that one of the substations measures 591sqm which is nearly 6 times the standard ESB requirement for 20kv substation.
- There is no explanation provided in relation to the need for double substations
- A Section 5 referral has been made to An Bord Pleanala in relation to whether permission is required for use of Building 7 as a data centre, no determination has been made in relation to this.
- This application is a classic example of developer led planning. The Local Authority should be precluded from granting permission when it is unknown what the development is for.

Note: The issues raised in the 3rd party submission have been taken into consideration in the assessment of this application.

Pre-Planning Consultation

None indicated.

Relevant Planning History

95/923: Permission **granted** for a manufacturing facility of 42,640 sq. m. & development of an overall site of 80.56 hectares for industrial purposes incl. site entrances.

02/1030: Permission **granted** for a new site entrance and roadway to connect the campus to public road, which forms part of the Celbridge interchange, 1 no. security kiosk with a total area of 20m², including security barriers, connection into existing wastewater treatment.

12/708: Permission **granted** for the re-use and extension of a temporary car park (Park & Ride facility) for construction staff engaged in construction activities at the Intel Site, Collinstown Industrial Park, Leixlip, Co. Kildare. This permission is requested for the use of the car park for a period of 4 years. Access to the car park will be via the existing site entrance off the R404 road. The details are as outlined hereunder: (a) 735 temporary car parking spaces 2.5m x 5m, on an existing hard surfaced parking area of 1.27 hectare and and extension of 0.74 hectare parking area, with 6m high lamps

and a temporary berm; (b) Dark green security chain link fence to surround the car gates; (c) 2 no. bus set down areas to accommodate 3 buses each; (d) 2 no. bus shelters (6.3m long x 2.1 m wide x 2.5m high) and (e) 2 no. Security Huts (3m x 3.2m x 2.5m high) and 2 security barriers. This applications consists of a variation to a previously permitted development for an activity for which a licence under Part IV of the Environmental Protection Agency Act 1992 (as amended for the Protection of the Environment Act 2003) is required and full details of the proposed development and its anticipated environmental impacts will be notified to the Environmental Protection Agency. An Environmental Impact Statement accompanies this application.

13/975: Permission **granted** for the erection of four 3m.diameter x 10m. high raw material storage silos in the open yard to the rear of Buildings 2,3 and 4, to include all associated site works.

20/60: Retention permission **granted** for the change of use of Building No. 3 from its permitted warehouse use (Reg. Ref. 95/923) to manufacturing use (4,421 sq. m gross floor area including ancillary offices at ground floor and first floor level); and the change of use of part of Building No. 4 from its permitted manufacturing use (Reg. Ref. 95/923) to office use (9,002 sq. m gross floor area). The development for which retention permission is sought also consists of: the provision of ancillary office space at first floor level within Building No. 4 (246 sq. m gross floor area); and all other associated site development works above and below ground. The site is principally bounded by; Barnhall Road to the north; Celbridge Road to the east; Barnhall Rugby Football Club to the south; and by grounds associated with Castletown House to the west.

21/270: Retention permission was sought for a development specifically relates to Building No.4, retention permission consists of the retention of the mezzanine area (121 sqm) on the first floor level. This consists of office space, toilets, and a canteen. Retention permission is sought for any associated site works that would have occurred due to the construction of the mezzanine. **INVALID.**

21/623: Retention Permission **granted** for mezzanine to Building 4 within the campus.

Section 5 Referral:

A Section 5 Referral has been made to an Bord Pleanála (RL.09.312371 in relation to whether permission is required for the use of Building 7 which is currently in use as a clean room as a data centre. No determinations have been made in relation to this referral.

Built / Natural Heritage

Built Heritage	View through the site, from Castletown House to the Wonderful Barn, this axial view is protected.
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Archaeological Heritage	SMRS- KD011062- A Fulacht Fia is located on the eastern part of the campus (Parsonstown) away from Buildings 3 and 4.
Natural Heritage	The site is c.1.15km from the Rye Water Valley/Carton SAC. AA screening report is attached. The Rye Water Valley/Carton and the Royal Canal are both pNHA's.

Policy Context

Pg 141: The MASP also supports employment generation at strategic locations within the metropolitan area to strengthen the local employment base and reduce pressure on the metropolitan transport network, including; future employment districts in Swords and Dublin Airport/South Fingal; Maynooth; Bray; Greystones; Dunboyne-Portane; and Leixlip (see Table 5.2). Strategic employment locations, particularly those that are employee intensive should be located in proximity to existing or planned strategic transport corridors.

Table 5.2: The north western corridor:

Large scale former Hewlett Packard site and Collinstown site for regional enterprise to strengthen employment base for North Kildare.

Kildare County Development Plan 2017 – 2023

The following parts of Section 17.9.2 of the Kildare County Development Plan 2017-2023 are relevant to this planning application.

'Industry and warehousing schemes will be required to present a good quality appearance, helped by landscaping and careful placing of advertisement structures. In relation to industrial development the following should be taken into consideration:

- Individual buildings should exhibit a high quality of modern architectural design and finish (including the use of colour);*
- A landscaped buffer zone (minimum 5-10 metres) will be a requirement of planning permissions for any industrial / warehousing development where it adjoins another zoning or where it would impact on the amenities of adjoining land uses;'*

The following objectives are of relevance:

TN1; 'to ensure that planning applications involving the siting of electricity power lines and other overhead cables and their support structures, consider in full, the impacts of such development on the landscape, nature conservation, archaeology, residential and visual amenity'

TN2: '.....Provision should be made for the unobtrusive siting of transformer stations, pumping stations and other necessary service buildings'.

TN 3 Recognise the development of secure and reliable electricity transmission infrastructure as a key factor for supporting economic development and attracting investment to the area and to support the infrastructural renewal and development of electricity networks in the county.

ER 2 Support infrastructural renewal and development of electricity and gas networks in the county, subject to safety and amenity requirements.

TNO 1 Support the statutory providers of national grid infrastructure by safeguarding strategic corridors (where strategic route corridors have been identified) from encroachment by other development, that might compromise the provision of energy networks.

Leixlip Local Area Plan 2020-2023

The site is zoned **H Industry & Warehousing**, the objective is:

'To provide for industry, manufacturing, distribution and warehousing.'

6.2.1 Leixlip LAP

'The Liffey Business Campus at Barnhall comprises the Hewlett Packard (HP) site which is now occupied by a number of small and medium enterprises. Given the size and scale of the former HP campus it is an objective of the Council to work with local and national agencies to ensure the site can be redeveloped in an appropriate manner and remain a key employment hub for Leixlip and the Dublin Metropolitan Area. Having regard to its proximity to the M4 Motorway and the provisions of the Spatial Planning and National Roads Guidelines for Planning Authorities (DoECLG, 2012) any planning applications for significant development on the site shall be the subject of a Transport Impact Assessment (TIA) which shall include consideration of existing and proposed sustainable transport modes e.g. walking, cycling and public transport.'

Summary of Key Planning Issues and Assessment

Proposed Development

Permission is sought for a development of 4 No. 20 kV ESB double substations at four sites of c. 591 sqm in total (Site 1, c. 138 sqm adjacent to Building 4; Site 2, c. 138 sqm adjacent to Building 2 and Building 5; Site 3, c. 138 sqm adjacent to Building 5; and Site 4, c. 177 sqm partially within Building 9, at the Kildare Innovation Campus (formerly known as the Hewlett Packard Campus) Barnhall Road, Leixlip, Co. Kildare.

The proposed development will consist of the construction of 3 No. standalone ESB double substations and associated LV switch rooms (Substations No. 1-3) of c. 3m in height, c. 4.8m in depth, and c. 17.8m in width, with an individual gross floor area of 57.5 sqm; and all associated works above and below ground. Substation No. 4 (gross

floor area of 57.5 sqm) will include: internal alterations to the existing Campus Building No. 9; associated LV switch rooms; the removal of existing louvre and replacement with substation access doors on the southeast elevation; access path; and all associated works above and below ground. The cumulative gross floor area of the development will be 230 sqm.

Existing buildings

The agent has provided a breakdown of the uses of each of the existing 9 buildings on site and reference the planning permission relating to the structures. The parent permission for the overall development was 95/923.

Building No.	Existing & Permitted Use
1	Office (Reg. Ref 95/923)
2	Manufacturing (Reg. Ref 95/923)
3	Manufacturing (Reg. Ref 20/60)
4	Office (Reg. Ref 20/60)
5	Energy Centre (Reg. Ref 95/923)
6	Canteen (Reg. Ref 95/923)
7	Manufacturing (Reg. Ref. 96/1287)
8	Manufacturing (Reg. Ref. 97/893)
9	Energy Centre (Reg. Ref. 97/893)
NU-02	Logistics Centre (Reg. Ref. 20/873)

Table 3.1: Permitted and existing uses at each of the 9 No. existing buildings at Kildare Innovation Campus (and 1 No. building under construction). (Source: TPA having regard to the Planning History Files reviewed at KCC and TPA Site Visit.)

Principle of Development

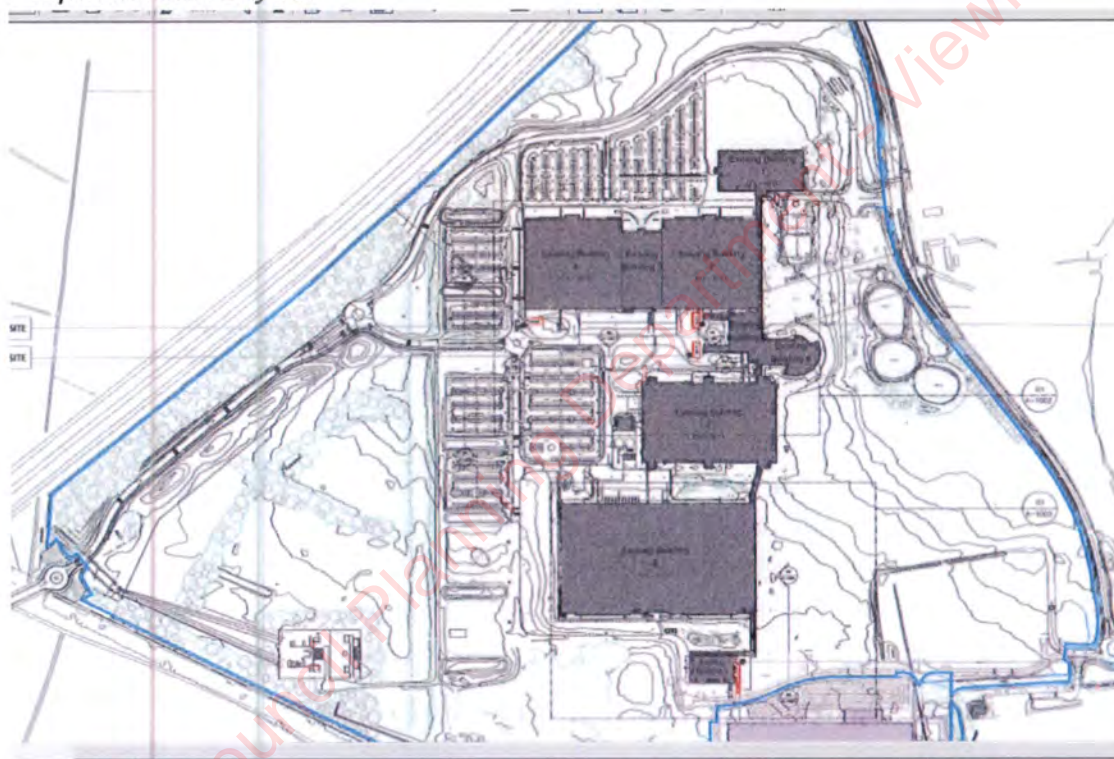
It is indicated in the details submitted that the applicant purchased the property in 2021 and have been seeking to maximise the potential of the employment generating assets. It is submitted that the proposed application is an ESB requirement so that the distribution of electricity distribution on site can be managed more efficiently and each tenant on site provided with its own metering.

It is submitted that the campus currently has one connection to the national grid as the site originally only had one main customer- Hewlett Packard but as time has passed, the site has changed from a single occupier to a site with multiple large tenants. It is stated that ESB requires that each individual customer availing of ESB power has their own meter and account number, hence the need for individual substations.

The general principle of upgrading electrical facilities within an employment campus is acceptable. It is noted that there has been no large scale planning applications on site in recent years and it appears that the majority of buildings are only partially used/occupied at the present time. It is considered that further details are required in relation to the overall intentions for the campus and with potential for more renewable energy sources within the campus. While the Planning Authority will assess this application on its merits, it is considered that a masterplan or details of future intentions in terms of land use would be preferable to allow a full assessment of the proposal which involves a significant increase in electricity throughout the site.

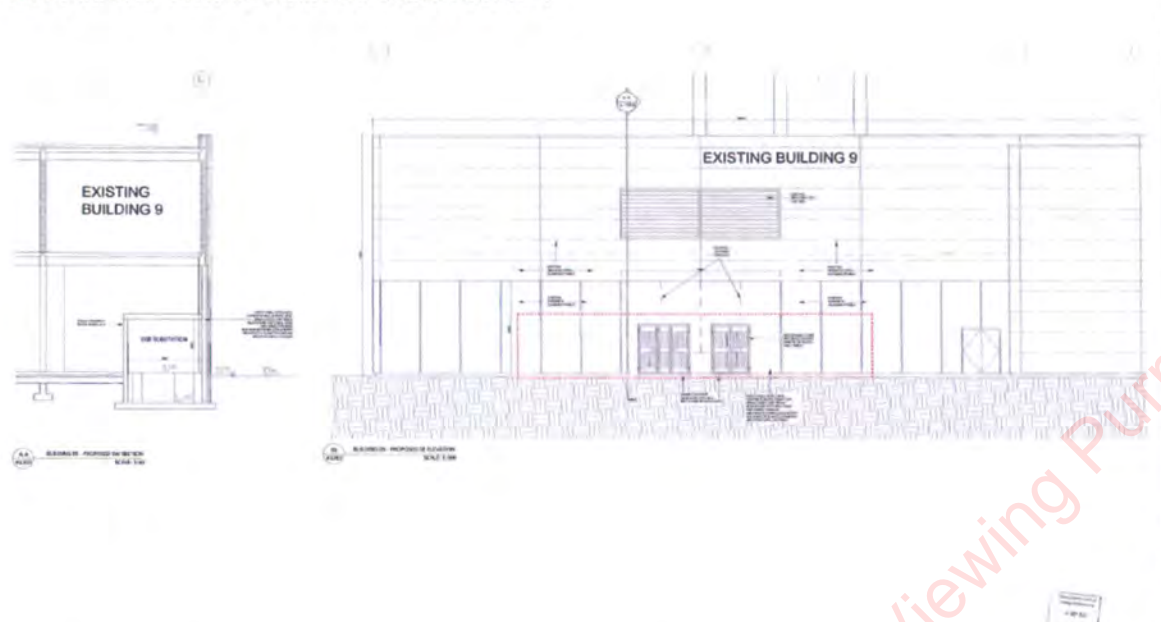
Design and Visual Impact

Proposed Site Layout



The areas outlined in red show the location of the proposed substations.

Elevations and section of Substation 4



The existing building has a height of 11.6 metres and the proposed substation has a height of approx. 4 metres. It is indicated that the walls of the substation are to be rendered and painted to match the colour of the existing buildings. The doors to the substation are ESB standardised doors. The substation is flat roofed.

Given the scale and height of existing buildings on site, it is considered that the proposed substations at a much lower height and scale are generally acceptable in terms of design and visual impact.

Transportation

There are no requirements in terms of car parking etc at this time, it is noted that the Transportation Department have no comment to make in relation to this planning application.

Water/Environmental

It is noted that the Environment Section seek further information in relation to noise. A detailed Noise Impact Assessment is required. There are no objections from the Water Services Department in relation to water supply or surface water.

Environmental Impact Assessment

Classes and thresholds of development for which an EIA is required are listed in Schedule 5 of the Planning and Development Regulations 2001, as amended. It is noted that Substation is not a class of development listed within Schedule 5. It is considered that since the proposed development relates to a relatively minor development within a larger business campus, it is not a form of development which would require an EIA, nor is it considered likely to have a "significant effect on the environment."

Conclusion

While the principle of the proposed development may be acceptable, it is considered that further information is required as set out below.

Recommendation

It is recommended to seek **Further Information** as follows:

1. (a) Given the proposal for a significant increase in electricity serving the subject site, the Applicant is requested to submit a Masterplan outlining the future intentions for the campus. The Applicant is also requested to clarify if it is envisaged that additional substations will be required on site.
- (b) Please provide details regarding any future proposals to harness renewable energy and the potential for greening of existing industrial buildings.
2. The Applicant is requested to submit a Noise and Vibration Impact Assessment Report to include:
 - Existing Baseline Noise Levels over LAeq,15 minutes (multiple measurements over the day and night) at all Noise Sensitive Locations;
 - Predicted Operational Noise Levels over LAeq,15 minutes (multiple measurements over the day and night) at all Noise Sensitive Locations;
 - Cumulative Noise Levels over LAeq,15 minutes (multiple measurements over the day and night) at all Noise Sensitive Locations

The Noise and Vibration Impact Assessment Report should predict for any tonal and vibration component from the operation phase of the proposed development. Detailed results are required including a table of results (measured in LAeq dB (A), 15 mins). The Noise and Vibration Impact Assessment Report shall include mitigation measures to reduce noise, tonal emissions and vibration impacts from the proposed development in order to comply with the following:


- (a) Noise from the development shall not give rise to sound pressure levels (LAeq,15 minutes) measured at *noise sensitive locations which exceed the following limits:
 - 55 dB(A) between the hours of 0800 and 1800 Monday to Friday inclusive (excluding bank holidays)
 - 45 dB(A) at any other time.
- (b) There shall be no clearly audible tonal component or impulsive component in the noise emission from the development at any *noise sensitive location.

Note: *Noise sensitive location: Any dwelling house, hotel or hostel, health building, educational establishment, place of worship or entertainment, or any other facility or area of high amenity which for its proper enjoyment requires the absence of noise at nuisance levels.

Paula Donohoe

Executive Planner

26/10/2022



Kehinde Oluwatosin

Senior Executive Planner

26/10/2022

Appendix 1: Appropriate Assessment Screening Report



APPROPRIATE ASSESSMENT SCREENING REPORT AND CONCLUSION STATEMENT

(A) Project Details

Planning File Ref	22/1096
Applicants Name	The Davy Platform ICAV
Development Location	Kildare Innovation Campus, Barnhall Road, Leixlip, Co. Kildare.
Site size	n/a
Application accompanied by an EIS (Yes/NO)	No
Distance from Natura 2000 site in km	The site is located approximately 1.1km from the Rye River/Cartron Valley SAC
Proposed Development ESB substations	

(B) Identification of Natura 2000 sites which may be impacted by the proposed development

			Yes/No
			If answer is yes, identify list name of Natura 2000 site likely to be impacted.
1	Impacts on sites designated for freshwater habitats or species.	Is the development within a Special Area of Conservation whose qualifying interests	No

	<u>Sites to consider:</u> River Barrow and Nore, Rye Water/Carton Valley, Ballynafagh Lake, Pollardstown Fen	<i>include freshwater habitats and/or species, or in the catchment (upstream or downstream) of same?</i>	
2	Impacts on sites designated for wetland habitats - bogs, fens, marshes and heath. <u>Sites to consider:</u> River Barrow and Nore, Rye Water/Carton Valley, Ballynafagh Bog, Ballynafagh Lake, Red Bog, Pollardstown Fen, Mouds Bog	<i>Is the development within a Special Area of Conservation whose qualifying interests include wetland habitats (bog, marsh, fen or heath), or within 1 km of same?</i>	No
3	Impacts on designated terrestrial habitats. <u>Sites to consider:</u> River Barrow and Nore, Rye Water/Carton Valley, Pollardstown Fen, Ballynafagh Lake	<i>Is the development within a Special Area of Conservation whose qualifying interests include woodlands, dunes or grasslands, or within 100m of same?</i>	No
4	Impacts on birds in SPAs <u>Sites to consider:</u> Poulaphouca Reservoir	<i>Is the development within a Special Protection Area, or within 5 km of same?</i>	No

Conclusion:

If the answer to all of the above is **No**, significant impacts can be ruled out for habitats and bird species.

No further assessment in relation to habitats or birds is required.

If the answer is **Yes** refer to the relevant sections of **C**.

(G) SCREENING CONCLUSION STATEMENT

Selected relevant category for project assessed by ticking box.

1	AA is not required because the project is directly connected with/necessary to the conservation management of the site	
2	No potential significant affects/AA is not required	x

3	Significant effects are certain, likely or uncertain. Seek a Natura Impact Statement Reject proposal. (Reject if potentially damaging/inappropriate)	
Justify why it falls into relevant category above (based on information in above tables)		
Having regard to the proximity of the nearest SAC site and the relatively small-scale nature and extent of the proposal, it is not considered there would be potential for significant effects on the European sites network.		
Name:	Elaine Donohoe	
Position:	Executive Planner	
Date:	26/10/2022	

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Comhairle Contae Chill Dara
Kildare County Council



Date: 01/02/2023
Pl. Ref.: 22/1096

REGISTERED POST

The Davy Platform ICAV,
c/o Tom Phillips & Associates,
80 Harcourt Street,
Dublin 2,
DO2 F449.

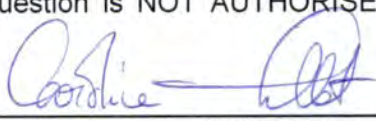
Notification of a decision under Section 34 of the Planning & Development Act 2000 (as amended)

Planning Register Number: 22/1096
Application Received Date: 06/09/2022
Further Information Received Date: 19/01/2023

In pursuance of the powers conferred upon them by the above-mentioned Acts, Kildare County Council have by Order dated 01/02/2023 decided to **GRANT PERMISSION** to the above named for the development of land in accordance with the documents submitted namely:- development of 4 No. 20 kV ESB double substations at four sites of c. 591 sqm in total (Site 1, c. 138 sqm adjacent to Building 4; Site 2, c. 138 sqm adjacent to Building 2 and Building 5; Site 3, c. 138 sqm adjacent to Building 5; and Site 4, c. 177 sqm partially within Building 9, at the Kildare Innovation Campus (formerly known as the Hewlett Packard Campus) Barnhall Road, Leixlip, Co. Kildare. The wider Kildare Innovation Campus is c. 80 hectares. The wider Campus is principally bounded by: Barnhall Road to the north; Celbridge Road to the east; Barnhall Rugby Football Club to the south; and grounds associated with Castletown House to the west. The proposed development will consist of: the construction of 3 No. standalone ESB double substations and associated LV switch rooms (Substations No. 1-3) of c. 3m in height, c. 4.8m in depth, and c. 17.8m in width, with an individual gross floor area of 57.5 sqm; and all associated works above and below ground. Substation No. 4 (gross floor area of 57.5 sqm) will include: internal alterations to the existing Campus Building No. 9; associated LV switch rooms; the removal of existing louvre and replacement with substation access doors on the southeast elevation; access path; and all associated works above and below ground. The cumulative gross floor area of the development will be 230 sqm at **Kildare Innovation Campus, Barnhall Road, Leixlip, Co. Kildare** subject to **10 conditions** set out in the schedule attached.

The reason for the imposition of the said conditions are also included. The Planning Authority have had regard to any submissions or representations made on this file. If there is no appeal against the said decision a **grant of permission** in accordance with the decision will be issued after the expiration of the period within which an appeal may be made to An Bord Pleanala (see footnote). It should be noted that until a grant of permission has been issued the development in question is NOT AUTHORISED and work should not commence.

Date: 01/02/2023


Senior Executive Officer, Planning
Kildare County Council

PLEASE ARRANGE TO REMOVE SITE NOTICE

Any appeal against the decision of a Planning Authority under Section 37 of the Planning & Development Act 2000 as amended) may be made to An Bord Pleanala, 64 Marlborough Street, Dublin 1. First and third party objections must be received by the Bord within 4 weeks beginning on the day of making the decision by the Planning Authority. The appeal must be fully complete from the start - you are not permitted to submit any part of it later, even within the time limit.

Any appeal made within the statutory appeal period to An Bord Pleanala will be invalid unless accompanied by

- 1 Confirmation of submission to Planning Authority
- 2 The correct statutory fee, (Fees payable to the Bord on or after 5th September, 2011)
 - i. Appeal by 1st party relating to commercial development where the application included the retention of development - €4,500 or €9,000 if an EIAR or NIS involved.
 - ii. Appeal by 1st party relating to commercial development (no retention element in application) - €1,500 or €3,000 if an EIAR or NIS involved.
 - iii. Appeal by 1st party non-commercial development where the application included the retention of

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development - €660

- iv. Appeal by 1st Party solely against contribution condition(s) – (2000 Act and amendments Section 48 or 49) - €220
- v. Appeal following grant of leave to appeal
- vi. An Appeal other than referred to in (i) to (v) above - €220

This guide does not purport to be a legal interpretation of the fees payable to the Bord. Please contact the Bord for further information.

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Planning Permission is sought for development of 4 No. 20 kV ESB double substations at four sites of c. 591 sqm in total (Site 1, c. 138 sqm adjacent to Building 4; Site 2, c. 138 sqm adjacent to Building 2 and Building 5; Site 3, c. 138 sqm adjacent to Building 5; and Site 4, c. 177 sqm partially within Building 9, at the Kildare Innovation Campus (formerly known as the Hewlett Packard Campus) Barnhall Road, Leixlip, Co. Kildare. The wider Kildare Innovation Campus is c. 80 hectares. The wider Campus is principally bounded by: Barnhall Road to the north; Celbridge Road to the east; Barnhall Rugby Football Club to the south; and grounds associated with Castletown House to the west. The proposed development will consist of: the construction of 3 No. standalone ESB double substations and associated LV switch rooms (Substations No. 1-3) of c. 3m in height, c. 4.8m in depth, and c. 17.8m in width, with an individual gross floor area of 57.5 sqm; and all associated works above and below ground. Substation No. 4 (gross floor area of 57.5 sqm) will include: internal alterations to the existing Campus Building No. 9; associated LV switch rooms; the removal of existing louvre and replacement with substation access doors on the southeast elevation; access path; and all associated works above and below ground. The cumulative gross floor area of the development will be 230 sqm at Kildare Innovation Campus, Barnhall Road, Leixlip, Co. Kildare – The Davy Platform ICAV – 22/1096

Schedule 1 – Considerations and reasons on which this decision is based as required by Article 31 of the Planning and Development Regulations 2001, (as amended).

Having regard to the nature, extent, design and location of the proposed development, the existing uses on site and the zoning of the site in the Leixlip Local Area Plan 2020-2023 (extended to 2026), it is considered that subject to compliance with the conditions attached, the development would not seriously injure the amenities of the area or of property in the vicinity and would be in accordance with the proper planning and sustainable development of the area.

Schedule 2 – Conditions to apply.

1. The development shall be carried in accordance with the plans and particulars received by the Planning Authority on 06/09/2022, and as revised by further information received by the Planning Authority on 22/12/2022 and 19/01/2023, except where altered or amended by conditions in this permission.

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

2. The external finishes of the substations shall be in accordance with the plans and particulars received by the Planning Authority on 06/09/2022.

Reason: In the interest of the visual amenity of the area.

3. Unless permitted to be overground, any service cables associated with the proposed development shall be located underground.

Reason: In the interest of the visual amenity of the area.

4. Only clean uncontaminated surface water from the development shall be discharged to the surface water system. Only foul sewage and soiled water from the development shall be discharged to the foul system.

Reason: In the interest of public health, to avoid pollution, and to ensure proper development

5. During the construction phase the Developer shall provide adequate off carriageway parking facilities for all traffic associated with the proposed development. This will include material delivery vehicles, service vehicles, construction plant and vehicles and private vehicles of the workers on

site. There shall be no parking or queuing of vehicles on the public road network.

Reason: In the interest of traffic safety.

6. Prior to the commencement of development, the Applicant shall prepare a Construction and Demolition Resource Waste Management Plan (RWMP) in accordance with Appendix C of the "EPA Best Practice Guidelines for the Preparation of Resource and Waste Management Plans for C&D Projects (2021)" including demonstration of proposals to adhere to best practice and protocols. The RWMP shall include specific proposals as to how the RWMP will be measured and monitored for effectiveness, these details shall be placed on the file and retained as part of the public record. The RWMP must be submitted to the Planning Authority for written agreement **prior to the commencement of development.**

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

7. Noise from the construction stages of the development shall not give rise to sound pressure levels (Leq 15 minutes) measured at noise sensitive locations which exceed 70 dB(A) (LAeq 1 hour) between 0800 hours and 1800 hours Monday to Friday inclusive (excluding bank holidays) and between 0800 hours and 1300 hours on Saturdays when measured at any noise sensitive location in the vicinity of the site. Sound levels from site development works shall not exceed 45 dB(A) (LAeq 1 hour) at any other time.

Reason: In the interest of public health, to avoid pollution, and to ensure proper development.

8. (a) Noise from the operational stages of the planned development shall not give rise to sound pressure levels (Leq 15 minutes) measured at noise sensitive locations which exceed the following limits: a. 55 dB(A) between the hours of 0800 and 1800 Monday to Friday inclusive (excluding bank holidays) and 45 dB(A) at any other time.

(b) There shall be no clearly audible tonal component or impulsive component in the noise emission from the development at any noise sensitive location. A detailed Noise Study, with recommendations, shall be carried out by a competent noise/environmental consultant within three months of the development being in full operation and at any other time as may be specified by Kildare County Council. The Noise Study shall be submitted for the consent of the Planning Authority.

Reason: In the interest of public health, to avoid pollution, and to ensure proper development.

9. The Applicant shall use "Best Practicable Means" to prevent/minimise noise and dust emissions during the construction and operational phases of the development, through the provision and proper maintenance, use and operation of all machinery all to the satisfaction of the Planning Authority.

Reason: In the interest of public health, and the use of best practice guidelines in order to avoid nuisance.

10. The Applicant/Developer to pay to Kildare County Council the sum of **€14,260.00** being the appropriate contribution to be applied to this development in accordance with the Development Contribution Scheme adopted by Kildare County Council on 19th December 2022 in accordance with Section 48 of the Planning and Development Act 2000 as amended. Payments of contributions are strictly in accordance with Section 34 of the Development Contribution Scheme adopted by Kildare County Council on 19th December 2022.

Note: Please note water and wastewater development contribution charges now form part of the water connection agreement, if applicable, with Irish Water.

Reason: It is considered reasonable that the developer should make a contribution in respect of public infrastructure and facilities benefiting development in the area of the Planning Authority.

ADVICE NOTE TO APPLICANTS

All applicants are advised to make themselves aware of their responsibilities under the requirements of the Building Control Regulations 1997 to 2021, the EU Construction Products Regulations, and the EU Energy Performance of Buildings Regulations.

Further information and FAQ's can be found online at <https://localgov.ie/> or <https://kildare.ie/countycouncil/AllServices/BuildingandDevelopmentControl/>

NB: Failure to submit a Commencement Notice (where required) is an offence and will have serious consequences which cannot be regularised at a later date. You may have difficulties in selling your property if you cannot prove that the statutory requirements relevant to the property have been met.

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COMHAIRLE CHONDAE CHILL DARA KILDARE COUNTY COUNCIL



Director of Services Order

I, Eoghan Ryan, Director of Services, am duly authorised and delegated by Chief Executive's number: CE26730 to make the following Order in accordance with Section 154 of the Local Government Act, 2001, as amended.

ORDER NO: DO45446 **SECTION :** Planning

SUBJECT: 22/1096

The Davy Platform ICAV, c/o Tom Phillips & Associates, 80 Harcourt Street, Dublin 2, DO2 F449. PERMISSION for development of 4 No. 20 kV ESB double substations at four sites of c. 591 sqm in total (Site 1, c. 138 sqm adjacent to Building 4; Site 2, c. 138 sqm adjacent to Building 2 and Building 5; Site 3, c. 138 sqm adjacent to Building 5; and Site 4, c. 177 sqm partially within Building 9, at the Kildare Innovation Campus (formerly known as the Hewlett Packard Campus) Barnhall Road, Leixlip, Co. Kildare. The wider Kildare Innovation Campus is c. 80 hectares. The wider Campus is principally bounded by: Barnhall Road to the north; Celbridge Road to the east; Barnhall Rugby Football Club to the south; and grounds associated with Castletown House to the west. The proposed development will consist of: the construction of 3 No. standalone ESB double substations and associated LV switch rooms (Substations No. 1-3) of c. 3m in height, c. 4.8m in depth, and c. 17.8m in width, with an individual gross floor area of 57.5 sqm; and all associated works above and below ground. Substation No. 4 (gross floor area of 57.5 sqm) will include: internal alterations to the existing Campus Building No. 9; associated LV switch rooms; the removal of existing louvre and replacement with substation access doors on the southeast elevation; access path; and all associated works above and below ground. The cumulative gross floor area of the development will be 230 sqm at Kildare Innovation Campus, Barnhall Road, Leixlip, Co. Kildare.

SUBMITTED: Recommendation from the Senior Executive Planner along with reports from the Council's Technical Officers.

ORDER: Pursuant to the provisions of the Planning & Development Act 2000 (as amended), and the Regulations made thereunder, and having considered only the proper planning and development of the area, regard being had to the provisions of the County Development Plan

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and other relevant matters referred to in Section 34 of the said Planning & Development Act 2000 (as amended) and reports from Council's Technical Officers thereon, the Council hereby decides to **Grant permission** for the said development subject to the conditions set out in the attached schedule, and the applicant to be notified accordingly.

It is further decided that at the expiration of 4 weeks from the date of receipt by the applicant of the notification of decision, provided there is no appeal before An Bord Pleanála affecting this decision then the aforementioned application be and is granted.

1st February 2023



DIRECTOR OF SERVICES

Kildare County Council Planning Department - Viewing Purposes Only

Kildare County Council Planning Department - Viewing Purposes Only!

Planning Permission is sought for development of 4 No. 20 kV ESB double substations at four sites of c. 591 sqm in total (Site 1, c. 138 sqm adjacent to Building 4; Site 2, c. 138 sqm adjacent to Building 2 and Building 5; Site 3, c. 138 sqm adjacent to Building 5; and Site 4, c. 177 sqm partially within Building 9, at the Kildare Innovation Campus (formerly known as the Hewlett Packard Campus) Barnhall Road, Leixlip, Co. Kildare. The wider Kildare Innovation Campus is c. 80 hectares. The wider Campus is principally bounded by: Barnhall Road to the north; Celbridge Road to the east; Barnhall Rugby Football Club to the south; and grounds associated with Castletown House to the west. The proposed development will consist of: the construction of 3 No. standalone ESB double substations and associated LV switch rooms (Substations No. 1-3) of c. 3m in height, c. 4.8m in depth, and c. 17.8m in width, with an individual gross floor area of 57.5 sqm; and all associated works above and below ground. Substation No. 4 (gross floor area of 57.5 sqm) will include: internal alterations to the existing Campus Building No. 9; associated LV switch rooms; the removal of existing louvre and replacement with substation access doors on the southeast elevation; access path; and all associated works above and below ground. The cumulative gross floor area of the development will be 230 sqm at Kildare Innovation Campus, Barnhall Road, Leixlip, Co. Kildare – The Davy Platform ICAV – 22/1096

Schedule 1 – Considerations and reasons on which this decision is based as required by Article 31 of the Planning and Development Regulations 2001, (as amended).

Having regard to the nature, extent, design and location of the proposed development, the existing uses on site and the zoning of the site in the Leixlip Local Area Plan 2020-2023 (extended to 2026), it is considered that subject to compliance with the conditions attached, the development would not seriously injure the amenities of the area or of property in the vicinity and would be in accordance with the proper planning and sustainable development of the area.

Schedule 2 – Conditions to apply.

1. The development shall be carried in accordance with the plans and particulars received by the Planning Authority on 06/09/2022, and as revised by further information received by the Planning Authority on 22/12/2022 and 19/01/2023, except where altered or amended by conditions in this permission.

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

2. The external finishes of the substations shall be in accordance with the plans and particulars received by the Planning Authority on 06/09/2022.

Reason: In the interest of the visual amenity of the area.

3. Unless permitted to be overground, any service cables associated with the proposed development shall be located underground.

Reason: In the interest of the visual amenity of the area.

4. Only clean uncontaminated surface water from the development shall be discharged to the surface water system. Only foul sewage and soiled water from the development shall be discharged to the foul system.

Reason: In the interest of public health, to avoid pollution, and to ensure proper development

5. During the construction phase the Developer shall provide adequate off carriageway parking facilities for all traffic associated with the proposed development. This will include material delivery vehicles, service vehicles, construction plant and vehicles and private vehicles of the workers on

site. There shall be no parking or queuing of vehicles on the public road network.

Reason: In the interest of traffic safety.

6. Prior to the commencement of development, the Applicant shall prepare a Construction and Demolition Resource Waste Management Plan (RWMP) in accordance with Appendix C of the "EPA Best Practice Guidelines for the Preparation of Resource and Waste Management Plans for C&D Projects (2021)" including demonstration of proposals to adhere to best practice and protocols. The RWMP shall include specific proposals as to how the RWMP will be measured and monitored for effectiveness, these details shall be placed on the file and retained as part of the public record. The RWMP must be submitted to the Planning Authority for written agreement **prior to the commencement of development.**

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

7. Noise from the construction stages of the development shall not give rise to sound pressure levels (Leq 15 minutes) measured at noise sensitive locations which exceed 70 dB(A) (LAeq 1 hour) between 0800 hours and 1800 hours Monday to Friday inclusive (excluding bank holidays) and between 0800 hours and 1300 hours on Saturdays when measured at any noise sensitive location in the vicinity of the site. Sound levels from site development works shall not exceed 45 dB(A) (LAeq 1 hour) at any other time.

Reason: In the interest of public health, to avoid pollution, and to ensure proper development.

8. (a) Noise from the operational stages of the planned development shall not give rise to sound pressure levels (Leq 15 minutes) measured at noise sensitive locations which exceed the following limits: a. 55 dB(A) between the hours of 0800 and 1800 Monday to Friday inclusive (excluding bank holidays) and 45 dB(A) at any other time.

(b) There shall be no clearly audible tonal component or impulsive component in the noise emission from the development at any noise sensitive location. A detailed Noise Study, with recommendations, shall be carried out by a competent noise/environmental consultant within three months of the development being in full operation and at any other time as may be specified by Kildare County Council. The Noise Study shall be submitted for the consent of the Planning Authority.

Reason: In the interest of public health, to avoid pollution, and to ensure proper development.

9. The Applicant shall use "Best Practicable Means" to prevent/minimise noise and dust emissions during the construction and operational phases of the development, through the provision and proper maintenance, use and operation of all machinery all to the satisfaction of the Planning Authority.

Reason: In the interest of public health, and the use of best practice guidelines in order to avoid nuisance.

10. The Applicant/Developer to pay to Kildare County Council the sum of **€14,260.00** being the appropriate contribution to be applied to this development in accordance with the Development Contribution Scheme adopted by Kildare County Council on 19th December 2022 in accordance with Section 48 of the Planning and Development Act 2000 as amended. Payments of contributions are strictly in accordance with Section 34 of the Development Contribution Scheme adopted by Kildare County Council on 19th December 2022.

Note: Please note water and wastewater development contribution charges now form part of the water connection agreement, if applicable, with Irish Water.

Reason: It is considered reasonable that the developer should make a contribution in respect of public infrastructure and facilities benefiting development in the area of the Planning Authority.

ADVICE NOTE TO APPLICANTS

All applicants are advised to make themselves aware of their responsibilities under the requirements of the Building Control Regulations 1997 to 2021, the EU Construction Products Regulations, and the EU Energy Performance of Buildings Regulations.

Further information and FAQ's can be found online at <https://localgov.ie/>

or <https://kildare.ie/countycouncil/AllServices/BuildingandDevelopmentControl/>

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Kildare County Council Planning Department - Viewing Purposes Only

Kildare County Council Planning Department - Viewing Purposes Only!

Comhairle Contae Chill Dara
Kildare County Council



Date: 13/04/2023
Pl. Ref: 22/1096


The Davy Platform ICAV,
C/o Tom Phillips & Associates,
80 Harcourt Street,
Dublin 2,
DO2 F449.

Planning Register Number: 22/1096
Application Receipt Date: 06/09/2022

PERMISSION development of 4 No. 20 kV ESB double substations at four sites of c. 591 sqm in total (Site 1, c. 138 sqm adjacent to Building 4; Site 2, c. 138 sqm adjacent to Building 2 and Building 5; Site 3, c. 138 sqm adjacent to Building 5; and Site 4, c. 177 sqm partially within Building 9, at the Kildare Innovation Campus (formerly known as the Hewlett Packard Campus) Barnhall Road, Leixlip, Co. Kildare. The wider Kildare Innovation Campus is c. 80 hectares. The wider Campus is principally bounded by: Barnhall Road to the north; Celbridge Road to the east; Barnhall Rugby Football Club to the south; and grounds associated with Castletown House to the west. The proposed development will consist of: the construction of 3 No. standalone ESB double substations and associated LV switch rooms (Substations No. 1-3) of c. 3m in height, c. 4.8m in depth, and c. 17.8m in width, with an individual gross floor area of 57.5 sqm; and all associated works above and below ground. Substation No. 4 (gross floor area of 57.5 sqm) will include: internal alterations to the existing Campus Building No. 9; associated LV switch rooms; the removal of existing louvre and replacement with substation access doors on the southeast elevation; access path; and all associated works above and below ground. The cumulative gross floor area of the development will be 230 sqm AT Kildare Innovation Campus, Barnhall Road, Leixlip, Co. Kildare. **IN ACCORDANCE WITH THE PLANS SUBMITTED WITH THE APPLICATION.**

In pursuance of the powers conferred upon them by the Planning & Development Act 2000 (as amended), Kildare County Council have by Order dated 01/02/2023 **GRANTED PERMISSION** to the above named, for the above development subject to 10 conditions set out in the attached schedule

Date: 13/04/2023

Signed: 
Senior Executive Officer, Planning
Kildare County Council.

NOTE: The permission herein granted shall, on the expiration of the period of 5 years beginning on the date of the granting of permission, cease to have effect as regards:

- (1) In case the development to which the permission relates is not commenced during the period, the entire development, and
- (2) In case such development is so commenced, so much thereof as is not completed within that period.

Planning Permission is sought for development of 4 No. 20 kV ESB double substations at four sites of c. 591 sqm in total (Site 1, c. 138 sqm adjacent to Building 4; Site 2, c. 138 sqm adjacent to Building 2 and Building 5; Site 3, c. 138 sqm adjacent to Building 5; and Site 4, c. 177 sqm partially within Building 9, at the Kildare Innovation Campus (formerly known as the Hewlett Packard Campus) Barnhall Road, Leixlip, Co. Kildare. The wider Kildare Innovation Campus is c. 80 hectares. The wider Campus is principally bounded by: Barnhall Road to the north; Celbridge Road to the east; Barnhall Rugby Football Club to the south; and grounds associated with Castletown House to the west. The proposed development will consist of: the construction of 3 No. standalone ESB double substations and associated LV switch rooms (Substations No. 1-3) of c. 3m in height, c. 4.8m in depth, and c. 17.8m in width, with an individual gross floor area of 57.5 sqm; and all associated works above and below ground. Substation No. 4 (gross floor area of 57.5 sqm) will include: internal alterations to the existing Campus Building No. 9; associated LV switch rooms; the removal of existing louvre and replacement with substation access doors on the southeast elevation; access path; and all associated works above and below ground. The cumulative gross floor area of the development will be 230 sqm at Kildare Innovation Campus, Barnhall Road, Leixlip, Co. Kildare – The Davy Platform ICAV – 22/1096

Schedule 1 – Considerations and reasons on which this decision is based as required by Article 31 of the Planning and Development Regulations 2001, (as amended).

Having regard to the nature, extent, design and location of the proposed development, the existing uses on site and the zoning of the site in the Leixlip Local Area Plan 2020-2023 (extended to 2026), it is considered that subject to compliance with the conditions attached, the development would not seriously injure the amenities of the area or of property in the vicinity and would be in accordance with the proper planning and sustainable development of the area.

Schedule 2 – Conditions to apply.

1. The development shall be carried in accordance with the plans and particulars received by the Planning Authority on 06/09/2022, and as revised by further information received by the Planning Authority on 22/12/2022 and 19/01/2023, except where altered or amended by conditions in this permission.

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

2. The external finishes of the substations shall be in accordance with the plans and particulars received by the Planning Authority on 06/09/2022.

Reason: In the interest of the visual amenity of the area.

3. Unless permitted to be overground, any service cables associated with the proposed development shall be located underground.

Reason: In the interest of the visual amenity of the area.

4. Only clean uncontaminated surface water from the development shall be discharged to the surface water system. Only foul sewage and soiled water from the development shall be discharged to the foul system.

Reason: In the interest of public health, to avoid pollution, and to ensure proper development

5. During the construction phase the Developer shall provide adequate off carriageway parking facilities for all traffic associated with the proposed development. This will include material delivery vehicles, service vehicles, construction plant and vehicles and private vehicles of the workers on site. There shall be no parking or queuing of vehicles on the public road network.

Reason: In the interest of traffic safety.

6. Prior to the commencement of development, the Applicant shall prepare a Construction and Demolition Resource Waste Management Plan (RWMP) in accordance with Appendix C of the "EPA Best Practice Guidelines for the Preparation of Resource and Waste Management Plans for C&D Projects (2021)" including demonstration of proposals to adhere to best practice and protocols. The RWMP shall include specific proposals as to how the RWMP will be measured and monitored for effectiveness, these details shall be placed on the file and retained as part of the public record. The RWMP must be submitted to the Planning Authority for written agreement prior to the commencement of development.

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

7. Noise from the construction stages of the development shall not give rise to sound pressure levels (Leq 15 minutes) measured at noise sensitive locations which exceed 70 dB(A) (LAeq 1 hour) between 0800 hours and 1800 hours Monday to Friday inclusive (excluding bank holidays) and between 0800 hours and 1300 hours on Saturdays when measured at any noise sensitive location in the vicinity of the site. Sound levels from site development works shall not exceed 45 dB(A) (LAeq 1 hour) at any other time.

Reason: In the interest of public health, to avoid pollution, and to ensure proper development.

8. (a) Noise from the operational stages of the planned development shall not give rise to sound pressure levels (Leq 15 minutes) measured at noise sensitive locations which exceed the following limits: a. 55 dB(A) between the hours of 0800 and 1800 Monday to Friday inclusive (excluding bank holidays) and 45 dB(A) at any other time.

(b) There shall be no clearly audible tonal component or impulsive component in the noise emission from the development at any noise sensitive location. A detailed Noise Study,

with recommendations, shall be carried out by a competent noise/environmental consultant within three months of the development being in full operation and at any other time as may be specified by Kildare County Council. The Noise Study shall be submitted for the consent of the Planning Authority.

Reason: In the interest of public health, to avoid pollution, and to ensure proper development.

9. The Applicant shall use "Best Practicable Means" to prevent/minimise noise and dust emissions during the construction and operational phases of the development, through the provision and proper maintenance, use and operation of all machinery all to the satisfaction of the Planning Authority.

Reason: In the interest of public health, and the use of best practice guidelines in order to avoid nuisance.

10. The Applicant/Developer to pay to Kildare County Council the sum of **€14,260.00** being the appropriate contribution to be applied to this development in accordance with the Development Contribution Scheme adopted by Kildare County Council on 19th December 2022 in accordance with Section 48 of the Planning and Development Act 2000 as amended. Payments of contributions are strictly in accordance with Section 34 of the Development Contribution Scheme adopted by Kildare County Council on 19th December 2022.

Note: Please note water and wastewater development contribution charges now form part of the water connection agreement, if applicable, with Irish Water.

Reason: It is considered reasonable that the developer should make a contribution in respect of public infrastructure and facilities benefiting development in the area of the Planning Authority.

ADVICE NOTE TO APPLICANTS

All applicants are advised to make themselves aware of their responsibilities under the requirements of the Building Control Regulations 1997 to 2021, the EU Construction Products Regulations, and the EU Energy Performance of Buildings Regulations.

Further information and FAQ's can be found online at <https://localgov.ie/> or <https://kildare.ie/countycouncil/AllServices/BuildingandDevelopmentControl/>

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Planning Ref: 21/730

Planner(s) Report

Planning Decision

Chief Executive Order

Final Grant

KILDARE COUNTY COUNCIL

PLANNING DEPARTMENT

Planning Report



Planning Ref No. 21/0730

Name of Applicant

MU Barnhall RFC ✓

Address of Development

Parsonstown, Leixlip, Co. Kildare ✓

Development

Vehicular entrance and car parking

Type of Permission

Permission

Date Inspected

09/07/2021

FI Received Date

25/01/2022

Due Date

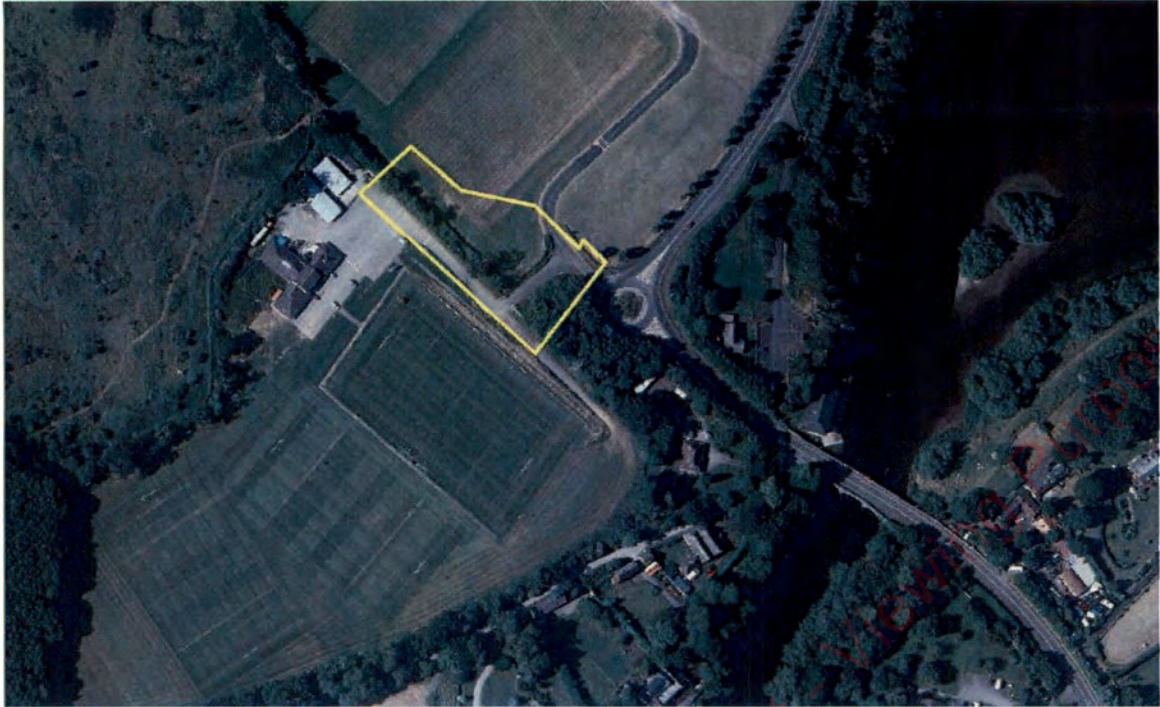
21/02/2022 ✓

Development Description

The proposed development is on a site of c.0.516 hectares at Liffey Business Campus (formerly known as the Hewlett Packard Campus). The proposed development will consist of the construction of a new vehicle access to the rugby club inclusive of associated pedestrian footpaths; modification to the rugby club's existing vehicle access to replace it with a shared pedestrian and cycle access and the provision of a raised pedestrian/cycle crossing on Barnhall Road; the expansion of the existing car park for the rugby club to accommodate 38 no. surface car parking spaces as well as hard and soft landscaping and all ancillary works including boundary treatments, site excavation and development works above and below ground

Site Location

The subject site is located within the townland of Parsonstown which is located approximately 1km south west of the town of Leixlip. The grounds of Barnhall Rugby Football Club adjoin the application site. Castletown demesne is located to the west of the subject site. Access to the site is via the R-40.





Biodiversity

There is a mature hedgerow and interspersed with trees along the centre of the site.

A review of the baseline ecological assessments for 20/873 ecological impact assessment and appropriate assessment and scope of potential requirement for additional surveys for the proposed development was carried out. No bat roosts or badger were identified in the area but foraging and commuting bats would utilise the area. The mitigation proposed within the original EclA remains valid and should be proposed as part of the new planning application. This should seek to retain any mature trees and hedgerows on site where possible.

Internal Reports & Updated Reports

This application was referred to the following, reports received as indicated below. Please refer to the specific report on file should further details be required.

Water Services:	No objection subject to condition.
Roads Department	An updated report has been received with conditions
Area Engineer	No objection subject to conditions.
Heritage Officer:	No report received to date.
Environment	No objection subject to conditions.
Parks	No report has been received to date.

Prescribed Bodies

Irish Water	No objection subject to conditions.
DAU	No report received to date

Submissions/Observations/Representations

None received within statutory timeline.

Pre-Planning

None indicated

Built / Natural Heritage

Built Heritage	There are no Protected Structures/NIAH Registered Buildings within close proximity of the site, according to GIS.
Archaeological Heritage	There are no recorded monuments in close proximity of the site, according to GIS.
Natural Heritage	The Rye Water Valley / Carton SAC is located approximately 2km to the north east of the subject site. A screening for Appropriate Assessment is attached at the end of this report in relation to SPA/SAC.

Relevant Planning History

21/0047- MU Barnhall RFC was **granted** permission for (a) Permission for 1 number new lighting standard providing illumination to the existing training pitches. (b) Retention permission for 19 number existing lighting standards to the perimeter of the site to include for the relocation of 2 number existing lighting standards and the re-lamping of all fittings throughout with energy efficient LED lamps and all associated site works

20/882: Maynooth University Barnhall RFC sought permission replacement modular constructed prefabricated, single storey building, (approximately 370 sqm) consisting of 4no classrooms with WC facilities and office and storage room which was damaged by fire – **granted** with conditions.

13/478: Barnhall Rugby Club sought extension of duration of Planning Ref. No. 07/3003 - construction of 12 new lightstandards to provide floodlighting facilities to two outdoor rugby pitches, Alterations, renovations and single storey extensions to side and rear of existing single storey rugby clubhouse to include, extension to etc – **granted**.

13/276: Barnhall Rugby Club sought permission for (a) Single storey extension to existing Rugby Club building incorporating Store Room, Doctors Room, 2 Changing rooms with showers, 2 WC's, Disabled WC, Store, Gym, Hall and optional Solar Panels on roof. (b) Internal alterations and modifications to existing building including new velux roof light, to enable the building to connect. (c) Retention Permission sought for roof over Store and Boiler House area. All associated Site development works required – **granted** with conditions.

07/3003 – Joe Looby sought permission for construction of 12 new lightstandards to provide floodlighting facilities to two outdoor rugby pitches, Alterations, renovations and single storey extensions to side and rear of existing single storey rugby clubhouse to include, extension to etc – **granted** with conditions.

01/217 – Barnhall R.F.C sought permission for two storey extension to side and rear – **granted** with conditions.

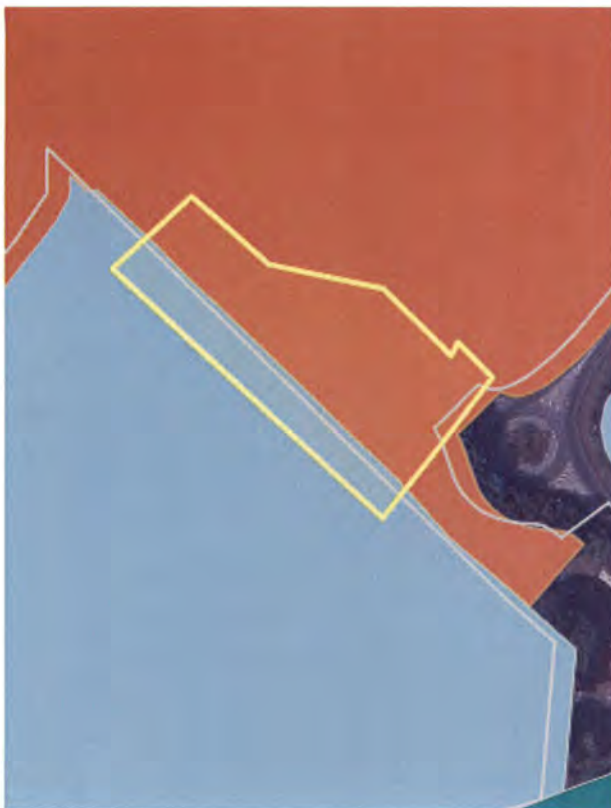
Development Plan Policy

Kildare County Development Plan 2017-2023

Development management standards for developments such as this proposed are included in Chapter 17 of the Kildare County Development Plan 2017-2023.

Leixlip Local Area Plan 2020-2023

The site has two zonings on it as per the LAP.



The subject site has two zonings:

H: Industry and Warehousing (brown), the objective is *'To provide for industry, manufacturing, distribution and warehousing.'*

E: Community and Education (blue), the objective is *'To provide for education, recreation, community and health.'*

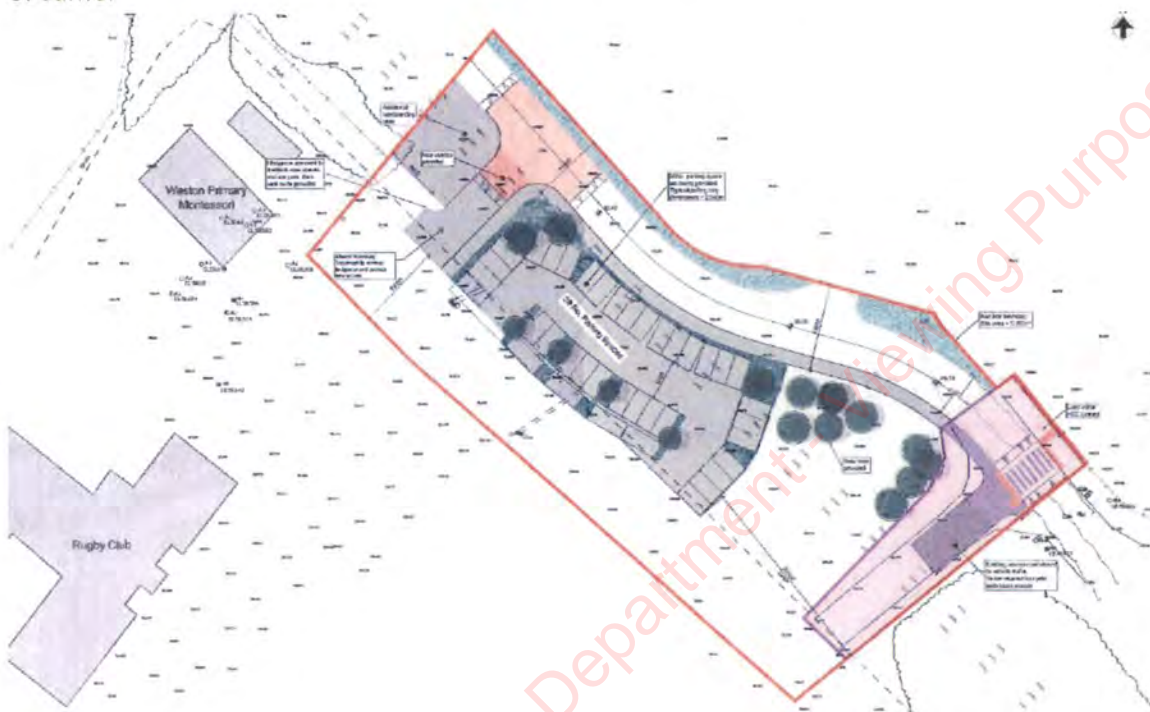
Planning Assessment

Principle

A planning report has been submitted as part of the planning application which outlines the rationale for the proposed development. The club has been expanding and this is evident through its planning history along with reg. ref. 20/873 (logistics and manufacturing warehouse) being granted on the adjacent site and opportunity has arisen to improve the access arrangements to the club grounds. In collaboration with Liffey business Campus the applicant intends to provide a new vehicle access to its grounds and convert the existing access to a shared cycle/pedestrian access. The also intends to improve its parking facilities. The principle of the proposed development, having regard to the dual zoning on the application site and the nature of what is proposed (vehicular access and car parking), is considered to be acceptable subject to a full planning assessment.

Design & Layout

An extent of hedgerow is to be removed to facilitate the proposed development. Permission is sought for a new vehicular entrance and 38 no. car parking spaces. The existing vehicular access is to be closed and used for pedestrian and cycle route. The access will be located along the eastern boundary of the site and the car parking will be located in the to the west of same.



To facilitate the proposed development hedgerow and trees will have to be removed, a clear drawing indicating the level of tree and hedgerow removal is needed along with a larger degree of replacement planting. Further information in this regard is required.

Water Services:

The site connecting to all public services for water supply, surface water and foul sewer.

A report has been received from the Water Services of Kildare County Council with no objection subject to conditions.

No report has been received Irish Water, there is no Irish Water element to this application, there is already a connection to the public mains and wastewater.

Transportation:

A new vehicular entrance is proposed off the existing roundabout spur.

An additional 38 no. car parking spaces are proposed as part of the planning application.

A report has been received from the Transportation Section of Kildare County Council with further information is requested.

A report has been received from the Area Engineer of Kildare County Council with no objection subject to conditions.

FURTHER INFORMATION:

There were a number of outstanding issues which need to be addressed, the following further information was sought and the response is as follows:

1. Having regard to the letter from RKS (Ireland) Ltd in relation to the mitigation proposed within the original EclA as part of reg. ref. 20/873, which states should be proposed as part of this new planning application, such as the seeking to retain any mature trees and hedgerows on site where possible. The Applicants are therefore requested to submit a landscape plan carried out by a suitably qualified landscape architect which clearly indicates the extent of hedgerow and tree removal and an increased level of replacement native tree and hedgerow planting within the entire application site.

Applicant response: Landscape plan, landscape report and soft work details have been included. The car park will be surrounded by a native hedgerow. The car park will also be punctuated by several trees which will be under planted. To the east and west of the car park wildflower areas have been introduced.

Planners appraisal: The details are noted and considered to be acceptable.

2. The Applicant is required to note in the event of a favourable decision of this application, it will be subject to a condition that the adjacent application reg. ref. 20/873 and corresponding infrastructure including road, footpath, cycle path, drainage, services, public lighting etc. are completed and operational prior to occupation of car park. The Applicant and their Engineers should engage directly with the 20/873 design team in relation to the design of their proposed development layout, boundary treatment and interface with 20/873 road layout. The Applicant is requested to submit a drawing showing tie in with the road layout of permitted reg. ref. 20/873.

Applicant response: A detailed site layout plan and proposed drainage layout are included demonstrating the permitted 20/8873 and its corresponding infrastructure including road, footpath, cycle path, drainage, service, public lighting etc. tie in with the road layout of this application and will be completed and operational prior to the operation of the proposed car park.

Planners appraisal: An updated report has been received from the Road section of Kildare County Council with no objection subject to conditions.

3. The Applicant is required to submit the level and location of car parking on a drawing for the proposed development in relation disabled (5%) and EV charging (10%) car parking standards set out in Chapter 17 of the Kildare County Development Plan. All car parking spaces to be 2.5x5.0m in dimension.

Applicant response: The development has altered from 38 no. spaces to 36 no. spaces. The parking standards are maximums and the reduction of by two spaces, while including for electric vehicles and disabled parking (5%), is not detrimental to the proposed development.

Planners appraisal: An updated report has been received from the Road section of Kildare County Council with no objection subject to conditions.

4. The Applicant is required to submit a cross section drawing showing the closure of the existing access and layout of the proposed VRU entrance from the proposed development detailing width, boundary details, lighting etc. Gates shall NOT to be provided.

Applicant response: Revised engineering details are provided. No gates have been installed, however, it is proposed to install steel bollards to prevent access of large vehicles.

Planners appraisal: An updated report has been received from the Road section of Kildare County Council with no objection subject to conditions.

5. The Applicant is to replace proposed Zebra Crossing with a 4.0m TOUCAN controlled crossing. The applicant is to requested to submit a drawing indicating same.

Applicant response: Revised engineering details are provided. The zebra crossing has been replaced with a Toucan Crossing.

Planners appraisal: An updated report has been received from the Road section of Kildare County Council with no objection subject to conditions.

Conclusion

Overall, it is considered that the proposed development is acceptable subject to a number of appropriate conditions.

Recommendation

I recommend planning permission be **granted** subject to the following conditions.

SCHEDULE 1

Considerations and Reasons on which this Decision is based ^{spec} as required by Article 31 of the Planning and Development Regulations 2001 (as amended) .

Having regard to the nature and design of the development and to the provisions of the Kildare County Development Plan 2017-2023 and the land use zonings of H & E of the Leixlip Local Area Plan 2020-2023, subject to compliance with the conditions attached, the development would not seriously injure the amenities of the area or of property in the vicinity and would be in accordance with the proper planning and sustainable development of the area.

SCHEDULE 2

Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars received by the Planning Authority on 26/05/2021 and details received on the 25/01/2022 except as amended by conditions of this permission.

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

2. (a) The landscape plan received on ^{by the Planning Authority} the 25/01/2022 shall be carried out in full no later than the first planting season after the first operation of the vehicular entrance or car park, whichever is the first. mas

(b) The planting shall comprise of native species as outlined within Table 17.2 of the Kildare County Development Plan 2017-2023.

Reason: In the interest of clarity.

3. Site development works shall be confined to the hours of 07:00 to 18:00 Monday to Friday and 08:00 to 14:00 ^{1 Line} Saturdays. No site development works shall take place outside of these hours, or on Sundays or Public Holidays. Any alterations to these times shall be subject to the prior written consent of the Planning Authority. mas

Reason: To protect the environment and amenity of the adjoining properties.

4. (a) The proposed development shall not impair existing land or road drainage.
(b) All surface water generated on site shall be disposed of on-site and not allowed on to the public road.
(c) The proposed development shall not interfere with or impair the operation of any existing surface water drainage system or land and roadside drainage currently facilitating the application site.
(d) The Developer shall be responsible for ^{the} re-location of all existing services/utilities as required (including lowering of the existing roadside kerb where applicable) to facilitate the proposed development.
(e) No spoil, dirt, debris or other materials shall be deposited on the public road or footpath by machinery or vehicles travelling to or from the development site during the construction phase.

Reason: In the interest of public health, to avoid pollution, and to ensure proper development.

5. Only clean uncontaminated surface water from the development shall be discharged to the surface water system. Only foul sewage and soiled water from the development shall be discharged to the foul system.

Reason: In the interests of public health, to avoid pollution and to ensure proper development.

6. (a) The Developer shall sign a connection agreement with Irish Water prior to the commencement of the development and adhere to the standards and conditions set out in that agreement.
(b) All development shall be carried out in compliance with Irish Water Standards codes and practices.

(c) Any proposals by the Developer to divert or build over existing water or wastewater services shall be submitted to Irish Water for written approval prior to works commencing.

(d) Separation distances between the existing Irish Water assets and proposed structures, other services, trees, etc. have to be in accordance with the Irish Water Codes of Practice and Standard Details.

Reason: To ensure adequate provision of water and wastewater facilities.

7. ~~Only clean, uncontaminated surface water shall be discharged to the surface water system.~~ *Only clean, uncontaminated surface water for the development shall be discharged to the surface water system. Only foul sewage & soiled water from the development shall be discharged to the foul system.*

Reason: In the interest of public health, to avoid pollution, and to ensure proper development.

8. All surface water from the carpark areas and service vehicle areas shall pass through adequately sized & sited oil interceptors before being discharged to the surface water system.

Reason: In the interest of public health, to avoid pollution, and to ensure proper development.

Reason: In the interest of public health, to avoid pollution, and to ensure proper development.

9. The Developer shall use "Best Practicable Means" to prevent/minimise noise and dust emissions during the construction and operational phases of the development, through the provision and proper maintenance, use and operation of all machinery all to the satisfaction of the Planning Authority.

Reason: In the interest of public health, and the use of best practice guidelines in order to avoid nuisance

10. NOISE CONTROL

Construction Phase:

The following noise limits shall apply to construction activities:

70 dB(A) (LAeq 1 hour) between 0800 hours and 1800 hours Monday to Friday inclusive (excluding bank holidays) and between 0800 hours and 1300 hours on Saturdays when measured at any noise sensitive location in the vicinity of the site. Sound levels shall not exceed 45 dB(A) (LAeq 1 hour) at any other time.

Reason: In the interest of public health, to avoid pollution, and to ensure proper development.

Please fix all spacing.

11. (a) Prior to opening and operation of the car park, road infrastructure and access from planning application 20/873 including road, footpath, cycle path, drainage, services and public lighting shall be completed and operational.

(b) Lines of sight at the entrance to the site shall be provided *strictly* in accordance with DMURS. - *inf*

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

12. Entrance layout, roads, footpaths, turning areas and corner radii at junctions shall be designed and constructed in accordance with DMURS and Arup site layout drawing LBP-ARUP-BRFC-XX-DR-C-0102 Rev P04. Corner radii 4.5-6m to be provided.

Reason: In the interest of proper design.

13. Car parking spaces shall be in accordance with the requirements of Chapter 17 of the Kildare County Development Plan (2017-2023). Car parking spaces 2.5mx5.0m in dimension.

Reason: In the interest of pedestrian, cyclist and vehicular safety.

14. The proposed development shall make provision for the charging of electrical vehicles. The Developer shall provide four car parking spaces, serving the development, shall be provided with electrical connections, to allow for the provision of the charging of electrical vehicles. Details of how it proposed to comply with these requirements, including details of design of, and signage for, the electrical charging points shall be submitted to and agreed in writing with, the Planning Authority prior to commencement of development.

Reason: In the interest of sustainable transport. *Me*

15. Cycle parking spaces shall be in accordance with the requirements of Chapter 17 of the Kildare County Development Plan (2017-2023). The Developer is requested to provide bicycle parking as follows:

- (a) In an area with passive surveillance,
- (b) Having secure access arrangements,
- (c) With protection against the weather,
- (d) As well as the provision of lighting.

Reason: In the interest of cyclist safety.

16. Prior to commencement of development the Developer shall submit for the written agreement of the Planning Authority details of Vulnerable Road Users access from the road into Rugby Club. Proposed access design shall include footpath and cycle path design (4.0m minimum width), kerbing, surfacing, landscaping, lighting and railing details. Design should include measures to enhance the safety of pedestrians and cyclists and to discourage anti-social behaviour.

Access shall be provided by the Developer and constructed prior to commencement of development. Gates to be opened during club opening and closing times. *Me*

Reason: In the interest of pedestrian and cyclist safety.

17. Toucan crossing, 4.0m width, to be provided as shown on Arup site layout drawing LBP-ARUP-BRFC-XX-DR-C-0102 Rev P04, as per Section 13.3 of the Traffic Management guidelines and KCC Traffic Management standard details drawing TMC002.

Reason: In the interest of pedestrian and cyclist safety.

18. Surface water shall be collected, and road gullies shall be provided in accordance with Section 3.19 of the Department of Environment and Local Government "Recommendations for Site Development Works for Housing Areas" (R.S.D.W.H.A.). All gullies shall be fitted with suitable locking type covers or gratings.

Reason: In the interests of proper drainage and traffic safety.

19. All surface water, rainwater and storm water from the development shall be collected on site and disposed of to the surface water system.

Reason: In the interest of public health, and of pollution control.

20. Existing land and roadside drainage shall not be impaired and new entrances shall be designed and shaped to ensure the uninterrupted flow of existing roadside drainage.

Reason: To prevent interference with existing roadside drainage in the interest of proper development.

21. The Developer shall erect appropriate warning signage during construction period in the vicinity of the proposed site entrance for the benefit of all those passing the entrance and those entering and exiting from the site.

Reason: In the interest of pedestrian, cyclist and vehicular safety.

22. All footpaths shall be dished at junctions and road crossings to facilitate the disabled.

Reason: In the interest of traffic safety.

23. The development shall not commence until full details and specifications of the public lighting system necessary to serve the development and access thereto have been submitted to and approved in writing by the Planning Authority (Public Lighting Engineers Office). The proposed lighting system shall comply with the requirements set out in Kildare County Council's Street Lighting Technical Specification.

Reason: In the interests of a properly planned and serviced development, and in the interest of public safety.

24. The approved lighting system shall be fully implemented prior to the first occupation of the development.

Reason: In the interests of a properly planned and serviced development, and in the interest of public safety.

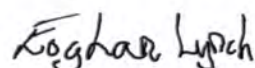
Levies if applicable:

- New vehicular access and car parking.

Signed: 


L. Murphy

Executive Planner



Date: 15/02/2022

18/2/2022 | 10:07 AM GMT


HDS
21.02.2022



APPROPRIATE ASSESSMENT SCREENING REPORT AND CONCLUSION STATEMENT

(A) Project Details

Planning File Ref	21/730
Applicants Name	MU Barnhall Rugby Football Club
Development Location	Parsonstown, Leixlip
Site size	5.16ha
Application accompanied by an EIS (Yes/NO)	No
Distance from Natura 2000 site in km	The Rye Water Valley / Carton SAC is located approximately 2km to the north east of the subject site.
Description of the project/proposed development – New entrance and car parking area.	

(B) Identification of Natura 2000 sites which may be impacted by the proposed development

			Yes/No If answer is yes, identify list name of Natura 2000 site likely to be impacted.
1	Impacts on sites designated for freshwater habitats or species. <u>Sites to consider:</u> Rye Water/Carton Valley, Ballynafagh Lake, Ballynafagh Bog	<i>Is the development within a Special Area of Conservation whose qualifying interests include freshwater habitats and/or species, or in the</i>	No

		<i>catchment (upstream or downstream) of same?</i>	
2	Impacts on sites designated for wetland habitats - bogs, fens, marshes and heath. <u>Sites to consider:</u> Rye Water/Carton Valley, Ballynafagh Bog, Ballynafagh Lake	<i>Is the development within a Special Area of Conservation whose qualifying interests include wetland habitats (bog, marsh, fen or heath), or within 1 km of same?</i>	No
3	Impacts on designated terrestrial habitats. <u>Sites to consider:</u> Rye Water/Carton Valley, Pollardstown Fen, Ballynafagh Lake, Ballynafagh Bog	<i>Is the development within a Special Area of Conservation whose qualifying interests include woodlands, dunes or grasslands, or within 100m of same?</i>	No
4	Impacts on birds in SPAs <u>Sites to consider:</u> Poulaphouca Reservoir	<i>Is the development within a Special Protection Area, or within 5 km of same?</i>	No

Conclusion:

If the answer to all of the above is **No**, significant impacts can be ruled out for habitats and bird species.

No further assessment in relation to habitats or birds is required.

If the answer is **Yes** refer to the relevant sections of **C**.

(G) SCREENING CONCLUSION STATEMENT

Selected relevant category for project assessed by ticking box.

1	AA is not required because the project is directly connected with/necessary to the conservation management of the site	
2	No potential significant affects/AA is not required	x
3	Significant effects are certain, likely or uncertain. Seek a Natura Impact Statement Reject proposal. (Reject if potentially damaging/inappropriate)	

Justify why it falls into relevant category above (based on information in above tables)	
Having regard to the proximity of the nearest SAC site, and the relatively small-scale nature and extent of the proposal, it is considered no potential exists for significant effects on the Natura 2000 network.	
Name:	L. Murphy
Position:	Executive Planner
Date:	08/07/2021

Comhairle Contae Chill Dara
Kildare County Council



Date: 21/02/2022
Pl. Ref.: 21/730

REGISTERED POST

MU Barnhall Rugby Football Club,
c/o Tom Phillips & Associates,
80 Harcourt Street,
Dublin 2,
DO2 F449.

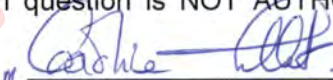
Notification of a decision under Section 34 of the Planning & Development Act 2000 (as amended)

Planning Register Number: 21/730
Application Received Date: 26/05/2021
Further Information Received Date: 25/01/2022

In pursuance of the powers conferred upon them by the above-mentioned Acts, Kildare County Council have by Order dated 21/02/2022 decided to **GRANT PERMISSION** to the above named for the development of land in accordance with the documents submitted namely:- Development at a site of c. 0.516 hectares at Liffey Business Campus (formerly known as the Hewlett Packard Campus). The proposed development will consist of the construction of a new vehicle access to the rugby club inclusive of associated pedestrian footpaths; modification to the rugby club's existing vehicle access to replace it with a shared pedestrian and cycle access and the provision of a raised pedestrian/cycle crossing on Barnhall Road; the expansion of the existing car park for the rugby club to accommodate 38 No. surface car parking spaces as well as hard and soft landscaping and all ancillary works including boundary treatments, site excavation and development works above and below ground at **MU Barnhall Rugby Football Club and Barnhall Road, Parsonstown, Leixlip, Co. Kildare** subject to **24 conditions** set out in the schedule attached.

The reason for the imposition of the said conditions are also included. The Planning Authority have had regard to any submissions or representations made on this file. If there is no appeal against the said decision a **grant of permission** in accordance with the decision will be issued after the expiration of the period within which an appeal may be made to An Bord Pleanála (see footnote). It should be noted that until a grant of permission has been issued the development in question is NOT AUTHORISED and work should not commence.

Date: 21/02/2022


Senior Executive Officer, Planning
Kildare County Council

PLEASE ARRANGE TO REMOVE SITE NOTICE

Any appeal against the decision of a Planning Authority under Section 37 of the Planning & Development Act 2000 as amended) may be made to An Bord Pleanála, 64 Marlborough Street, Dublin 1. First and third party objections must be received by the Bord within 4 weeks beginning on the day of making the decision by the Planning Authority. The appeal must be fully complete from the start - you are not permitted to submit any part of it later, even within the time limit.

Any appeal made within the statutory appeal period to An Bord Pleanála will be invalid unless accompanied by

- 1 Confirmation of submission to Planning Authority
- 2 The correct statutory fee, (Fees payable to the Bord on or after 5th September, 2011)
 - i. Appeal by 1st party relating to commercial development where the application included the retention of development - €4,500 or €9,000 if an EIAR or NIS involved.
 - ii. Appeal by 1st party relating to commercial development (no retention element in application) - €1,500 or €3,000 if an EIAR or NIS involved.
 - iii. Appeal by 1st party non-commercial development where the application included the retention of development - €660
 - iv. Appeal by 1st Party solely against contribution condition(s) - (2000 Act and amendments Section 48 or 49) - €220
 - v. Appeal following grant of leave to appeal
 - vi. An Appeal other than referred to in (i) to (v) above - €220

This guide does not purport to be a legal interpretation of the fees payable to the Bord. Please contact the Bord for further information.

Comhairle Contae Chill Dara
Kildare County Council



Date: 04/04/2022
Pl. Ref: 21/730

MU Barnhall Rugby Football Club,
C/o Tom Phillips & Associates,
80 Harcourt Street,
Dublin 2,
DO2 F449.

Planning Register Number: 21/730
Application Receipt Date: 26/05/2021

PERMISSION Development at a site of c. 0.516 hectares at Liffey Business Campus (formerly known as the Hewlett Packard Campus). The proposed development will consist of the construction of a new vehicle access to the rugby club inclusive of associated pedestrian footpaths; modification to the rugby club's existing vehicle access to replace it with a shared pedestrian and cycle access and the provision of a raised pedestrian/cycle crossing on Barnhall Road; the expansion of the existing car park for the rugby club to accommodate 38 No. surface car parking spaces as well as hard and soft landscaping and all ancillary works including boundary treatments, site excavation and development works above and below ground AT MU Barnhall Rugby Football Club and Barnhall Road, Parsonstown, Leixlip, Co. Kildare. **IN ACCORDANCE WITH THE PLANS SUBMITTED WITH THE APPLICATION.**

In pursuance of the powers conferred upon them by the Planning & Development Act 2000 (as amended), Kildare County Council have by Order dated 21/02/2022 **GRANTED PERMISSION** to the above named, for the above development subject to 24 conditions set out in the attached schedule

Date: 04/04/2022

Signed: 
Senior Executive Officer, Planning
Kildare County Council.

NOTE: The permission herein granted shall, on the expiration of the period of 5 years beginning on the date of the granting of permission, cease to have effect as regards:

- (1) In case the development to which the permission relates is not commenced during the period, the entire development, and
- (2) In case such development is so commenced, so much thereof as is not completed within that period.

COMHAIRLE CHONDAE CHILL DARA KILDARE COUNTY COUNCIL



Director of Services Order

I, Mairead Hunt, A/Director of Services, am duly authorised and delegated by Chief Executive's number: CE37909 to make the following Order in accordance with Section 154 of the Local Government Act, 2001, as amended.

ORDER NO: DO37934

SECTION : Planning

SUBJECT:

21/730

MU Barnhall Rugby Football Club, c/o Tom Phillips & Associates, 80 Harcourt Street, Dublin 2, DO2 F449. PERMISSION for development at a site of c. 0.516 hectares at Liffey Business Campus (formerly known as the Hewlett Packard Campus). The proposed development will consist of the construction of a new vehicle access to the rugby club inclusive of associated pedestrian footpaths; modification to the rugby club's existing vehicle access to replace it with a shared pedestrian and cycle access and the provision of a raised pedestrian/cycle crossing on Barnhall Road; the expansion of the existing car park for the rugby club to accommodate 38 No. surface car parking spaces as well as hard and soft landscaping and all ancillary works including boundary treatments, site excavation and development works above and below ground at MU Barnhall Rugby Football Club and Barnhall Road, Parsonstown, Leixlip, Co. Kildare.

SUBMITTED:

Recommendation from the Senior Executive Planner along with reports from the Council's Technical Officers.

ORDER :

Pursuant to the provisions of the Planning & Development Act 2000 (as amended), and the Regulations made thereunder, and having considered only the proper planning and development of the area, regard being had to the provisions of the County Development Plan and other relevant matters referred to in Section 34 of the said Planning & Development Act 2000 (as amended) and reports from Council's Technical Officers thereon, the Council hereby decides to **Grant permission** for the said development subject to the conditions set out in the attached schedule, and the applicant to be notified accordingly.

It is further decided that at the expiration of 4 weeks from the date of receipt by the applicant of the notification of decision, provided there is no appeal before An Bord Pleanala affecting this decision then the aforementioned application be and is granted.

21st February 2022


A/DIRECTOR OF SERVICES

Kildare County Council Planning Department - Viewing Purposes Only!

Planning Permission is sought for development at a site of c. 0.516 hectares at Liffey Business Campus (formerly known as the Hewlett Packard Campus). The proposed development will consist of the construction of a new vehicle access to the rugby club inclusive of associated pedestrian footpaths; modification to the rugby club's existing vehicle access to replace it with a shared pedestrian and cycle access and the provision of a raised pedestrian/cycle crossing on Barnhall Road; the expansion of the existing car park for the rugby club to accommodate 38 No. surface car parking spaces as well as hard and soft landscaping and all ancillary works including boundary treatments, site excavation and development works above and below ground at MU Barnhall Rugby Football Club and Barnhall Road, Parsonstown, Leixlip, Co. Kildare – MU Barnhall Rugby Football Club – 21/730

Schedule 1 - Considerations and Reasons on which this Decision is based as required by Article 31 of the Planning and Development Regulations 2001 (as amended).

Having regard to the nature and design of the development and to the provisions of the Kildare County Development Plan 2017-2023 and the land use zonings of H & E of the Leixlip Local Area Plan 2020-2023, subject to compliance with the conditions attached, the development would not seriously injure the amenities of the area or of property in the vicinity and would be in accordance with the proper planning and sustainable development of the area.

Schedule 2 – Conditions to apply.

1. The development shall be carried out and completed in accordance with the plans and particulars received by the Planning Authority on 26/05/2021 and details received on the 25/01/2022 except as amended by conditions of this permission.

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

2. (a) The landscape plan received by the Planning Authority on 25/01/2022 shall be carried out in full no later than the first planting season after the first operation of the vehicular entrance or car park, whichever is the first.

(b) The planting shall comprise of native species as outlined within Table 17.2 of the Kildare County Development Plan 2017-2023.

Reason: In the interest of clarity.

3. Site development works shall be confined to the hours of 07:00 to 18:00 Monday to Friday and 08:00 to 14:00 on Saturdays. No site development works shall take place outside of these hours, or on Sundays or Public Holidays. Any alterations to these times shall be subject to the prior written consent of the Planning Authority.

Reason: To protect the environment and amenity of the adjoining properties.

4. (a) The proposed development shall not impair existing land or road drainage.
(b) All surface water generated on site shall be disposed of on-site and not allowed on to the public road.
(c) The proposed development shall not interfere with or impair the operation of any existing surface water drainage system or land and roadside drainage currently facilitating the application site.
(d) The Developer shall be responsible for the re-location of all existing services/utilities as required (including lowering of the existing roadside kerb where applicable) to facilitate the proposed development.
(e) No spoil, dirt, debris or other materials shall be deposited on the public road or footpath by machinery or vehicles travelling to or from the development site during the construction phase.

Reason: In the interest of public health, to avoid pollution, and to ensure proper development.

5. Only clean uncontaminated surface water from the development shall be discharged to the surface water system. Only foul sewage and soiled water from the development shall be discharged to the foul system.

Reason: In the interests of public health, to avoid pollution and to ensure proper development.

6. (a) The Developer shall sign a connection agreement with Irish Water prior to the commencement of the development and adhere to the standards and conditions set out in that agreement.
(b) All development shall be carried out in compliance with Irish Water Standards codes and practices.
(c) Any proposals by the Developer to divert or build over existing water or wastewater services shall be submitted to Irish Water for written approval prior to works commencing.
(d) Separation distances between the existing Irish Water assets and proposed structures, other services, trees, etc. have to be in accordance with the Irish Water Codes of Practice and Standard Details.

Reason: To ensure adequate provision of water and wastewater facilities.

7. Only clean, uncontaminated surface water from the development shall be discharged to the surface water system. Only foul sewage and soiled water from the development shall be discharged to the foul system.

Reason: In the interest of public health, to avoid pollution, and to ensure proper development.

8. All surface water from the carpark areas and service vehicle areas shall pass through adequately sized and sited petrol/oil interceptor(s) before being discharged to the surface

water system.

Reason: In the interest of public health, to avoid pollution, and to ensure proper development.

9. The Developer shall use "Best Practicable Means" to prevent/minimise noise and dust emissions during the construction and operational phases of the development, through the provision and proper maintenance, use and operation of all machinery all to the satisfaction of the Planning Authority.

Reason: In the interest of public health, and the use of best practice guidelines in order to avoid nuisance

10. NOISE CONTROL

Construction Phase:

The following noise limits shall apply to construction activities:

70 dB(A) (LAeq 1 hour) between 0800 hours and 1800 hours Monday to Friday inclusive (excluding bank holidays) and between 0800 hours and 1300 hours on Saturdays when measured at any noise sensitive location in the vicinity of the site. Sound levels shall not exceed 45 dB(A) (LAeq 1 hour) at any other time.

Reason: In the interest of public health, to avoid pollution, and to ensure proper development.

11. (a) Prior to opening and operation of the car park, road infrastructure and access from planning application 20/873 including road, footpath, cycle path, drainage, services and public lighting shall be completed and operational.

(b) Lines of sight at the entrance to the site shall be provided strictly in accordance with Design Manual for Urban Roads and Streets.

Reason: In the interest of traffic safety.

12. Entrance layout, roads, footpaths, turning areas and corner radii at junctions shall be designed and constructed in accordance with DMURS and Arup site layout drawing LBP-ARUP-BRFC-XX-DR-C-0102 Rev P04. Corner radii 4.5-6m to be provided.

Reason: In the interest of proper design.

13. Car parking spaces shall be in accordance with the requirements of Chapter 17 of the Kildare County Development Plan (2017-2023). Car parking spaces 2.5mx5.0m in dimension.

Reason: In the interest of pedestrian, cyclist and vehicular safety.

14. The proposed development shall make provision for the charging of electrical vehicles. The Developer shall provide four car parking spaces, serving the development,

shall be provided with electrical connections, to allow for the provision of the charging of electrical vehicles. Details of how it proposed to comply with these requirements, including details of design of, and signage for, the electrical charging points shall be submitted to and agreed in writing with, the Planning Authority prior to commencement of development.

Reason: In the interest of sustainable transport.

15. Cycle parking spaces shall be in accordance with the requirements of Chapter 17 of the Kildare County Development Plan (2017-2023). The Developer is requested to provide bicycle parking as follows:

- (a) In an area with passive surveillance,
- (b) Having secure access arrangements,
- (c) With protection against the weather,
- (d) As well as the provision of lighting.

Reason: In the interest of cyclist safety.

16. Prior to commencement of development the Developer shall submit, for the written agreement of the Planning Authority, details of Vulnerable Road Users access from the road into Rugby Club. Proposed access design shall include footpath and cycle path design (4.0m minimum width), kerbing, surfacing, landscaping, lighting and railing details. Design should include measures to enhance the safety of pedestrians and cyclists and to discourage anti-social behaviour.

Access shall be provided by the Developer and constructed prior to commencement of development. Gates to be opened during club opening and closing times.

Reason: In the interest of pedestrian and cyclist safety.

17. Toucan crossing, 4.0m width, to be provided as shown on Arup site layout drawing LBP-ARUP-BRFC-XX-DR-C-0102 Rev P04, as per Section 13.3 of the Traffic Management guidelines and KCC Traffic Management standard details drawing TMC002.

Reason: In the interest of pedestrian and cyclist safety.

18. Surface water shall be collected, and road gullies shall be provided in accordance with Section 3.19 of the Department of Environment and Local Government "Recommendations for Site Development Works for Housing Areas" (R.S.D.W.H.A.). All gullies shall be fitted with suitable locking type covers or gratings.

Reason: In the interests of proper drainage and traffic safety.

19. All surface water, rainwater and storm water from the development shall be collected on site and disposed of to the surface water system.

Reason: In the interest of public health, and of pollution control.

20. Existing land and roadside drainage shall not be impaired and new entrances shall be designed and shaped to ensure the uninterrupted flow of existing roadside drainage.

Reason: To prevent interference with existing roadside drainage in the interest of proper development.

21. The Developer shall erect appropriate warning signage during construction period in the vicinity of the proposed site entrance for the benefit of all those passing the entrance and those entering and exiting from the site.

Reason: In the interest of pedestrian, cyclist and vehicular safety.

22. All footpaths shall be dished at junctions and road crossings to facilitate the disabled.

Reason: In the interest of traffic safety.

23. The development shall not commence until full details and specifications of the public lighting system necessary to serve the development and access thereto have been submitted to and approved in writing by the Planning Authority (Public Lighting Engineers Office). The proposed lighting system shall comply with the requirements set out in Kildare County Council's Street Lighting Technical Specification.

Reason: In the interests of a properly planned and serviced development, and in the interest of public safety.

24. The approved lighting system shall be fully implemented prior to the first occupation of the development.

Reason: In the interests of a properly planned and serviced development, and in the interest of public safety.

ADVICE NOTE TO APPLICANTS

All applicants are advised to make themselves aware of their responsibilities under the requirements of the Building Control Regulations 1997 to 2021, the EU Construction Products Regulations, and the EU Energy Performance of Buildings Regulations.

Further information and FAQ's can be found online at <https://localgov.ie/> or <https://kildare.ie/countycouncil/AllServices/BuildingandDevelopmentControl/>

NB: Failure to submit a Commencement Notice (where required) is an offence and will have serious consequences which cannot be regularised at a later date. You may have difficulties in selling your property if you cannot prove that the statutory requirements relevant to the property have been met.

Kildare County Council Planning Department - Viewing Purposes Only!

Planning Ref: 21/79

Planner(s) Report

Planning Decision

Chief Executive Order

Final Grant

18/3

G

KILDARE COUNTY COUNCIL

PLANNING DEPARTMENT

Planning Report



Planning Ref No. 21/79

Name of Applicant

EFIV Irish Property ICAV ✓

Address of Development

Barnhall Road, Leixlip, Co. Kildare ✓

Development

Retain the change of use of the existing and permitted (Reg. Ref.: 95/923) Ancillary Production Support Office associated with part of Building No. 2 to a standalone independent Office use including break room and tea station (c. 1,139sqm). The proposed development specifically relates to Building No. 2 located to the north-east of the centre of the site. (No alteration to the balance of the development is sought by this Application.) The site is principally bounded by: Barnhall Road to the north; Celbridge Road to the east; Barnhall Rugby Football Club to the south; and by grounds associated with Castletown House to the west. At a site of c.80.56 hectares at Liffey Business Campus (formerly known as the Hewlett Packard Campus)

Type of Permission

Retention

Date Inspected

12/03/2021

Due Date

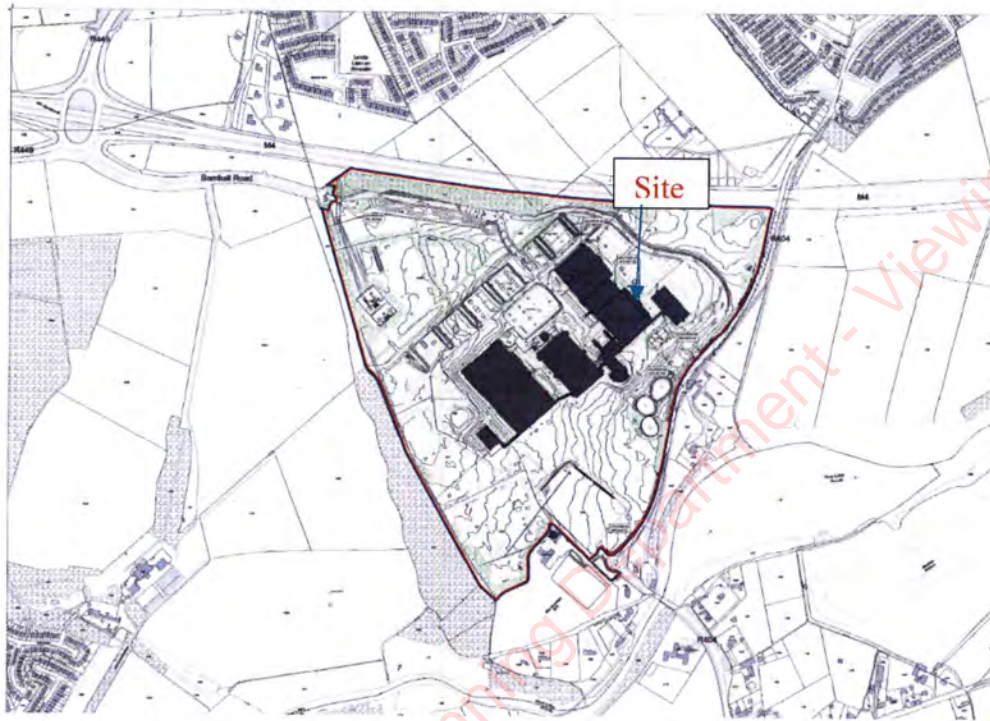
22/03/2021 ✓

Site Location/ Context

The subject site is located within Liffey Business Campus (formerly known as the Hewlett Packard Campus), south of M4 and Leixlip town and northeast of Leixlip Reservoir and

Celbridge. Barnhall Rugby Football Club is located to the south; and by grounds associated with Castletown House to the west. An axial view between Castletown House and the Wonderful Barn traverses the campus. The campus is accessed off the R404. The overall campus is 80.56 hectares and accommodates a total of 9 no. buildings and ESB substation and surface car parking areas and associated landscaping. The subject site is located at Building 2 located to the north-east of the centre of the site.

Fig 1 Site Location



Site Area

Stated as 80.56 ha (for overall Campus and 1139sqm for subject site)

Internal Reports

Area Engineer: Notes site notice was correct at time of inspection and no further comments on the proposal.

Water Services: No objections subject to conditions

Environment Department: No objections subject to conditions

Roads and Transportation Department: No objections

CFO: No objections subject to conditions

Prescribed Bodies:

TII: The proposed development should be undertaken strictly in accordance with the recommendations of the Transport (Traffic Impact) Assessment. Any recommendations arising should be incorporated as Conditions on the Permission, if granted. The developer should be advised that any additional works required as a result of the Assessment should be funded by the developer.

NRO: No objections subject to conditions

Irish Water: No objections subject to conditions

Submissions/Observations/Representations:

None received

Pre-Planning Consultation:

No

Built / Natural Heritage

Built Heritage	There are no Protected Structures or NIAH registered buildings in close proximity of the subject site. View through the site, from Castletown House to the Wonderful Barn, this axial view is protected.
Archaeological Heritage	KD011-062----Class: Fulacht fia-located east of Campus.
Natural Heritage	The site is c.1.5km from the Rye Water Valley/Carton SAC. AA screening report is attached.
Landscape Character	Northern lowlands- low sensitivity-Areas with the capacity to generally accommodate a wide range of uses without significant adverse effects on the appearance or character of the area.

Relevant Planning History

Subject site

95/923: Permission was granted for a manufacturing facility of 42,640 sq. m. & development of an overall site of 80.56 hectares for industrial purposes incl. site entrances.

02/1030: Permission was granted for a new site entrance and roadway to connect the campus to public road, which forms part of the Celbridge interchange, 1 no. security kiosk with a total area of 20m², including security barriers, connection into existing wastewater treatment.

12/708: Permission was granted for the re-use and extension of a temporary car park (Park & Ride facility) for construction staff engaged in construction activities at the Intel Site, Collinstown Industrial Park, Leixlip, Co. Kildare. This permission is requested for the use of the

car park for a period of 4 years. Access to the car park will be via the existing site entrance off the R404 road. The details are as outlined hereunder: (a) 735 temporary car parking spaces 2.5m x 5m, on an existing hard surfaced parking area of 1.27 hectare and an extension of 0.74 hectare parking area, with 6m high lamps and a temporary berm; (b) Dark green security chain link fence to surround the car gates; (c) 2 no. bus set down areas to accommodate 3 buses each; (d) 2 no. bus shelters (6.3m long x 2.1 m wide x 2.5m high) and (e) 2 no. Security Huts (3m x 3.2m x 2.5m high) and 2 security barriers. This application consists of a variation to a previously permitted development for an activity for which a licence under Part IV of the Environmental Protection Agency Act 1992 (as amended for the Protection of the Environment Act 2003) is required and full details of the proposed development and its anticipated environmental impacts will be notified to the Environmental Protection Agency. An Environmental Impact Statement accompanies this application.

13/975: Permission was granted for the erection of four 3m.diameter x 10m. high raw material storage silos in the open yard to the rear of Buildings 2,3 and 4, to include all associated site works.

20/60: Retention permission was granted for the change of use of Building No. 3 from its permitted warehouse use (Reg. Ref. 95/923) to manufacturing use (4,421 sq. m gross floor area including ancillary offices at ground floor and first floor level); and the change of use of part of Building No. 4 from its permitted manufacturing use (Reg. Ref. 95/923) to office use (9,002 sq. m gross floor area). The development for which retention permission is sought also consists of: the provision of ancillary office space at first floor level within Building No. 4 (246 sq. m gross floor area); and all other associated site development works above and below ground. The site is principally bounded by; Barnhall Road to the north; Celbridge Road to the east; Barnhall Rugby Football Club to the south; and by grounds associated with Castletown House to the west. **The decision was appealed to An Bord Pleanála regarding financial contributions and the condition was modified.**

20/873: Permission granted for the construction of a logistics warehouse with ancillary office accommodation (total c. 25,268 sqm) to an overall height of 14.86 metres. The warehouse element of the development is principally single storey including an ancillary mezzanine level (554 sqm). The ancillary offices, comprising c. 1,737 sqm, are provided over three storeys and include toilets, change rooms, showers, cafeteria, gym, plant areas and circulation spaces. The proposed development will also include: the provision of a new vehicular access from Barnhall Road roundabout with ancillary associated entry/exit gates, access road and footpath; 179 no. surface car parking spaces including electric vehicle charging stations and 18 no. bicycle parking; solar pv panels on the warehouse roof; hard and soft landscaping; signage; sprinkler storage tanks and pump house; an electrical substation (c. 54 sqm); and all ancillary works including boundary treatments, street lighting, site excavation and development works above and below ground. The site is principally bounded by: Liffey Business Campus to the north; Barnhall Road to the east; Barnhall Rugby Football Club to the south; and by grounds associated with Castletown House to the west. At this site of c. 8.19 hectares at Liffey Business Campus (formerly known as the Hewlett Packard Campus).

This decision has been appealed to An Bord Pleanála regarding financial contributions and a decision is pending.

Policy Context

Kildare County Development Plan 2017-2023

Chapter 5.3.3 Economic Development Strategy

ECD 5

(i) Promote and facilitate regional scale employment development as a priority in the Primary Economic Growth Centres of Maynooth and Leixlip/Collinstown supported by Celbridge and Kilcock in the Metropolitan areas: and Naas/Newbridge in the Hinterland areas supported by Kilcullen and the Secondary Economic Growth Towns of Athy and Kildare.

(ii) Recognise the supporting role of economic clusters (Celbridge and Kilcock to Maynooth and Leixlip, and Kilcullen to Naas and Newbridge) in the delivery of critical mass to deliver employment opportunities on a regional scale.

Chapter 17 Development Standards

Leixlip LAP 2020-2023

The site is zoned H Industry & Warehousing, the objective is to 'To provide for industry, manufacturing, distribution and warehousing.' It is noted that office is open for consideration under the Zoning Matrix.

6.2.1 Leixlip LAP: 'The Liffey Business Campus at Barnhall comprises the Hewlett Packard (HP) site which is now occupied by a number of small and medium enterprises. Given the size and scale of the former HP campus it is an objective of the Council to work with local and national agencies to ensure the site can be redeveloped in an appropriate manner and remain a key employment hub for Leixlip and the Dublin Metropolitan Area. Having regard to its proximity to the M4 Motorway and the provisions of the Spatial Planning and National Roads Guidelines for Planning Authorities (DoECLG, 2012) any planning applications for significant development on the site shall be the subject of a Transport Impact Assessment (TIA) which shall include consideration of existing and proposed sustainable transport modes e.g. walking, cycling and public transport.'

Other Policy Guidance

- *Development Management: Guidelines for Planning Authorities (DoEHLG 2007)*

Assessment

Proposed Development

The applicant is seeking to retain the change of use of the existing and permitted (Reg. Ref.: 95/923) Ancillary Production Support Office associated with part of Building No. 2 to a standalone independent Office use including break room and tea station (c. 1,139sqm). The proposed development specifically relates to Building No. 2 located to the north-east of the centre of the site. (No alteration to the balance of the development is sought by this Application). It is noted that office use 'Open for Consideration' in the Leixlip Local area Plan 2020-2023.

The applicant's agent has stated that existing Building No. 2 includes a large manufacturing floor area, which is currently being utilised; however, the building occupants don't have a need for the large ancillary Production Support Office located on the northern side of the building and a potential occupant has been sought to occupy this office area. The proposed occupant would be independent to the existing manufacturing use within Building No. 2 though is expected to operate in a similar stream of work to the existing and permitted uses within the Campus. The agent states the proposed standalone office will continue the provision of employments generating uses within the site. The drawings indicate no significant change to the existing layout and no external changes are proposed.

The agent has provided a table of existing and permitted uses on site as follows:

Building No.	Existing & Permitted Use
1	Office (Reg. Ref 95/923)
2	Manufacturing (Reg. Ref 95/923)
3	Manufacturing (Reg. Ref 20/60)
4	Office (Reg. Ref 20/60)
5	Energy Centre (Reg. Ref 95/923)
6	Canteen (Reg. Ref 95/923)
7	Manufacturing (Reg. Ref. 96/1287)
8	Manufacturing (Reg. Ref. 97/893)
9	Energy Centre (Reg. Ref. 97/893)

It is considered having regard to the size and scale of the overall campus, the scale of the office development is not considered to be excessive and does not undermine the zoning of Industrial and Warehousing on the overall campus, furthermore it is noted the application site is located within the MASP area which seeks to support focus employment within the metropolitan area. The principle of the development for retention is considered to be acceptable.

Water Supply

The file was referred to the Water Services Section and Irish Water and the reports received states that there are no objections subject to conditions.

Access/Traffic/Parking

The applicant has included a Traffic Technical Note as part of the application. The report states that due to the proposed development as office space, independent of the remainder of Building 2, compared to the extant auxiliary use would see a slight increase in traffic numbers in the AM and PM peaks.

The file was referred to the TII and NRO, in addition to the Roads and Transportation Department of Kildare County Council. The TII report received states the proposed development shall be undertaken strictly in accordance with the recommendations of the

Transport (Traffic Impact) Assessment. Any recommendations arising should be incorporated as Conditions on the Permission, if granted. The developer should be advised that any additional works required as a result of the Assessment should be funded by the developer. The report further states An Bord Pleanála have included conditions on Kildare County Council planning file ref.19/91 (Intel Ireland Limited) that monitoring of M4 junction 6 is required during construction and if mitigation is needed, detailed design proposals for the improvement of the junction are required. Incremental development at the Liffey Business Park Campus, such as the application proposed, can result in a piecemeal and uncoordinated approach to development in proximity to this critical national road junction that Kildare County Council will need to be cognisant of and identify any improvement/mitigation measures required in combination with other development planned in the area. While the current application is demonstrated as being acceptable, TII considers that the Council will need to ensure that future development proposals resulting in increased or altered trip generation at this site will need to be assessed in the context of a robust comprehensive strategic assessment of impacts to M4 junction 6. The NRO report states that any proposed lighting or signage should not cause any visibility impact on the national road network.

The Roads and Transportation Department have no objections.

Development Contributions

It is not considered necessary to attach a condition in relation to development contribution given the previous use.

Conclusion

It is considered having regard to the size and scale of the overall campus, the scale of the office development is not considered to be excessive and does not undermine the zoning of Industrial and Warehousing on the overall campus, furthermore it is noted the application site is located within the MASP area which seeks to support focus employment within the metropolitan area. The development for which retention is sought is considered to be acceptable.

Recommendation:

I recommend that permission be granted subject to the following conditions

First Schedule

Reasons & Considerations for Decision on Planning Ref. P. 21/79

Having regard to the policies and objectives of the Kildare County Development Plan 2017-2023, and the location and design of the proposed development, it is considered that the proposed development would not seriously injure the amenities of the area and if retained

and constructed in accordance with the attached conditions, the proposed development would accord with the proper planning and sustainable development of the area.

Second Schedule

Conditions attached to Planning Ref. P.21/79

Condition 1

1. The development shall be retained strictly in accordance with:

- (a) (i) the conditions of this permission.
- (b) (ii) the documents lodged with this application on 26/01/2021 except as otherwise required by the conditions of this permission.

Reason: To ensure that the development strictly accords with the permission and to ensure that effective control is maintained.

Condition 2

2. Any further subdivision, amalgamation, change of use or increase in office space within the proposed development, whether or not such change, subdivision or amalgamation would otherwise constitute exempted development, under the Planning and Development Regulations 2001 (as amended) shall not be undertaken without the prior grant of planning permission.

Reason: To regulate the use of the development in the interests of traffic safety/congestion and to ensure proper planning control is maintained.

Condition 3

3. No additional advertising sign(s) or structure(s) except those permitted by this permission shall be erected on the site or the boundary except those which are exempted development, without a prior grant of planning permission.

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

Condition 4

- 4. (a) All foul sewage, trade effluent and soiled water shall discharge to the public foul sewer system.
- (b) Only clean, uncontaminated surface water shall discharge to the surface water system.
- (c) All surface water from the carpark areas and service vehicle areas shall pass through adequately sized and sited petrol/oil interceptor(s) before being discharged to the surface water system.

Reason: In the interest of public health, to avoid pollution, and to ensure proper development.

Condition 5

5. (a) Adequately sized and sited fats, oils, greases interceptors shall be installed on all commercial kitchen waste drainage lines in a manner which is satisfactory to the Planning Authority and these shall be cleaned on a regular basis.

(b) All passive grease traps installed shall conform to the Irish Standard EN 1825 Grease Separators – Part 1 (Principals of Design, Performance, Testing, Marketing and Quality Control) and Part II (Selection of Nominal Size, Installation, Operation and Maintenance) published by the National Standards Authority of Ireland.

(c) All automatic grease removal units installed shall conform to the Standard PDI-G101 Testing and Rating Procedure for Grease Interceptors with Appendix of Sizing and Installation Data.

(d) Grease traps that use an additive (e.g. chemicals or enzymes etc.) to dissolve the collected grease are not acceptable.

(e) The use of food macerators on the kitchen waste drainage line (s) is not permitted. ^{no spec}

Reason: In the interest of public health, to avoid pollution, and to ensure proper development.

Condition 6

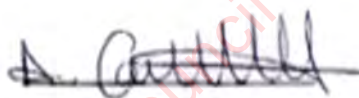
6. Prior to the discharge of trade effluent from the development to the public foul sewer system, an Effluent Discharge Licence under the Water Services Act 2007 shall be obtained from Irish Water.

Reason: In the interest of public health and to avoid pollution of waters.

Condition 7

7. The Developer shall retain a Fire Safety Certificate in accordance with the requirements of the Building Control Act.

Reason: In the interest of fire safety.



Danielle Cantwell
Executive Planner

15th March 2021



Eoghan Lynch
Senior Executive Planner

Date: 16th March 2021



APPROPRIATE ASSESSMENT SCREENING REPORT AND CONCLUSION STATEMENT

(A) Project Details

Planning File Ref	21/79
Applicant name	EFIV Irish Property ICAV
Development Location	Co. Kildare
Site size	80.56 ha (for overall Campus and 1139sqm for subject site)
Application accompanied by an EIS (Yes/NO)	No
Distance from Natura 2000 site in km	
Description of the project/proposed development – Retain change of use from Ancillary Production Support Office associated with part of Building No. 2 to a standalone independent Office use including break room and tea station	

(B) Identification of Natura 2000 sites which may be impacted by the proposed development

			Yes/No
			If answer is yes, identify list name of Natura 2000 site likely to be impacted.
1	<p>Impacts on sites designated for freshwater habitats or species.</p> <p><u>Sites to consider:</u> River Barrow and Nore, Rye Water/Carton Valley, Pollardstown Fen, Ballynafagh lake</p>	<p>Is the development within a Special Area of Conservation whose qualifying interests include freshwater habitats and/or species, or in the catchment (upstream or downstream) of same?</p>	No

2	Impacts on sites designated for wetland habitats - bogs, fens, marshes and heath. <u>Sites to consider:</u> River Barrow and Nore, Rye Water/Carton Valley, Pollardstown Fen, Mouds Bog, Ballynafagh Bog, Red Bog, Ballynafagh Lake	Is the development within a Special Area of Conservation whose qualifying interests include wetland habitats (bog, marsh, fen or heath), or within 1 km of same?	No
3	Impacts on designated terrestrial habitats. <u>Sites to consider:</u> River Barrow and Nore, Rye Water/Carton Valley, Pollardstown Fen, Ballynafagh Lake	Is the development within a Special Area of Conservation whose qualifying interests include woodlands, dunes or grasslands, or within 100m of same?	No
4	Impacts on birds in SPAs <u>Sites to consider:</u> Poulaphouca Reservoir	Is the development within a Special Protection Area, or within 5 km of same?	No

Conclusion:

If the answer to all of the above is **No**, significant impacts can be ruled out for habitats and bird species.

No further assessment in relation to habitats or birds is required.

If the answer is **Yes** refer to the relevant sections of **C**.

(G) SCREENING CONCLUSION STATEMENT

Selected relevant category for project assessed by ticking box.

1	AA is not required because the project is directly connected with/necessary to the conservation management of the site	
2	No potential significant affects/AA is not required	X
3	Significant effects are certain, likely or uncertain. Seek a Natura Impact Statement Reject proposal. (Reject if potentially damaging/inappropriate)	

Justify why it falls into relevant category above (based on information in above tables)

Having regard to the proximity of the nearest SAC site, and the relatively small-scale nature and extent of the proposal, it is not considered a potential exists for significant effects on the Natura 2000 network.

Name:	Danielle Cantwell
Position:	Executive Planner
Date:	15/03/2021

Kildare County Council Planning Department - Viewing Purposes Only

Comhairle Contae Chill Dara
Kildare County Council



Date: 18/03/2021
Pl. Ref.: 21/79

REGISTERED POST

EFIV Irish Property ICAV
c/o Tom Phillips & Associates,
80 Harcourt Street,
Dublin 2,
DO2 F449.

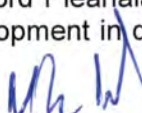
Notification of a decision under Section 34 of the Planning & Development Act 2000 (as amended)

Planning Register Number: 21/79
Application Received Date: 26/01/2021
Further Information Received Date:

In pursuance of the powers conferred upon them by the above-mentioned Acts, Kildare County Council have by Order dated 18/03/2021 decided to **GRANT RETENTION** to the above named for the development of land in accordance with the documents submitted namely:- the change of use of the existing and permitted (Reg. Ref.: 95/923) Ancillary Production Support Office associated with part of Building No. 2 to a standalone independent Office use including break room and tea station (c. 1,139sqm). The proposed development specifically relates to Building No. 2 located to the north-east of the centre of the site. (No alteration to the balance of the development is sought by this Application.) The site is principally bounded by: Barnhall Road to the north; Celbridge Road to the east; Barnhall Rugby Football Club to the south; and by grounds associated with Castletown House to the west. At a site of c.80.56 hectares at Liffey Business Campus (formerly known as the Hewlett Packard Campus) at **Barnhall Road, Leixlip, Co. Kildare** subject to **7 conditions** set out in the schedule attached.

The reason for the imposition of the said conditions are also included. The Planning Authority have had regard to any submissions or representations made on this file. If there is no appeal against the said decision a **grant of permission** in accordance with the decision will be issued after the expiration of the period within which an appeal may be made to An Bord Pleanala (see footnote). It should be noted that until a grant of permission has been issued the development in question is **NOT AUTHORISED** and work should not commence.

Date: 18/03/2021


Senior Executive Officer, Planning
Kildare County Council

PLEASE ARRANGE TO REMOVE SITE NOTICE

Any appeal against the decision of a Planning Authority under Section 37 of the Planning & Development Act 2000 as amended) may be made to An Bord Pleanala, 64 Marlborough Street, Dublin 1. First and third party objections must be received by the Bord within 4 weeks beginning on the day of making the decision by the Planning Authority. The appeal must be fully complete from the start - you are not permitted to submit any part of it later, even within the time limit.

Any appeal made within the statutory appeal period to An Bord Pleanala will be invalid unless accompanied by

- 1 Confirmation of submission to Planning Authority
- 2 The correct statutory fee, (Fees payable to the Bord on or after 5th September, 2011)
 - i. Appeal by 1st party relating to commercial development where the application included the retention of development - €4,500 or €9,000 if an EIAR or NIS involved.
 - ii. Appeal by 1st party relating to commercial development (no retention element in application) - €1,500 or €3,000 if an EIAR or NIS involved.
 - iii. Appeal by 1st party non-commercial development where the application included the retention of development - €660
 - iv. Appeal by 1st Party solely against contribution condition(s) – (2000 Act and amendments Section 48 or 49) - €220
 - v. Appeal following grant of leave to appeal
 - vi. An Appeal other than referred to in (i) to (v) above - €220

This guide does not purport to be a legal interpretation of the fees payable to the Bord. Please contact the Bord for further information.

Comhairle Contae Chill Dara
Kildare County Council



Date: 30/04/2021
Pl. Ref: 21/79

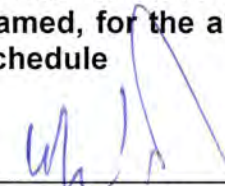
EFIV Irish Property ICAV
C/o Tom Phillips & Associates,
80 Harcourt Street,
Dublin 2,
DO2 F449.

Planning Register Number: 21/79
Application Receipt Date: 26/01/2021

PERMISSION the change of use of the existing and permitted (Reg. Ref.: 95/923) Ancillary Production Support Office associated with part of Building No. 2 to a standalone independent Office use including break room and tea station (c. 1,139sqm). The proposed development specifically relates to Building No. 2 located to the north-east of the centre of the site. (No alteration to the balance of the development is sought by this Application.) The site is principally bounded by: Barnhall Road to the north; Celbridge Road to the east; Barnhall Rugby Football Club to the south; and by grounds associated with Castletown House to the west. At a site of c.80.56 hectares at Liffey Business Campus (formerly known as the Hewlett Packard Campus) AT Barnhall Road, Leixlip, Co. Kildare. **IN ACCORDANCE WITH THE PLANS SUBMITTED WITH THE APPLICATION.**

In pursuance of the powers conferred upon them by the Planning & Development Act 2000 (as amended), Kildare County Council have by Order dated 18/03/2021 **GRANTED PERMISSION** to the above named, for the above development subject to 7 conditions set out in the attached schedule

Date: 30/04/2021

Signed: 
Senior Executive Officer, Planning
Kildare County Council.

NOTE: The permission herein granted shall, on the expiration of the period of 5 years beginning on the date of the granting of permission, cease to have effect as regards:

- (1) In case the development to which the permission relates is not commenced during the period, the entire development, and
- (2) In case such development is so commenced, so much thereof as is not completed within that period.

COMHAIRLE CHONDAE CHILL DARA KILDARE COUNTY COUNCIL



Director of Services Order

I, Eoghan Ryan, Director of Services, am duly authorised and delegated by Chief Executive's number: CE26730 to make the following Order in accordance with Section 154 of the Local Government Act, 2001, as amended.

ORDER NO: DO32982

SECTION : Planning

SUBJECT:

21/79

EFIV Irish Property ICAV c/o Tom Phillips & Associates, 80 Harcourt Street, Dublin 2, DO2 F449. RETENTION for the change of use of the existing and permitted (Reg. Ref.: 95/923) Ancillary Production Support Office associated with part of Building No. 2 to a standalone independent Office use including break room and tea station (c. 1,139sqm). The proposed development specifically relates to Building No. 2 located to the north-east of the centre of the site. (No alteration to the balance of the development is sought by this Application.) The site is principally bounded by: Barnhall Road to the north; Celbridge Road to the east; Barnhall Rugby Football Club to the south; and by grounds associated with Castletown House to the west. At a site of c.80.56 hectares at Liffey Business Campus (formerly known as the Hewlett Packard Campus) at Barnhall Road, Leixlip, Co. Kildare.

SUBMITTED:

Recommendation from the Senior Executive Planner along with reports from the Council's Technical Officers.

ORDER :

Pursuant to the provisions of the Planning & Development Act 2000 (as amended), and the Regulations made thereunder, and having considered only the proper planning and development of the area, regard being had to the provisions of the County Development Plan and other relevant matters referred to in Section 34 of the said Planning & Development Act 2000 (as amended) and reports from Council's Technical Officers thereon, the Council hereby decides to **Grant permission** for the said development subject to the conditions set out in the attached schedule, and the applicant to be notified accordingly.

It is further decided that at the expiration of 4 weeks from the date of receipt by the applicant of the notification of decision, provided there is no appeal before An Bord Pleanala affecting this decision then the aforementioned application be and is granted.

18/03/2021


DIRECTOR OF SERVICES

Kildare County Council Planning Department - Viewing Purposes Only

Retention Permission is sought for the change of use of the existing and permitted (Reg. Ref: 95/923) Ancillary Production Support Office associated with part of Building No. 2 to a standalone independent Office use including break room and tea station (c. 1,139sqm). The proposed development specifically relates to Building No. 2 located to the north-east of the centre of the site. (No alteration to the balance of the development is sought by this Application.) The site is principally bounded by: Barnhall Road to the north; Celbridge Road to the east; Barnhall Rugby Football Club to the south; and by grounds associated with Castletown House to the west. At a site of c.80.56 hectares at Liffey Business Campus (formerly known as the Hewlett Packard Campus) at Barnhall Road, Leixlip, Co. Kildare W23 X93P – EFIV Irish Property ICAV – 21/79

Schedule 1 – Considerations and reasons on which this decision is based as required by Article 31 of the Planning and Development Regulations 2001, as amended.

Having regard to the policies and objectives of the Kildare County Development Plan 2017-2023, and the location and design of the proposed development, it is considered that the proposed development would not seriously injure the amenities of the area and if retained and constructed in accordance with the attached conditions the proposed development would accord with the proper planning and sustainable development of the area.

Schedule 2 – Conditions to apply.

1. The development shall be retained strictly in accordance with:

(a) The conditions of this permission.

(b) The documents received by the Planning Authority on 26/01/2021 except as otherwise required by the conditions of this permission.

Reason: To ensure that the development strictly accords with the permission and to ensure that effective control is maintained.

2. Any further subdivision, amalgamation, change of use or increase in office space within the proposed development, whether or not such change, subdivision or amalgamation would otherwise constitute exempted development, under the Planning and Development Regulations 2001 (as amended) shall not be undertaken without the prior grant of planning permission.

Reason: To regulate the use of the development in the interests of traffic safety/congestion and to ensure proper planning control is maintained.

3. No additional advertising sign(s) or structure(s) except those permitted by this permission shall be erected on the site or the boundary except those which are exempted development, without a prior grant of planning permission.

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

4. (a) All foul sewage, trade effluent and soiled water shall discharge to the public foul sewer system.

(b) Only clean, uncontaminated surface water shall discharge to the surface water system.

(c) All surface water from the carpark areas and service vehicle areas shall pass through adequately sized and sited petrol/oil interceptor(s) before being discharged to the surface water system.

Reason: In the interest of public health, to avoid pollution, and to ensure proper development.

5. (a) Adequately sized and sited fats, oils, greases interceptors shall be installed on all commercial kitchen waste drainage lines in a manner which is satisfactory to the Planning Authority and these shall be cleaned on a regular basis.

(b) All passive grease traps installed shall conform to the Irish Standard EN 1825 Grease Separators – Part 1 (Principals of Design, Performance, Testing, Marketing and Quality Control) and Part II (Selection of Nominal Size, Installation, Operation and Maintenance) published by the National Standards Authority of Ireland.

(c) All automatic grease removal units installed shall conform to the Standard PDI-G101 Testing and Rating Procedure for Grease Interceptors with Appendix of Sizing and Installation Data.

(d) Grease traps that use an additive (e.g. chemicals or enzymes etc.) to dissolve the collected grease are not acceptable.

(e) The use of food macerators on the kitchen waste drainage line(s) is not permitted.

Reason: In the interest of public health, to avoid pollution, and to ensure proper development.

6. Prior to the discharge of trade effluent from the development to the public foul sewer system, an Effluent Discharge Licence under the Water Services Act 2007 shall be obtained from Irish Water.

Reason: In the interest of public health and to avoid pollution of waters.

7. The Developer shall retain a Fire Safety Certificate in accordance with the requirements of the Building Control Act.

Reason: In the interest of fire safety.

ADVICE NOTE TO APPLICANTS All applicants are advised to make themselves aware of the requirements of the Building Control (Amendment) Regulations (S.I. No 9) 2014 which comes into effect on the 1/3/2014 and the Construction Products Regulations (CPR) (Regulation (EU) no. 305/2011) which came into effect on 1/7/2013. Information leaflets can be viewed or downloaded on the council's website <http://kildare.ie/CountyCouncil/Planning/BuildingControlDepartment/> or the Department of the Environment Community and Local Government website <http://www.environ.ie/en/>

Kildare County Council Planning Department - Viewing Purposes Only

Kildare County Council Planning Department - Viewing Purposes Only

Planning Ref: 20/60 & ABP-307312-20

Planner(s) Report (KCC)

Planning Decision (KCC)

Chief Executive Order (KCC)

Final Grant (KCC)

Board Order (ABP)

Inspectors Report (ABP)

Board Direction (ABP)

KILDARE COUNTY COUNCIL**PLANNING DEPARTMENT**

Planning Report

Planning Ref No. 20/60

Name of Applicant	EFIV Irish Property ICAV
Address of Development	At a site of c. 80.56 hectares, at Liffey Business Campus (formerly known as the Hewlett Packard Campus), Barnhall Road, , Leixlip, Co. Kildare.
Development	Retain change of use of Buildings no. 3 & 4 and retain ancillary offices.
Type of Permission	Retention
Date Inspected	13/03/20
Due Date	23/03/20

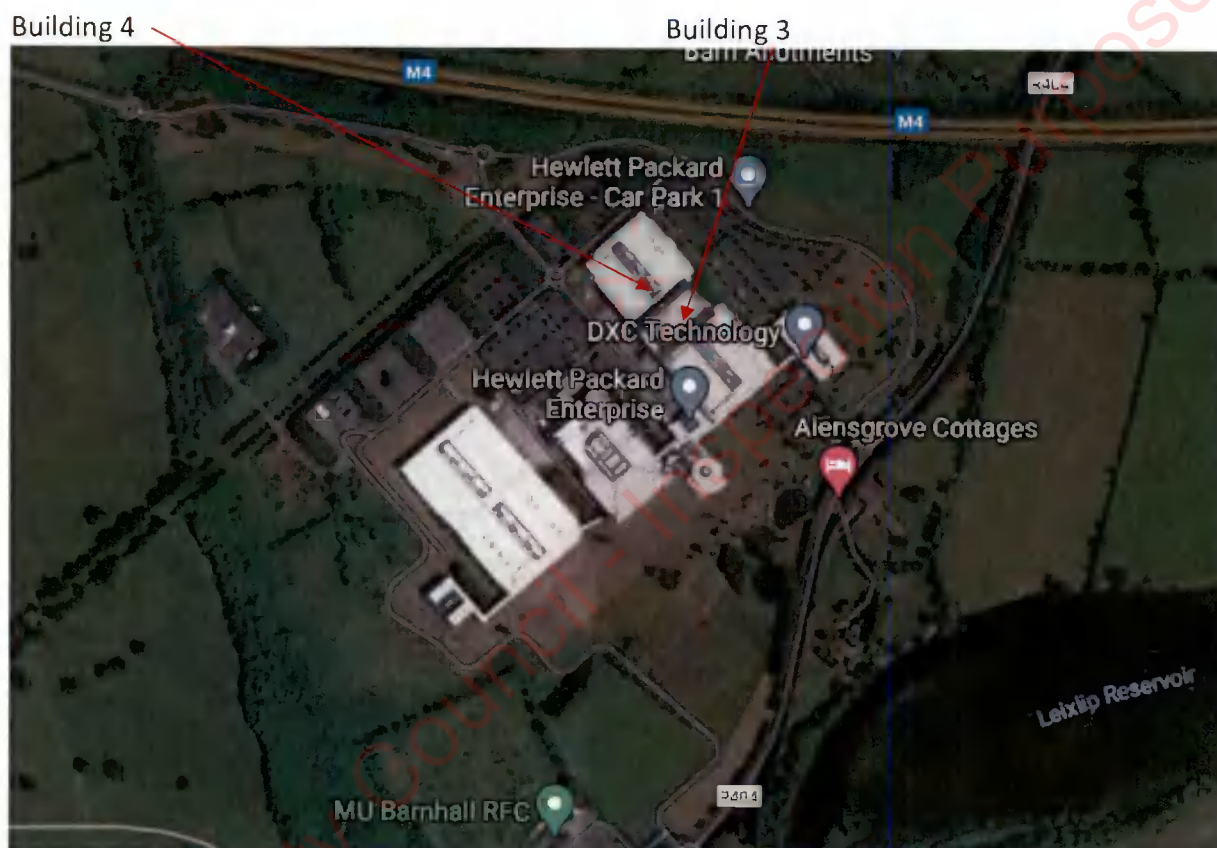
Description of Proposed Development

The development consists of retention permission is sought consists of: the change of use of Building No. 3 from its permitted warehouse use (Reg. Ref. 95/923) to manufacturing use (4,421 sq. m gross floor area including ancillary offices at ground floor and first floor level); and the change of use of part of Building No. 4 from its permitted manufacturing use (Reg. Ref. 95/923) to office use (9,002 sq. m gross floor area). The development for which retention permission is sought also consists of: the provision of ancillary office space at first floor level within Building No. 4 (246 sq. m gross floor area); and all other associated site development works above and below ground. The site is principally bounded by; Barnhall Road to the north; Celbridge Road to the east; Barnhall Rugby Football Club to the south; and by grounds associated with Castletown House to the west.

Site Location/Context

The application site is the former Hewlett Packard Campus, south of M4 and Leixlip town and northeast of Leixlip Reservoir and Celbridge. The campus is accessed off the R404. An axial view between Castletown House and the Wonderful Barn traverses the campus. The campus is 80.56 hectares and accommodates a total of 9 no. buildings and ESB substation and surface car parking areas and associated landscaping. This application for retention specifically relates to Buildings no.3 and 4 in the north-eastern part of the campus.

Building 4



Built and Natural Heritage

Built Heritage	View through the site, from Castletown House to the Wonderful Barn, this axial view is protected.
Archaeological Heritage	SMRS- KD011062- A Fulacht Fia is located on the eastern part of the campus (Parsonstown) away from Buildings 3 and 4.
Natural Heritage	<p>The site is c.1.15km from the Rye Water Valley/Carton SAC. AA screening report is attached.</p> <p>The Rye Water Valley/Carton and the Royal Canal are both</p>

	pNHA's.
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Internal Reports

Area Engineer:	No objection subject to conditions.
Water Services:	No objection subject to a condition.
Transportation:	No report received to date.
Environment:	No objection subject to conditions.
NRO:	Further information is requested.
CFO:	No objection subject to conditions.
LEO:	No report received to date.
EHO:	No objection subject to conditions.

Received, planner noted request for J. Farrell. 19/3/20

Prescribed Bodies

Irish Water:	No report received to date.
EPA:	No report received to date.
Inland Fisheries Ireland:	Report received, conditions attached.
TII:	No observations.

Observations/Representations/Submissions

None received.

Pre-planning:

PP4476: Pre-planning was had with the area planner, the principle of the retention of change of use was considered to be acceptable, subject to a full planning assessment and details of the nature of the change of use.

Relevant Planning History:

95/923: Permission was **granted** for a manufacturing facility of 42,640 sq. m. & development of an overall site of 80.56 hectares for industrial purposes incl. site entrances.

02/1030: Permission was **granted** for a new site entrance and roadway to connect the campus to public road, which forms part of the Celbridge interchange, 1 no. security kiosk with a total area of 20m², including security barriers, connection into existing wastewater treatment.

12/708: Permission was **granted** for the re-use and extension of a temporary car park (Park & Ride facility) for construction staff engaged in construction activities at the Intel Site, Collinstown Industrial Park, Leixlip, Co. Kildare. This permission is requested for the use of the car park for a period of 4 years. Access to the car park will be via the existing site entrance off the R404 road. The details are as outlined hereunder: (a) 735 temporary car parking spaces 2.5m x 5m, on an existing hard surfaced parking area of 1.27 hectare and and extension of 0.74 hectare parking area, with 6m high lamps and a temporary berm; (b) Dark green security chain link fence to surround the car gates; (c) 2 no. bus set down areas to accommodate 3 buses each; (d) 2 no. bus shelters (6.3m long x 2.1 m wide x 2.5m high) and (e) 2 no. Security Huts (3m

x 3.2m x 2.5m high) and 2 security barriers. This applications consists of a variation to a previously permitted development for an activity for which a licence under Part IV of the Environmental Protection Agency Act 1992 (as amended for the Protection of the Environment Act 2003) is required and full details of the proposed development and its anticipated environmental impacts will be notified to the Environmental Protection Agency. An Environmental Impact Statement accompanies this application.

13/975: Permission was **granted** for the erection of four 3m.diameter x 10m. high raw material storage silos in the open yard to the rear of Buildings 2,3 and 4, to include all associated site works.

Planning Policy:

Regional Spatial Economic Strategy (RSES)

Pg 141: The MASP also supports employment generation at strategic locations within the metropolitan area to strengthen the local employment base and reduce pressure on the metropolitan transport network, including; future employment districts in Swords and Dublin Airport/South Fingal; Maynooth; Bray; Greystones; Dunboyne-Portane; and Leixlip (see Table 5.2). Strategic employment locations, particularly those that are employee intensive should be located in proximity to existing or planned strategic transport corridors.

Table 5.2: The north western corridor:

Large scale former Hewlett Packard site and Collinstown site for regional enterprise to strengthen employment base for North Kildare.

Metropolitan Area Strategic Plan (MASP) Employment lands

RPO 5.6: The development of future employment lands in the Dublin Metropolitan Area shall follow a sequential approach, with a focus on the re-intensification of employment lands within the M50 and at selected strategic development areas and provision of appropriate employment densities in tandem with the provision of high quality public transport corridors.

Kildare County Development Plan 2017 – 2023

The following parts of Section 17.9.2 of the Kildare County Development Plan 2017-2023 are relevant to this planning application.

'Industry and warehousing schemes will be required to present a good quality appearance, helped by landscaping and careful placing of advertisement structures. In relation to industrial development the following should be taken into consideration:

- Individual buildings should exhibit a high quality of modern architectural design and finish (including the use of colour);*
- A landscaped buffer zone (minimum 5-10 metres) will be a requirement of planning permissions for any industrial / warehousing development where it adjoins another zoning or where it would impact on the amenities of adjoining land uses;'*

Leixlip LAP 2020-2032

The site is zoned H Industry & Warehousing, the objective is to 'To provide for industry, manufacturing, distribution and warehousing.'

6.2.1 Leixlip LAP

'The Liffey Business Campus at Barnhall comprises the Hewlett Packard (HP) site which is now occupied by a number of small and medium enterprises. Given the size and scale of the former HP campus it is an objective of the Council to work with local and national agencies to ensure the site can be redeveloped in an appropriate manner and remain a key employment hub for Leixlip and the Dublin Metropolitan Area. Having regard to its proximity to the M4 Motorway and the provisions of the Spatial Planning and National Roads Guidelines for Planning Authorities (DoECLG, 2012) any planning applications for significant development on the site shall be the subject of a Transport Impact Assessment (TIA) which shall include consideration of existing and proposed sustainable transport modes e.g. walking, cycling and public transport.'

Summary of Key Planning Issues and Assessment:

Principle of Development:

The principle of retention permission for change of use of Building No. 3 from warehouse use to manufacturing use and ancillary offices as manufacturing is considered to be an appropriate use within a zoning of industry where the objective seeks to provide for industry, manufacturing and distribution uses.

Furthermore, the retention of change of use of part of Building No. 4 from its permitted manufacturing use to office use and ancillary office space at first floor level within Building No. 4, as offices are 'Open for Consideration' within the land use zoning matrix (section 13.1 of the Leixlip LAP). Table 13.2 of the Leixlip LAP states the following regarding Open for Consideration.

'Land uses shown as 'Open for Consideration' are uses that are not considered acceptable in principle in all parts of the relevant land use zone. However, such uses may be acceptable in circumstances where the Council is satisfied that the proposed use would not conflict with the general objectives for the zone and the permitted or existing uses as well as being in the interests of the proper planning and sustainable development of the area.'

It is considered having regard to the size and scale of the overall campus, the scale of the office development is not considered to be excessive and does not undermine the zoning of Industrial and Warehousing on the overall campus, furthermore it is noted the application site is located within the MASP area which seeks to support focus employment within the metropolitan area. The principle of the development for retention is considered to be acceptable.

Design & Layout:

The development for retention comprises of the change of use of Building No. 3 from its permitted warehouse use (Reg. Ref. 95/923) to manufacturing use, this building is 4,421 sq. m gross floor area which includes ancillary offices at ground floor and first floor level.

Permission is also sought to retain the change of use of part (9,002sqm of floor area) of Building No. 4 from its permitted manufacturing use (Reg. Ref. 95/923) to office use.

Retention permission is also sought for the provision of ancillary office space at first floor level within Building No. 4 which comprises of 246 sq. m gross floor area.

From a design and layout perspective the development for retention is considered to be acceptable.

Water Services:

It is indicated within the planning application form the existing public mains will be used for water supply, the existing public sewer will be used for wastewater and surface water is to be dealt with via the existing drain.

A report has been received from the Water Service Section of Kildare County Council with conditions.

No report has been received from Irish Water to date.

A report has been received from the Environment Section of Kildare County Council with no objection to the proposed development subject to conditions.

Transportation:

A transport assessment has been carried in relation to the retention of change use.

No report has been received from the Transportation Section of Kildare County Council to date.

A report has been received from the Area Engineer with no objection to the development for retention subject to conditions.

A report has been received from the NRO requesting further information in relation to the transport assessment and distraction to drivers on the national roads network.

Conclusion:

Having regard to the nature of the change of uses to be retained and the ancillary scale of the office use, the development for retention is considered to be acceptable.

Recommendation:

I recommend retention permission is **granted** subject to the following conditions.

Schedule 1: Reasons and Considerations etc

Having regard to the nature, extent and design of the development for retention and to the 'H' zoning objective pertaining to the site, it is considered that subject to compliance with the conditions attached, the development for retention does not seriously injure the amenities of the area or of property in the vicinity, and would be in accordance with the provisions of the Kildare County Development Plan 2017 – 2023 and the Leixlip Local Area Plan 2020-2026 and with the proper planning and sustainable development of the area.

Schedule 2 - Conditions

1. The development shall be retained in its entirety in accordance with the plans, particulars, specifications, and information ~~lodged~~ ^{by the Planning Authority} received on the 30/01/20 save as may be required by the other conditions attached hereto. ²⁸

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

2. (a) Building No. 3 shall be for manufacturing use with ancillary offices at ground floor and first floor level and the part of Building No. 4 as outlined within the plans and particulars received on the 30/01/20 shall be office use at ground floor level with ancillary office space at first floor level. ^{by the Planning Authority}

(b) Any further subdivision, amalgamation, change of use or increase in office space within the proposed development, whether or not such change, subdivision or amalgamation would otherwise constitute exempted development, under the Planning and Development Regulations 2001 (as amended) shall not be undertaken without the prior grant of planning permission.

REASON: (A) To avoid any misunderstanding as to the proper construction of this permission. (B) To regulate the use of the development in the interests of traffic safety/congestion and (C) To ensure proper planning control is maintained

3. No additional advertising sign(s) or structure(s) except those permitted by this permission shall be erected on the site or the boundary except those which are exempted development, without a prior grant of planning permission.

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

4. (a) All foul sewage, trade effluent and soiled water shall discharge to the public foul sewer system.

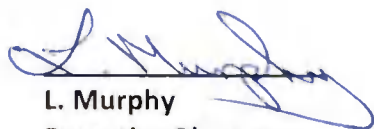
(b) Only clean, uncontaminated surface water shall discharge to the surface water system.

(c) All surface water from the carpark areas and service vehicle areas shall pass through adequately sized and sited petrol/oil interceptor(s) before being discharged to the surface water system.

REASON: In the interest of public health, to avoid pollution, and to ensure proper development

5. The Developer shall retain a Fire Safety Certificate in accordance with the requirements of the Building Control Act.

REASON: In the interest of fire safety.


L. Murphy

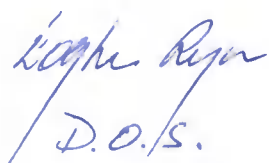
Executive Planner

14/03/20


E. Lynch

Senior Executive Planner

19/3/20


D.O.S.

19-03-20.



APPROPRIATE ASSESSMENT SCREENING REPORT AND CONCLUSION STATEMENT

(A) Project Details

Planning File Ref	20/60
Applicant name	EFIV Irish Property ICAV
Development Location	At a site of c. 80.56 hectares, at Liffey Business Campus (formerly known as the Hewlett Packard Campus), Barnhall Road, Leixlip, Co. Kildare
Site size	c.80.56ha
Application accompanied by an EIS (Yes/NO)	No.
Distance from Natura 2000 site in km	The site is c.1.15km from the Rye Water Valley/Carton SAC.
Description of the project/proposed development	
Retain change of uses within existing structures.	

(B) Identification of Natura 2000 sites which may be impacted by the proposed development

			Yes/No If answer is yes, identify list name of Natura 2000 site likely to be impacted.
1	Impacts on sites designated for freshwater habitats or species. <u>Sites to consider:</u> River Barrow and Nore, Rye Water/Carton Valley, Pollardstown Fen, Ballynafagh lake	<i>Is the development within a Special Area of Conservation whose qualifying interests include freshwater habitats and/or species, or in the catchment (upstream or downstream) of same?</i>	No
2	Impacts on sites designated for wetland habitats - bogs, fens, marshes and heath. <u>Sites to consider:</u> River Barrow	<i>Is the development within a Special Area of Conservation whose qualifying interests include wetland habitats</i>	No

	and Nore, Rye Water/Carton Valley, Pollardstown Fen, Mouds Bog, Ballynafagh Bog, Red Bog, Ballynafagh Lake	<i>(bog, marsh, fen or heath), or within 1 km of same?</i>	
3	Impacts on designated terrestrial habitats. <u>Sites to consider:</u> River Barrow and Nore, Rye Water/Carton Valley, Pollardstown Fen, Ballynafagh Lake	<i>Is the development within a Special Area of Conservation whose qualifying interests include woodlands, dunes or grasslands, or within 100m of same?</i>	No
4	Impacts on birds in SPAs <u>Sites to consider:</u> Poulaphouca Reservoir	<i>Is the development within a Special Protection Area, or within 5 km of same?</i>	No.

Conclusion:

If the answer to all of the above is **No**, significant impacts can be ruled out for habitats and bird species.

(G) SCREENING CONCLUSION STATEMENT

Selected relevant category for project assessed by ticking box.

1	AA is not required because the project is directly connected with/necessary to the conservation management of the site	
2	No potential significant affects/AA is not required	X
3	Significant effects are certain, likely or uncertain. Seek a Natura Impact Statement Reject proposal. (Reject if potentially damaging/inappropriate)	
Given the nature and scale of the development to be retained, the nature of the qualifying interest, the use of existing public drains for surface water disposal, it is not considered that there will be any adverse impacts on any European site.		
Name:	Louise Murphy	
Position	Executive Planner	
Date:	20/03/20	

Comhairle Contae Chill Dara
Kildare County Council



Date: 23/03/2020
Pl. Ref.: 20/60

REGISTERED POST

EFIV Irish Property ICAV
c/o Tom Phillips & Associates,
80 Harcourt Street,
Dublin 2,
DO2 F449.


Notification of a decision under Section 34 of the Planning & Development Act 2000 (as amended)

Planning Register Number: 20/60
Application Received Date: 28/01/2020
Further Information Received Date:

In pursuance of the powers conferred upon them by the above-mentioned Acts, Kildare County Council have by Order dated 23/03/2020 decided to **GRANT RETENTION** to the above named for the development of land in accordance with the documents submitted namely:- The proposed development specifically relates to Building No. 3 and Building No. 4 located to the north-east of the centre of the site. (No alteration to the balance of the development is sought by this Application). The development for which retention permission is sought consists of: the change of use of Building No. 3 from its permitted warehouse use (Reg. Ref. 95/923) to manufacturing use (4,421 sq. m gross floor area including ancillary offices at ground floor and first floor level); and the change of use of part of Building No. 4 from its permitted manufacturing use (Reg. Ref. 95/923) to office use (9,002 sq. m gross floor area). The development for which retention permission is sought also consists of: the provision of ancillary office space at first floor level within Building No. 4 (246 sq. m gross floor area); and all other associated site development works above and below ground. The site is principally bounded by; Barnhall Road to the north; Celbridge Road to the east; Barnhall Rugby Football Club to the south; and by grounds associated with Castletown House to the west at **At a site of c. 80.56 hectares, at Liffey Business Campus (formerly known as the Hewlett Packard Campus), Barnhall Road, Leixlip, Co. Kildare** subject to 6 conditions set out in the schedule attached.

The reason for the imposition of the said conditions are also included. The Planning Authority have had regard to any submissions or representations made on this file. If there is no appeal against the said decision a **grant of permission** in accordance with the decision will be issued after the expiration of the period within which an appeal may be made to An Bord Pleanala (see footnote). It should be noted that until a grant of permission has been issued the development in question is NOT AUTHORISED and work should not commence.

Date: 23/03/2020


Senior Executive Officer, Planning
Kildare County Council

PLEASE ARRANGE TO REMOVE SITE NOTICE

Any appeal against the decision of a Planning Authority under Section 37 of the Planning & Development Act 2000 as amended) may be made to An Bord Pleanala, 64 Marlborough Street, Dublin 1. First and third party objections must be received by the Bord within 4 weeks beginning on the day of making the decision by the Planning Authority. The appeal must be fully complete from the start - you are not permitted to submit any part of it later, even within the time limit.

Any appeal made within the statutory appeal period to An Bord Pleanala will be invalid unless accompanied by

- 1 Confirmation of submission to Planning Authority
- 2 The correct statutory fee, (Fees payable to the Bord on or after 5th September, 2011)
 - i. Appeal by 1st party relating to commercial development where the application included the retention of development - €4,500 or €9,000 if an EIAR or NIS involved.
 - ii. Appeal by 1st party relating to commercial development (no retention element in application) –

Comhairle Contae Chill Dara Kildare County Council



- iii. €1,500 or €3,000 if an EIAR or NIS involved.
- iv. Appeal by 1st party non-commercial development where the application included the retention of development - €660
- v. Appeal by 1st Party solely against contribution condition(s) – (2000 Act and amendments Section 48 or 49) - €220
- vi. Appeal following grant of leave to appeal
- vii. An Appeal other than referred to in (i) to (v) above - €220

This guide does not purport to be a legal interpretation of the fees payable to the Bord. Please contact the Bord for further information.

**COMHAIRLE CHONDAE CHILL DARA
KILDARE COUNTY COUNCIL**



Chief Executive Order

I, Joe Boland, Deputy Chief Executive, am duly authorised to make the following Order in accordance with Section 154 of the Local Government, 2001, as amended.

ORDER NO: CE28171 **SECTION :** Planning

SUBJECT: 20/60
EFIV Irish Property ICAV c/o Tom Phillips & Associates, 80 Harcourt Street, Dublin 2, DO2 F449. RETENTION for the proposed development specifically relates to Building No. 3 and Building No. 4 located to the north-east of the centre of the site. (No alteration to the balance of the development is sought by this Application). The development for which retention permission is sought consists of: the change of use of Building No. 3 from its permitted warehouse use (Reg. Ref. 95/923) to manufacturing use (4,421 sq. m gross floor area including ancillary offices at ground floor and first floor level); and the change of use of part of Building No. 4 from its permitted manufacturing use (Reg. Ref. 95/923) to office use (9,002 sq. m gross floor area). The development for which retention permission is sought also consists of: the provision of ancillary office space at first floor level within Building No. 4 (246 sq. m gross floor area); and all other associated site development works above and below ground. The site is principally bounded by; Barnhall Road to the north; Celbridge Road to the east; Barnhall Rugby Football Club to the south; and by grounds associated with Castletown House to the west at a site of c. 80.56 hectares, at Liffey Business Campus (formerly known as the Hewlett Packard Campus), Barnhall Road, Leixlip, Co. Kildare.

SUBMITTED: Recommendation from the Senior Executive Planner along with reports from the Council's Technical Officers.

ORDER : Pursuant to the provisions of the Planning & Development Act 2000 (as amended), and the Regulations made thereunder, and having considered only the proper planning and development of the area, regard being had to the provisions of the County Development Plan and other relevant matters referred to in Section 34 of the said Planning & Development Act 2000 (as amended) and reports from Council's Technical Officers thereon, the Council hereby decides to **Grant permission** for the said development subject to the conditions set out in the attached schedule, and the applicant to be notified accordingly.

It is further decided that at the expiration of 4 weeks from the date of receipt by the applicant of the notification of decision, provided there is no appeal before An Bord Pleanala affecting this decision then the aforementioned application be and is granted.

23/03/2020



DEPUTY CHIEF EXECUTIVE OFFICER

Kildare Coounty Council - Inspection Purposes Only

Planning Permission is sought for the proposed development specifically relates to Building No. 3 and Building No. 4 located to the north-east of the centre of the site. (No alteration to the balance of the development is sought by this Application). The development for which retention permission is sought consists of: the change of use of Building No. 3 from its permitted warehouse use (Reg. Ref. 95/923) to manufacturing use (4,421 sq. m gross floor area including ancillary offices at ground floor and first floor level); and the change of use of part of Building No. 4 from its permitted manufacturing use (Reg. Ref. 95/923) to office use (9,002 sq. m gross floor area). The development for which retention permission is sought also consists of: the provision of ancillary office space at first floor level within Building No. 4 (246 sq. m gross floor area); and all other associated site development works above and below ground. The site is principally bounded by; Barnhall Road to the north; Celbridge Road to the east; Barnhall Rugby Football Club to the south; and by grounds associated with Castletown House to the west at a site of c. 80.56 hectares, at Liffey Business Campus (formerly known as the Hewlett Packard Campus), Barnhall Road, Leixlip, Co. Kildare - EFIV Irish Property ICAV - 20/60

Schedule 1 – Considerations and Reasons on which this Decision is based as required by Article 31 of the Planning and Development Regulations 2001 (as amended)

Having regard to the nature, extent and design of the development for retention and to the 'H' zoning objective pertaining to the site, it is considered that subject to compliance with the conditions attached, the development for retention does not seriously injure the amenities of the area or of property in the vicinity, and would be in accordance with the provisions of the Kildare County Development Plan 2017 – 2023 and the Leixlip Local Area Plan 2020-2026 and with the proper planning and sustainable development of the area.

Schedule 2 - Conditions to apply.

1. The development shall be retained in its entirety in accordance with the plans, particulars, specifications, and information received by the Planning Authority on the 28/01/2020, 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. (a) Building No. 3 shall be for manufacturing use with ancillary offices at ground floor and first floor level and the part of Building No. 4 as outlined within the plans and particulars received by the Planning Authority on the 28/01/2020, shall be office use at ground floor level with ancillary office space at first floor level.

(b) Any further subdivision, amalgamation, change of use or increase in office space within the proposed development, whether or not such change, subdivision or amalgamation would otherwise constitute exempted development, under the Planning and Development Regulations 2001 (as amended) shall not be undertaken without the prior grant of planning permission.

Reason: (a) To avoid any misunderstanding as to the proper construction of this permission. (b) To regulate the use of the development in the interests of traffic safety/congestion and (c) to ensure proper planning control is maintained

3. No additional advertising sign(s) or structure(s) except those permitted by this permission shall be erected on the site or the boundary except those which are exempted development, without a prior grant of planning permission.

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

4. (a) All foul sewage, trade effluent and soiled water shall discharge to the public foul sewer system.

(b) Only clean, uncontaminated surface water shall discharge to the surface water system.

(c) All surface water from the carpark areas and service vehicle areas shall pass through adequately sized and sited petrol/oil interceptor(s) before being discharged to the surface water system.

Reason: In the interest of public health, to avoid pollution, and to ensure proper development

5. The Developer shall retain a Fire Safety Certificate in accordance with the requirements of the Building Control Act.

Reason: In the interest of fire safety.

6. The Applicant/Developer to pay to Kildare County Council the sum of **€742,363.39** being the appropriate contribution to be applied to this development in accordance with the Development Contribution Scheme adopted by Kildare County Council on 5th November 2015 in accordance with Section 48 of the Planning and Development Act 2000 as amended. Payments of contributions are strictly in accordance with Section 13 of Development Contribution Scheme adopted by Kildare County Council on 5th November 2015.

Note: Please note water and wastewater development contribution charges now form part of the water connection agreement, if applicable, with Irish Water.

Reason: It is considered reasonable that the developer should make a contribution in respect of public infrastructure and facilities benefiting development in the area of the Planning Authority.

ADVICE NOTE TO APPLICANTS

All applicants are advised to make themselves aware of the requirements of the Building Control (Amendment) Regulations (S.I. No 9) 2014 which comes into effect on 1/3/2014 and the Construction Products Regulations (CPR) (Regulation (EU) no. 305/2011) which came into effect on 1/7/2013. Information leaflets can be viewed or downloaded on the council's website <http://kildare.ie/CountyCouncil/Planning/BuildingControlDepartment/> or the Department of the Environment Community and Local Government website <http://www.environ.ie/en/>

Kildare Coounty Council - Inspection Purposes Only

Kildare Coounty Council - Inspection Purposes Only

Comhairle Contae Chill Dara
Kildare County Council



Date: 20/09/2020
Pl. Ref: 20/60

EFIV Irish Property ICAV
Tom Phillips & Associates,
80 Harcourt Street,
Dublin 2,
DO2 F449.

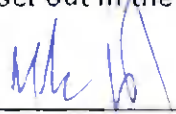
Planning Register Number: 20/60 ABP:307312-20
Application Receipt Date: 28/01/2020

RETENTION The proposed development specifically relates to Building No. 3 and Building No. 4 located to the north-east of the centre of the site. (No alteration to the balance of the development is sought by this Application). The development for which retention permission is sought consists of: the change of use of Building No. 3 from its permitted warehouse use (Reg. Ref. 95/923) to manufacturing use (4,421 sq. m gross floor area including ancillary offices at ground floor and first floor level); and the change of use of part of Building No. 4 from its permitted manufacturing use (Reg. Ref. 95/923) to office use (9,002 sq. m gross floor area). The development for which retention permission is sought also consists of: the provision of ancillary office space at first floor level within Building No. 4 (246 sq. m gross floor area); and all other associated site development works above and below ground. The site is principally bounded by; Barnhall Road to the north; Celbridge Road to the east; Barnhall Rugby Football Club to the south; and by grounds associated with Castletown House to the west

AT At a site of c. 80.56 hectares, at Liffey Business Campus (formerly known as the Hewlett Packard Campus), Barnhall Road, Leixlip, Co. Kildare. **IN ACCORDANCE WITH THE PLANS SUBMITTED WITH THE APPLICATION**

In pursuance of the powers conferred upon them by the Planning & Development Act 2000 (as amended), Kildare County Council have by Order dated 23/03/2020 and as amended by An Bord Pleanála Order dated 20/09/2020 **GRANTED RETENTION** to the above named, for the above development subject to 6 conditions set out in the attached schedule

Date: 20/09/2020

Signed: 

Senior Executive Officer, Planning
Kildare County Council.

NOTE: The permission herein granted shall, on the expiration of the period of 5 years beginning on the date of the granting of permission, cease to have effect as regards:

- (1) In case the development to which the permission relates is not commenced during the period, the entire development, and
- (2) In case such development is so commenced, so much thereof as is not completed within that period.

It should be noted that outline permission will cease to have effect after a period of 3 years and also that such permission is subject to the subsequent grant of permission consequent on the grant of permission by the Planning Authority and that until such permission has been obtained to detailed plans of the development proposed, the development is **NOT AUTHORISED**.



An
Bord
Pleanála

Board Order
ABP-307312-20

Planning and Development Acts 2000 to 2019

Planning Authority: Kildare County Council

Planning Register Reference Number: 20/60

Appeal by EFIV Irish Property ICAV care of Tom Phillips and Associates of 80 Harcourt Street, Dublin in relation to the application by Kildare County Council of the terms of the Development Contribution Scheme made for the area in respect of condition number 6 of its decision made on the 23rd day of March, 2020.

Proposed Development: The proposed development specifically relates to Building Number 3 and Building Number 4 located to the north-east of the centre of the site. (No alteration to the balance of the development is sought by this Application). The development for which retention permission is sought consists of: the change of use of Building Number 3 from its permitted warehouse use (Register Reference Number 95/923) to manufacturing use (4,421 square metres gross floor area including ancillary offices at ground floor and first floor level); and the change of use of part of Building Number 4 from its permitted manufacturing use (Register Reference Number 95/923) to office use (9,002 square metres gross floor area). The development for which retention permission is sought also consists of: the provision of ancillary office space at first floor level within Building Number 4 (246 square metres gross floor area); and all other associated site development works above and below

ground. The site is principally bounded by; Barnhall Road to the north; Celbridge Road to the east; Barnhall Rugby Football Club to the south; and by grounds associated with Castletown House to the west at Liffey Business Campus (formerly known as the Hewlett Packard Campus), Barnhall Road, Leixlip, County Kildare.

Decision

The Board, in accordance with section 48 of the Planning and Development Act, 2000, as amended, considered, based on the reasons and considerations set out below, that the terms of the Development Contribution Scheme for the area had not been properly applied in respect of condition number 6 and directs the said Council to AMEND condition number 6 so that it shall be as follows for the reason stated.

6. The developer shall pay to the planning authority a financial contribution of €22,538.65 (twenty-two thousand five hundred and thirty-eight euro and 65 cent) in respect of public infrastructure and facilities benefitting development in 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 made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. The application of any indexation required by this condition shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.

Reasons and Considerations

Having regard to:

- The provisions of the Kildare County Council Development Contribution Scheme 2015-2022; and
- The nature of the permitted and existing developments on the site;

The Board considers that the terms of the Development Contribution Scheme has not been properly applied and Condition Number 6 shall be amended.

Matters Considered

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

Terry Prendergast
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board

Dated this day of 2020



An
Bord
Pleanála

Inspector's Report

ABP-307312-20

Development	Change of use of Building No. 3 and part of Building No. 4
Location	Liffey Business Campus, Barnhall Road, Leixlip, Co. Kildare
Planning Authority	Kildare County Council
Planning Authority Reg. Ref.	20/60
Applicant	EFIV Irish Property ICAV
Type of Application	Permission for Retention
Planning Authority Decision	Grant Permission for Retention
Type of Appeal	First Party v Development Contribution Only
Appellant	EFIV Irish Property ICAV
Observer(s)	None
Date of Site Inspection	25.08.2020
Inspector	Anthony Kelly

1.0 Introduction

- 1.1. This report relates to a first-party appeal against Condition No. 6 of the planning authority decision to grant permission for retention for the development. Condition No. 6 refers to the payment of a development contribution of €742,363.39 in accordance with the Kildare County Council Development Contribution Scheme 2015-2022. Section 48(10)(b) of the Planning & Development Act, 2000 (as amended) states that an appeal may be brought to the Board where an applicant considers that the terms of the development contribution scheme have not been properly applied.

2.0 Site Location and Description

- 2.1. Liffey Business Campus is south of the built-up urban area of Leixlip and on the opposite side of the M4 motorway in north east Co. Kildare.
- 2.2. The application relates to Building Nos. 3 and 4 which are in the north east area of the built footprint of the campus. There is extensive car parking and landscaping within the campus. The campus was formerly the Hewlett Packard campus.
- 2.3. The overall site has a stated area of approx. 80.56 hectares.

3.0 Proposed Development

- 3.1. The application is for permission for retention for:
- The change of use of Building No. 3 from permitted warehouse use to manufacturing use (4,421sqm gross floor area including ancillary offices).
 - The change of use of part of Building 4 from permitted manufacturing use to office use (9,002sqm).
 - Ancillary office space at first floor level in Building 4 (246sqm gross floor area).
- 3.2. In addition to standard planning application plans and particulars the application was accompanied by a detailed cover letter and a 'Transport Assessment'.

4.0 Planning Authority Decision

4.1. Decision

The planning authority decided to grant permission subject to six conditions. Condition No. 6 requires the payment of a development contribution as follows:

6. The Applicant/Developer to pay to Kildare County Council the sum of €742,363.39 being the appropriate contribution to be applied to this development in accordance with the Development Contribution Scheme adopted by Kildare County Council on 5th November 2015 in accordance with Section 48 of the Planning and Development Act 2000 as amended. Payments of contributions are strictly in accordance with Section 13 of Development Contribution Scheme adopted by Kildare County Council on 5th November 2015.

Note: Please note water and wastewater development contribution charges now form part of the water connection agreement, if applicable, with Irish Water.

Reason: It is considered reasonable that the developer should make a contribution in respect of public infrastructure and facilities benefitting development in the area of the Planning Authority.

4.2. Planning Authority Reports

- 4.2.1. The Planning Officer's report is the basis for the decision. It states that, having regard to the nature, extent and design of the development and the zoning objective, the development for retention does not seriously injure the amenities of the area or property in the vicinity and would be in accordance with the Kildare County Development Plan 2017-2023, the Leixlip Local Area Plan 2020-2026 and the proper planning and sustainable development of the area.
- 4.2.2. The Planning Officer's report recommends five conditions. No development contribution condition was included and no reference to development contributions was made within the report.

4.2.3. Other Technical Reports

Area Engineer – No objection subject to conditions.

Transportation Department – Further information recommended relating to car parking and addressing pedestrian, cycling and roads objectives in the Leixlip Local Area Plan.

Environment – No objection subject to conditions.

Environmental Health Officer – No objection subject to conditions.

Chief Fire Officer – No objection subject to a condition.

Water Services – No objection subject to a condition.

National Roads Office (NRO) – Further information recommended relating to traffic modelling assessments and potential for driver distraction.

4.3. **Prescribed Bodies**

Transport Infrastructure Ireland (TII) – No observations to make.

Inland Fisheries Ireland – Comments provided.

4.4. **Third Party Observations**

4.4.1. None.

5.0 **Planning History**

5.1.1. The parent permission for the development is:

P.A. Reg. Ref. 95/923 – Permission was granted in 1995 for a manufacturing facility of 42,640sqm for industrial purposes on an 80.56 hectares site. Building No. 3 was granted as a warehouse and Building No. 4 was granted as a manufacturing area.

5.1.2. A 'Planning History Overview' is provided as Appendix A to the applicant's cover letter.

6.0 Policy Context

6.1. Leixlip Local Area Plan 2020-2023

- 6.1.1. This Plan was prepared on foot of a Ministerial Direction issued in regard to the 2017-2023 Local Area Plan.
- 6.1.2. The site is in an area zoned 'H: Industry and Warehousing' which has a zoning objective 'to provide for industry, manufacturing, distribution and warehousing'. Light industry and general industry are both permitted in principle, and offices are open for consideration, under the land use zoning matrix.
- 6.1.3. Section 6.2.1 (Supporting Employment Growth) of the Plan states that 'the Liffey Business Campus at Barnhall comprises the Hewlett Packard (HP) site which is now occupied by a number of small and medium enterprises. Given the size and scale of the former HP campus it is an objective of the Council to work with local and national agencies to ensure the site can be redeveloped in an appropriate manner and remain a key employment hub for Leixlip and the Dublin Metropolitan Area'.

6.2. Kildare County Council Development Contribution Scheme 2015-2022

- 6.2.1. Section 8 (Level of General Contributions for Kildare County Council effective from adoption of this Scheme) (iii) (Commercial Development (including Warehousing/Industrial and Commercial extensions)) gives a rate per square metre of €43.46 between 0-250sqm, €54.31 per square metre between 251-3,000sqm and €61.55 per square metre for development over 3,000sqm.
- 6.2.2. Section 9 (Modification/Retention Applications) (b) (Retention) states:
 - (i) Development Contributions will not be applied where a valid application is received for retention of minor alterations (as determined by the Planning Authority) and where there is no increase in floor area.
 - (ii) Development contributions in respect of retention applications will be applied at the rate of "standard" applications for planning permission.
 - (iii) Where development contributions have not previously been paid, applications for retention of development will have contributions applied, based on the proposed floor area of the permitted development...

- (iv) An application to retain an extended area to that previously granted, where contributions have been previously paid in full will have contributions applied to the extended floor area only. No exemptions will apply and charges will be based on the total extended floor area granted. The rate of contributions applicable will be based on the current contributions scheme in place at time permission is granted.

6.2.3. Section 12 (Exemptions and Reduced Contributions) (g) (Change of Use) states the Council will grant a 100% reduction in contribution charges where the development does not lead to the need for new or upgraded infrastructure/services or significant intensification of demand placed on existing infrastructure.

6.2.4. Section 12 (Exemptions and Reduced Contributions) (q) (Retention Permission) states no exemptions or waivers shall apply to any developments subject to retention permission save where it applies to a previously permitted development e.g. temporary permission.

6.3. Natural Heritage Designations

6.3.1. The closest Natura 2000 site to the subject buildings is Rye Water Valley SAC approx. 1.6km to the north and north east. The closest heritage area is Royal Canal pNHA approx. 1.45km to the north.

7.0 The Appeal

7.1. Grounds of Appeal

The main points made can be summarised as follows:

- Condition 6 has been incorrectly applied and does not conform to the Scheme.
- Buildings 3 and 4 have already been levied for development contributions in the parent permission. They have been paid in full and it is understood that this is not disputed. The application of Condition 6 is onerous and inequitable.

- The warehouse (Building 3) permitted under P.A. Reg. Ref. 95/923 had a floor area of 4,252sqm. The manufacturing building (Building 4) had a floor area of 11,781sqm; a total of 16,033sqm.

Under the current application for retention, Building 3 (manufacturing) has a floor area of 4,421sqm, Building 4 (in manufacturing use) has a floor area of 3,025sqm and Building 4 (in office use) has a floor area of 9,002sqm; a total of 16,448sqm.

It is requested the amount payable is reduced to €22,538.65 relating to the overall 415sqm increase in gross floor area (16,448sqm – 16,033sqm).

- Section 9(b)(iv) of the Scheme stipulates an application to retain an extended area to that previously granted, where contributions have been previously paid, will have contributions applied to the extended floor area only. The contribution rate should only be charged on this extended 415sqm floor area. The applicable contribution is the same whether it is office or manufacturing.
- The permitted floor area was warehousing and manufacturing. The Scheme treats office, warehousing and manufacturing as the same, 'commercial development', therefore charging the development contribution again would result in double charging. The 'Development Contributions Guidelines for Planning Authorities' (2013) states the practise of double charging is inconsistent with both the primary objective of levying contributions and with the spirit of capturing 'planning gain' in an equitable manner.
- The Development Contributions Sheet provided by the planning authority (attached as Appendix A to the grounds of appeal) states that a waiver is available for change of use permissions once it does not lead to an increase in floor area or to an increase in demands placed on existing infrastructure. The Sheet provided states that 'as the proposed development will lead to an intensification on the demands placed on existing infrastructure, development contributions will apply'. This is incorrect and the proposal has been misinterpreted. There is a net decrease in warehousing of 4,252sqm, a net decrease in manufacturing of 4,335sqm and a net increase in office space of 9,002sqm. The office space has approx. 100 no. people on site, approx. 1

person per 90sqm, which is an extremely high ratio. As a result of this low intensity it is more likely that there will be a substantial decrease in demand.

- Section 12(k) of the Scheme, which relates to redevelopment, could also apply.
- Section 12(q) of the Scheme relates to retention permission. It is clear that where a development has previously been permitted i.e. the 16,033sqm, then exemptions or waivers shall apply. This exemption seeks to avoid a scenario where contributions are levied against a development that has already been subject to charges.
- The applicant understands that the levy was calculated as follows: Building 3 (manufacturing) 4,421sqm + Building 4 (office) 9,002sqm + Building 4 (ancillary office) 246sqm = 13,669sqm. This includes floor area that has already been subject to a development contribution. Building 3 has also been included as a new use even though there will be a net decrease in manufacturing. The contribution should only be applied to the new commercial floor area which is 415sqm and at €54.31 per sqm gives a total of €22,538.65.

7.2. Planning Authority Response

7.2.1. No comment.

7.3. Observations

7.3.1. None.

8.0 Assessment

8.1. The facility was originally owned and operated by Hewlett Packard primarily as a print cartridge manufacturing business. This was closed in 2017 though Hewlett Packard Enterprise, focusing on business and services, remains on campus. The applicant purchased the property in 2018 and, as part of the due diligence process, it was noted that Building Nos. 3 and 4 were not being used for the purposes permitted under P.A. Reg. Ref. 95/923. The purpose of the application is to regularise the planning status. The manufacturer is MGS, specialising in plastics moulding and tooling, and have

been operating at this location since 2010. The operator of the office space is GES which specialises in the provision of office space as a disaster recovery facility which provides larger companies, generally in the financial and industrial sector, with fully functional back up offices in the event their primary premises are not suitable because of, for example, weather events or power cuts. It has been a tenant since 2011.

- 8.2. A Transport Assessment was submitted with the application. The number of car parking spaces on site is 1,570. They are unallocated spaces and the utilisation of spaces is generally below 85%. The Council's maximum parking requirements for new developments suggests a maximum of 1,822 spaces could be provided for the overall floor area of 135,805sqm. As the current provision falls below the maximum standard the Transport Assessment considers it is policy compliant. Database figures provided suggest the current uses would generate significantly more trips than the permitted uses for the two buildings; 251 no. AM trips and 318 no. PM trips (569 no.) as opposed to 138 no. AM trips and 100 no. PM trips (238 no.). It is noted in the Transport Assessment that these additional trips are already on the network.
- 8.3. The planning authority Planning Report contains no reference to development contributions. The development contribution condition was not recommended in this report but was included in the decision to grant permission. A contribution of €742,363.39 was cited. Appendix A of the grounds of appeal contains what is purported to be the Development Contributions Sheet provided by the planning authority. This is the only document which refers to the development contribution and how or why it was applied. This calculates the contribution by multiplying an area of 13,669sqm x €54.31 rate per sqm. The 13,669sqm area is the floor area subject of the application. It is unclear why the €54.31 rate per sqm (for gross floor areas of between 251sqm-3,000sqm) was used rather than the €61.55 rate per square metre for gross floor areas of more than 3,000sqm.
- 8.4. The planning application under which Buildings 3 and 4 were permitted and constructed was P.A. Reg. Ref. 95/923. It is stated applicable contributions have been paid in full and this has not been disputed by the planning authority. Under Section 8(iii) of the current Scheme there is no differentiation in types of commercial development e.g. warehousing, manufacturing or office, in terms of the rate of charge per square metre. Therefore, in the current application, the type of use is not relevant as it is all considered 'commercial development'.

8.5. Section 9(b) of the Scheme relates to retention applications.

- Subsection (i) states contributions will not be applied for retention of minor alterations and where there is no increase in floor area. I do not consider the application to comply with this as I do not consider the application to be for minor alterations and an increase in floor area is involved, albeit internally.
- Subsection (ii) states there is no additional levy/charge for retention applications.
- Subsection (iii) does not apply because development contributions have previously been paid.
- Subsection (iv) states that where an application is made to retain an extended area to that granted, where contributions have been paid, the contributions will apply only to the extended floor area. There will be no exemption.

Having regard to Section 9(b) I consider that the 'new' area constructed is liable for development contributions. That area is 415sqm i.e. the first floor office spaces in Buildings 3 and 4. The ground floor areas to the buildings have not been extended and the Scheme makes no differentiation between the specific uses.

8.6. Subsection 12(g) of the Scheme provides for a 100% reduction for a change of use permission where the development does not lead to the need for new or upgraded infrastructure/services or significant intensification of demand placed on existing infrastructure (the Development Contribution Sheet attached to the grounds of appeal misquotes the specific wording of Section 12(g)). I do not consider that the change from warehousing and manufacturing to manufacturing and office space respectively, in two buildings within a substantial campus in a zoned part of the Dublin metropolitan area, could be considered to comprise a significant intensification of demand placed on existing infrastructure. In this regard I note that there was no concern raised by the planning authority's Environment Section, Water Services Section or the Area Engineer and permission was granted without seeking further information as recommended by the Transportation Department and NRO. I also note that TII did not raise a concern. Therefore, I do not concur with the planning authority position, as set out in the Development Contribution Sheet, that the development will lead to an intensification on the demands placed on existing infrastructure.

- 8.7. I do not consider the development can be considered a redevelopment project as suggested in the grounds of appeal (Section 12(k) of the Scheme). The same development remains in situ, it has not been replaced. In relation to Section 12(q), the original grant of permission granted the first phase of the overall campus including the 16,033sqm floor area in Building Nos. 3 and 4 and development contributions were paid.
- 8.8. Having regard to the foregoing, I consider that the previously permitted floor areas, where development contributions have already been paid and where the change of use does not lead to new or upgraded infrastructure or services or to a significant intensification of demand on existing services, is not liable to be charged a second time under the terms of the Scheme. Therefore, I consider that the floor area provided subsequent to P.A. Reg. Ref. 95/923, which is 415sqm, is liable for development contributions under the terms of the Scheme. This results in an amended development contribution of €22,538.65 (415sqm x €54.31 per sqm).

9.0 Recommendation

I recommend that Kildare County Council be directed to amend Condition No. 6 on the grounds that the terms of the Development Contribution Scheme 2015-2022 have not been properly applied.

10.0 Reasons and Considerations

Having regard to:

- The provisions of the Kildare County Council Development Contribution Scheme 2015-2022; and
- The nature of the permitted and existing developments;

The Board considers that the terms of the Development Contribution Scheme has not been properly applied and Condition No. 6 shall be amended as follows;

The developer shall pay to the planning authority a financial contribution of €22,538.65 (twenty two thousand five hundred and thirty eight euro and 65 cent) in respect of public infrastructure and facilities benefitting development in 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 made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. The application of any indexation required by this condition shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.

Anthony Kelly

Planning Inspector

10.09.2020



An
Bord
Pleanála

Board Direction

BD-006500-20

ABP-307312-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 18/09/2020.

The Board treated this case under section 48 of the Planning and Development Act, 2000, as amended. The Board also decided that the planning authority be directed, as follows:

Amend condition 6 as follows.

Reasons and Considerations as follows.

Reasons and Considerations

Having regard to:

- The provisions of the Kildare County Council Development Contribution Scheme 2015-2022; and
- The nature of the permitted and existing developments on the site;

The Board considers that the terms of the Development Contribution Scheme has not been properly applied and Condition No. 6 shall be amended as follows;

The developer shall pay to the planning authority a financial contribution of €22,538.65 (twenty two thousand five hundred and thirty eight euro and 65 cent) in respect of public infrastructure and facilities benefitting development in 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 made under

section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. The application of any indexation required by this condition shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.

Board Member:

Date: 18/09/2020

Terry Prendergast

Planning Ref: 13/975

Planner(s) Report

Planning Decision

Managers Order

Final Grant

6/2

FI
due
11/2.**KILDARE COUNTY COUNCIL****PLANNING DEPARTMENT**

Planning Report 1



Pl. Ref No: 13/0975

Name of Applicant	MGS Manufacturing Group Ltd.
Address of Development	Building 3, Liffeypark Technology Campus, Barnhall Road, Leixlip
Type of Permission:	Permission
Type of Development:	4 silos
Date inspected:	05.02.2014
Due Date	11.02.2014

Description of Proposed Development

The applicant is applying for the erection of four 3m diameter x 10m high raw material storage silos in the open yard to the rear of Buildings 2, 3 and 4 to include all associated site works.

Site Location / Context

The location of the proposed silos is within the built-up Hewlett Packard plant in south west Leixlip. They are to be located in a row in the outside area of Building 3.



Built / Natural Heritage

The development comprises four silos within the built fabric of a substantial industrial complex built on a greenfield site and therefore the proposed development will not impact any built heritage item.

An AA Screening Report has been prepared for this application and it is attached to the rear of this planning report. This indicates a Natura Impact Assessment is not required.

Internal Reports

This application was referred to the following, reports received as indicated below. Please refer to the specific report on file should further details be required.

Area Engineer:	Report received. No comment made.
Water Services:	Report received. No objection subject to conditions.
Environment:	Report received. FI recommended on the type of material to be stored and the requirement for bunding.
CFO:	Report received. FI recommended on the nature of the material to be stored and fire safety measures being installed.
EHO:	Report received. No objection.

Submissions & Observations / Representations

None on file and none scanned on SoftCo.

Relevant Planning History

There has been no previous relatively recent valid planning application on the landholding.

Policy Context

Kildare County Development Plan 2011 – 2017

Summary of Key Planning Issues and Assessment

The planning application is for four silos, 10m high located within the built footprint of the Hewlett Packard site. No cover letter or other documentation has been received outlining the background to this planning application. The applicant is leasing the subject area from Hewlett Packard. In the context of the existing scale of development the proposed silos are limited. Buildings within 20m of the proposed silos are c.17.5m in height.

Both the Environment Section and the CFO have recommended FI to clarify further the nature of the material to be stored. In the application form the applicant merely states "silos for storage of plastic pellets".

Conclusion

- While the development is acceptable in principle the Environment Section and CFO have recommended FI is sought.

Recommendation:

Further information is recommended.

1. FI (as amended) as per the Environment Section report dated 15.01.2014.
2. Item 2 as per CFO report dated 21.01.2014.


Anthony Kelly
Executive Planner
05.02.2014

FI
env.
Cf No.2 only

Kildare Coounty Council - Inspection Purposes Only



APPROPRIATE ASSESSMENT SCREENING REPORT AND CONCLUSION STATEMENT

(A) Project Details

Planning File Ref	13/975
Applicant name	MGS Manufacturing Group Ltd.
Development Location	Hewlett Packard site, Leixlip
Site size	
Application accompanied by an EIS (Yes/No)	No
Distance from relevant Natura 2000 site in km	Rye Water Valley / Carton SAC c.1.6km to the north east
Description of the project/proposed development Permission for 4 silos	

(B) Identification of Natura 2000 sites which may be impacted by the proposed development

			Yes/No
			If answer is yes, identify list name of Natura 2000 site likely to be impacted.
1	Impacts on sites designated for freshwater habitats or species. <u>Sites to consider:</u> River Barrow and Nore, Rye Water/Carton Valley, Pollardstown Fen, Ballynafagh Lake	<i>Is the development within a Special Area of Conservation whose qualifying interests include freshwater habitats and/or species, or in the catchment (upstream or downstream) of same?</i>	No
2	Impacts on sites designated for wetland habitats - bogs, fens, marshes and heath. <u>Sites to consider:</u> River Barrow and Nore, Rye Water/Carton Valley, Pollardstown Fen, Mouds Bog, Ballynafagh Bog, Red Bog, Ballynafagh Lake	<i>Is the development within a Special Area of Conservation whose qualifying interests include wetland habitats (bog, marsh, fen or heath), or within 1 km of same?</i>	No
3	Impacts on designated terrestrial habitats.	<i>Is the development within a Special Area of Conservation whose qualifying interests</i>	No

	Sites to consider: River Barrow and Nore, Rye Water/Carton Valley, Pollardstown Fen, Ballynafagh Lake	<i>include woodlands, dunes or grasslands, or within 100m of same?</i>	
4	Impacts on birds in SPAs Sites to consider: Poulaphouca Reservoir	<i>Is the development within a Special Protection Area, or within 5 km of same?</i>	No

Conclusion:

If the answer to all of the above is **No**, significant impacts can be ruled out for habitats and bird species.

No further assessment in relation to habitats or birds is required.

If the answer is **Yes** refer to the relevant sections of **C**.

(G) SCREENING CONCLUSION STATEMENT

Selected relevant category for project assessed by ticking box.

1	AA is not required because the project is directly connected with/necessary to the conservation management of the site	
2	No potential significant affects/AA is not required	XX
3	Significant effects are certain, likely or uncertain. Seek a Natura Impact Statement Reject proposal. (Reject if potentially damaging/inappropriate)	

Justify why it falls into relevant category above (based on information in above tables)

The planning application is for four silos within the built fabric of the Hewlett Packard site. No foul or significant additional surface water will result. The only relevant Natura 2000 site is the Rye Water Valley / Carton SAC in the centre of Leixlip and, notwithstanding the insignificant impact of the proposed development, there is no source-pathway-receptor link. Having regard to the distances involved and the relatively limited scale of the proposed development there will be no impact on any Natura 2000 site and a Natura Impact Statement is not required.

Name:	Anthony Kelly
Position	Executive Planner
Date:	05.02.2014

14/3

Grant
19/3

KILDARE COUNTY COUNCIL

PLANNING DEPARTMENT

Planning Report 2



Pl. Ref No: 13/0975

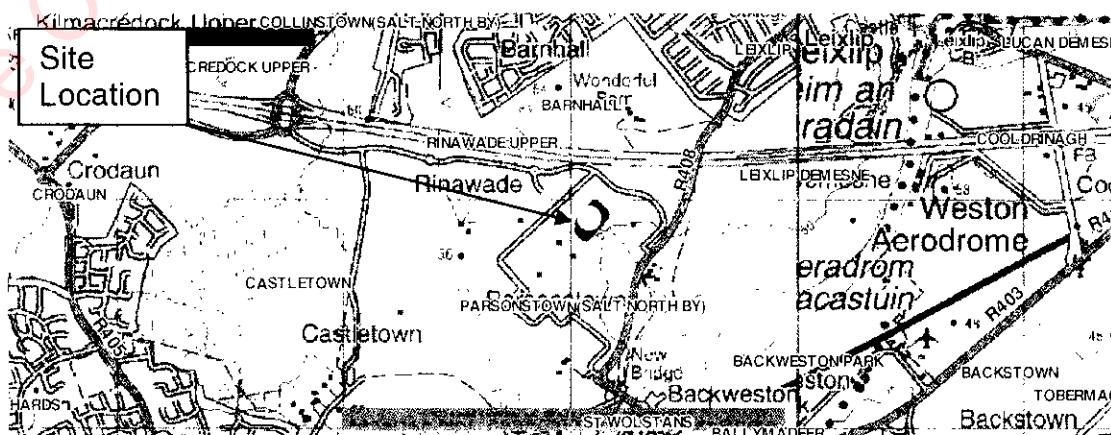
Name of Applicant	MGS Manufacturing Group Ltd.
Address of Development	Building 3, Liffeypark Technology Campus, Barnhall Road, Leixlip
Type of Permission:	Permission
Type of Development:	4 silos
Date inspected:	05.02.2014
Due Date	19.03.2014

Description of Proposed Development

The applicant is applying for the erection of four 3m diameter x 10m high raw material storage silos in the open yard to the rear of Buildings 2, 3 and 4 to include all associated site works.

Site Location / Context

The location of the proposed silos is within the built-up Hewlett Packard plant in south west Leixlip. They are to be located in a row in the outside area of Building 3.



Built / Natural Heritage

The development comprises four silos within the built fabric of a substantial industrial complex built on a greenfield site and therefore the proposed development will not impact any built heritage item.

An AA Screening Report has been prepared for this application and it is attached to the rear of the first planning report. This indicates a Natura Impact Assessment is not required.

Previous Planning Report

This application has been the subject of a previous report, which is on file and should be read in conjunction with this report. FI was sought as follows (it should be noted the FI sought is not as recommended in the first planning report):

1. Amended FI as per the Environment Section report dated 15.01.2014.
2. Amended FI as per Item 2 of CFO report dated 21.01.2014.

Response – The applicant has stated that a 200mm thick 900mm high bund wall is proposed. A Fire Safety Engineer has indicated that the development has no implication for compliance with the relevant building code. The updated Environment Section and CFO reports have not been received to date.

Internal Reports

This application was referred to the following, reports received as indicated below. Please refer to the specific report on file should further details be required.

Area Engineer:	Report received. No comment made.
Water Services:	Report received. No objection subject to conditions.
Environment:	No updated report received to date on FI response.
CFO:	No updated report received to date on FI response.
EHO:	Report received. No objection.

Submissions & Observations / Representations

None on file and none scanned on SoftCo.

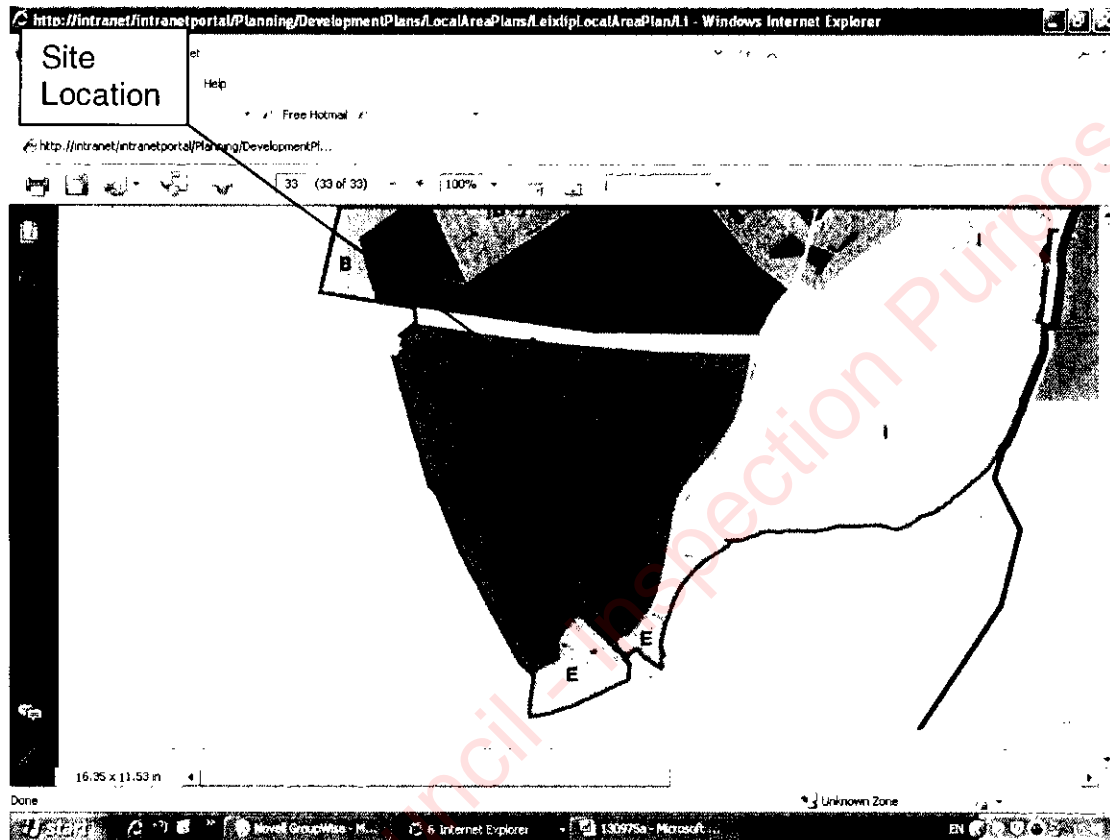
Relevant Planning History

There has been no previous relatively recent valid planning application on the landholding.

Policy Context

Leixlip Local Area Plan 2010

The site is in an area zoned 'H: Industrial and Warehousing' under the LAP. The zoning objective is "to provide for office, warehousing and industrial development".



Summary of Key Planning Issues and Assessment

The planning application is for four silos, 10m high located within the built footprint of the Hewlett Packard site. No cover letter or other documentation has been received outlining the background to this planning application. The applicant is leasing the subject area from Hewlett Packard. In the context of the existing scale of development the proposed silos are limited. Buildings within 20m of the proposed silos are c.17.5m in height.

Both the Environment Section and the CFO have recommended FI. Their updated reports are not available to date. In the documentation the applicant states the silos will be used for the storage of polypropylene pellets.

Conclusion

The development is considered acceptable subject to the provisions of the outstanding Environment Section and CFO reports.

Recommendation:

A grant of permission is recommended.

Schedule 1 – Considerations and Reasons on which this Decision is based as required by Article 31 of the Planning and Development Regulations 2001.

Having regard to the nature and design of the proposed development, the character of adjoining development and the zoning of the site within the designated development boundary of Leixlip, it is considered that, subject to compliance with the conditions attached, the proposed development would not seriously injure the amenities of the area or of property in the vicinity and would be in accordance with the proper planning and sustainable development of the area.

Schedule 2 – Conditions

1. The development shall be carried out in accordance with the documentation received by the planning authority on 12.12.2013 as amended on 20.02.2014 except as may be amended by conditions hereunder.

Reason: To enable the planning authority to check the proposed development when completed, by reference to approved particulars.

2. The silos shall be externally clad/finished in material coloured to match adjoining structures.

Reason: In the interests of visual amenity.

- ✓ 3. Condition 2 only as per Water Services Section report dated 17.01.2014.

4. Levies as / if required.

N/A .

Note to Planning Administration: Please do not issue until all outstanding reports have been received to ascertain their requirements on this application.


Anthony Kelly
Executive Planner
10.03.2014

A. Brangan
SEP

Date: 14/03/2014
Pl. Ref.: 13/975

Comhairle Contae Chill Dara Kildare County Council



REGISTERED POST

MGS Manufacturing Group Ltd
N. J. O'Gorman & Associates
5 Adelaide Court
Adelaide Road
Dublin 2


Notification of a decision under Section 34 of the Planning & Development Act 2000-2012

Planning Register Number: 13/975
Application Received Date: 09/12/2013
Further Information Received Date: 20/02/2014

In pursuance of the powers conferred upon them by the above-mentioned Acts, Kildare County Council have by Order dated 14/03/2014 decided to **GRANT PERMISSION** to the above named for the development of land in accordance with the documents submitted namely:- the erection of four 3m.diameter x 10m. high raw material storage silos in the open yard to the rear of Buildings 2,3 and 4, to include all associated site works at **Building 3, Liffeypark Technology Campus Barnhall Road Leixlip Co Kildare** subject to 3 **conditions** set out in the schedule attached.

The reason for the imposition of the said conditions are also included. The Planning Authority have had regard to any submissions or representations made on this file. If there is no appeal against the said decision a **grant of permission** in accordance with the decision will be issued after the expiration of the period within which an appeal may be made to An Bord Pleanala (see footnote). It should be noted that until a grant of permission has been issued the development in question is NOT AUTHORISED and work should not commence.

Date: 14/03/2014


Senior Executive Officer, Planning
Kildare County Council

PLEASE ARRANGE TO REMOVE SITE NOTICE

Any appeal against the decision of a Planning Authority under Section 37 of the Planning and Development Act 2000-2012 may be made to An Bord Pleanala, 64 Marlborough Street, Dublin 1. First and third party objections must be received by the Bord within 4 weeks beginning on the day of making the decision by the Planning Authority. The appeal must be fully complete from the start - you are not permitted to submit any part of it later, even within the time limit.

Any appeal made within the statutory appeal period to An Bord Pleanala will be invalid unless accompanied by

- 1 Confirmation of submission to Planning Authority
- 2 The correct statutory fee, (Fees payable to the Bord on or after 5th September, 2011)
 - i. Appeal by 1st party relating to commercial development where the application included the retention of development - €4,500 or €9,000 if an EIS or NIS involved.
 - ii. Appeal by 1st party relating to commercial development (no retention element in application) - €1,500 or €3,000 if EIS or NIS involved.
 - iii. Appeal by 1st party non-commercial development where the application included the retention of development - €660
 - iv. Appeal by 1st Party solely against contribution condition(s) – (2000 Act and amendments Section 48 or 49) - €220
 - v. Appeal following grant of leave to appeal
 - vi. An Appeal other than referred to in (i) to (v) above - €220

This guide does not purport to be a legal interpretation of the fees payable to the Bord. Please contact the Bord for further information.

**RE: / Planning Permission is sought for the erection of four 3m.diameter x 10m. high raw material storage silos in the open yard to the rear of Buildings 2,3 and 4, to include all associated site works at Building 3, Liffeypark Technology Campus, Barnhall Road, Leixlip, Co. Kildare.
MGS Manufacturing Group Ltd 13/975**

Schedule 1 – Considerations and Reasons on which this Decision is based as required by Article 31 of the Planning and Development Regulations 2001.

Having regard to the nature and design of the proposed development, the character of adjoining development and the zoning of the site within the designated development boundary of Leixlip, it is considered that, subject to compliance with the conditions attached, the proposed development would not seriously injure the amenities of the area or of property in the vicinity and would be in accordance with the proper planning and sustainable development of the area.

Schedule 2 – Conditions

1. The development shall be carried out in accordance with the documentation received by the planning authority on 12.12.2013 as amended on 20.02.2014 except as may be amended by conditions hereunder.

Reason: To enable the planning authority to check the proposed development when completed, by reference to approved particulars.

2. The silos shall be externally clad/finished in material coloured to match adjoining structures.

Reason: In the interests of visual amenity.

3. Only clean uncontaminated surface water from the development shall be discharged to the surface water system. No surface water shall be disposed of to the foul system.

Reason: To avoid pollution and to ensure proper development.

Comhairle Contae Chill Dara
Kildare County Council



Date: 14/04/2014
Pl. Ref: 13/975

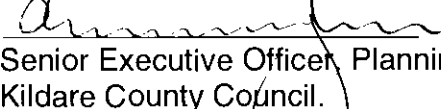
MGS Manufacturing Group Ltd
N. J. O'Gorman & Associates
5 Adelaide Court
Adelaide Road
Dublin 2

Planning Register Number: 13/975
Application Receipt Date: 09/12/2013

PERMISSION The development will consist of the erection of four 3m.diameter x 10m. high raw material storage silos in the open yard to the rear of Buildings 2,3 and 4, to include all associated site works AT Building 3, Liffeypark Technology Campus Barnhall Road Leixlip Co Kildare IN ACCORDANCE WITH THE PLANS SUBMITTED WITH THE APPLICATION.

In pursuance of the powers conferred upon them by the Planning and Development Act 2000-2012, Kildare County Council have by Order dated 14/03/2014 GRANTED PERMISSION to the above named, for the above development subject to 3 conditions set out in the attached schedule

Date: 14/04/2014

Signed: 
Senior Executive Officer, Planning
Kildare County Council.

NOTE: The permission herein granted shall, on the expiration of the period of 5 years beginning on the date of the granting of permission, cease to have effect as regards:

- (1) In case the development to which the permission relates is not commenced during the period, the entire development, and
- (2) In case such development is so commenced, so much thereof as is not completed within that period.

It should be noted that outline permission will cease to have effect after a period of 3 years and also that such permission is subject to the subsequent grant of permission consequent on the grant of permission by the Planning Authority and that until such permission has been obtained to detailed plans of the development proposed, the development is NOT AUTHORISED.

**RE: / Planning Permission is sought for the erection of four 3m.diameter x 10m. high raw material storage silos in the open yard to the rear of Buildings 2,3 and 4, to include all associated site works at Building 3, Liffeypark Technology Campus, Barnhall Road, Leixlip, Co. Kildare.
MGS Manufacturing Group Ltd 13/975**

Schedule 1 – Considerations and Reasons on which this Decision is based as required by Article 31 of the Planning and Development Regulations 2001.

Having regard to the nature and design of the proposed development, the character of adjoining development and the zoning of the site within the designated development boundary of Leixlip, it is considered that, subject to compliance with the conditions attached, the proposed development would not seriously injure the amenities of the area or of property in the vicinity and would be in accordance with the proper planning and sustainable development of the area.

Schedule 2 – Conditions

1. The development shall be carried out in accordance with the documentation received by the planning authority on 12.12.2013 as amended on 20.02.2014 except as may be amended by conditions hereunder.

Reason: To enable the planning authority to check the proposed development when completed, by reference to approved particulars.

2. The silos shall be externally clad/finished in material coloured to match adjoining structures.

Reason: In the interests of visual amenity.

3. Only clean uncontaminated surface water from the development shall be discharged to the surface water system. No surface water shall be disposed of to the foul system.

Reason: To avoid pollution and to ensure proper development.

Comhairle Contae Chill Dara
Kildare County Council



Manager's Order No: 38144

Reference Number: 13/975

Name of Applicant: MGS Manufacturing Group Ltd
Address: N. J. O'Gorman & Associates
5 Adelaide Court
Adelaide Road
Dublin 2

Nature of Application: PERMISSION for the erection of four 3m.diameter x 10m. high raw material storage silos in the open yard to the rear of Buildings 2,3 and 4, to include all associated site works

Location of Development: Building 3, Liffeypark Technology Campus Barnhall Road
Leixlip

Recommendation: That permission is **GRANTED**

ORDER:

Pursuant to the provisions of the Planning & Development Act 2000-2012, and the Regulations made thereunder, and having considered only the proper planning and development of the area, regard being had to the provisions of the County Development Plan and other relevant matters referred to in Section 34 of the said Planning and Development Act 2000-2012 and reports from Council's Technical Officers thereon, the Council hereby decides to **Grant permission** for the said development subject to the conditions set out in the attached schedule, and the applicant to be notified accordingly.

It is further decided that at the expiration of 4 weeks from the date of receipt by the applicant of the notification of decision, provided there is no appeal before An Bord Pleanala affecting this decision then the aforementioned application be and is granted.

Date: 14/03/2014


Director of Services Planning
Kildare County Council

**RE: / Planning Permission is sought for the erection of four 3m.diameter x 10m. high raw material storage silos in the open yard to the rear of Buildings 2,3 and 4, to include all associated site works at Building 3, Liffeypark Technology Campus, Barnhall Road, Leixlip, Co. Kildare.
MGS Manufacturing Group Ltd 13/975**

Schedule 1 – Considerations and Reasons on which this Decision is based as required by Article 31 of the Planning and Development Regulations 2001.

Having regard to the nature and design of the proposed development, the character of adjoining development and the zoning of the site within the designated development boundary of Leixlip, it is considered that, subject to compliance with the conditions attached, the proposed development would not seriously injure the amenities of the area or of property in the vicinity and would be in accordance with the proper planning and sustainable development of the area.

Schedule 2 – Conditions

1. The development shall be carried out in accordance with the documentation received by the planning authority on 12.12.2013 as amended on 20.02.2014 except as may be amended by conditions hereunder.

Reason: To enable the planning authority to check the proposed development when completed, by reference to approved particulars.

2. The silos shall be externally clad/finished in material coloured to match adjoining structures.

Reason: In the interests of visual amenity.

3. Only clean uncontaminated surface water from the development shall be discharged to the surface water system. No surface water shall be disposed of to the foul system.

Reason: To avoid pollution and to ensure proper development.

Planning Ref: 12/708

Planner(s) Report

Planning Decision

Managers Order

Final Grant

25/10

Grant
due
25/10

KILDARE COUNTY COUNCIL

PLANNING DEPARTMENT

Planning Report



Planning Ref No. 12/708

Name of Applicant	Intel Ireland Ltd
Address of Development	Hewlett Packard, Leixlip, Co. Kildare
Type of Development	Car-Park
Type of Permission:	Permission
Due Date	25/10/2012

Site Context and Location

The site is located to the northeast of the R404 Celbridge-Leixlip road. It is within lands owned by Hewlett Packard and is located south of the existing HP complex. Barnhall Rugby Club is located further southwest of the proposed site. Salmon Leap Canoe Club and adjoining Leixlip Reservoir are located across the R404 south of the site. The majority of the site is currently a hard standing area and the immediately adjoining lands are grasslands. A roundabout off the R404 and an existing trackway serve the site.

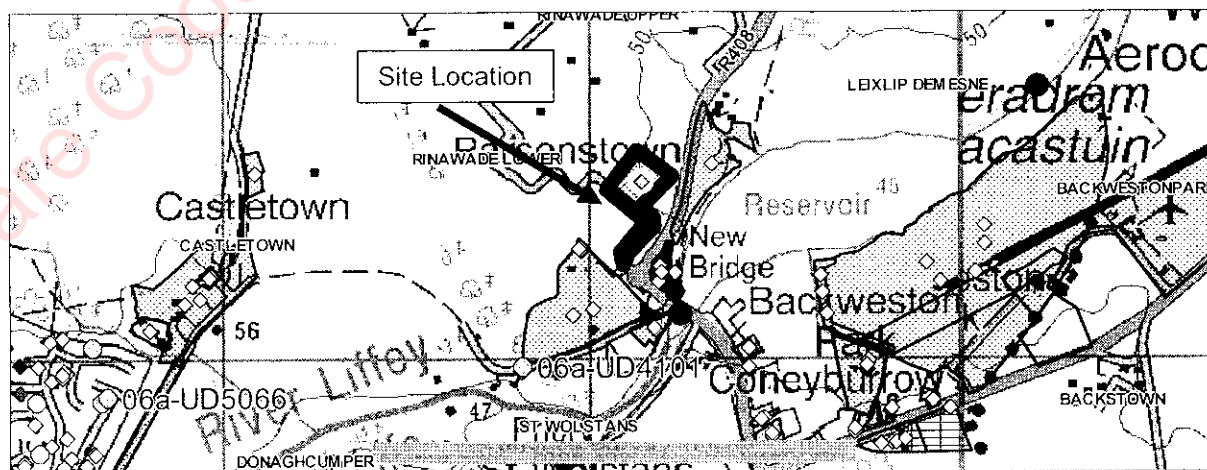
Fig. 1: Site Location

Fig. 2 Site Context



Source: OSI Aerial Photography

Description of Proposed Development

Permission is sought for the following:

Re-use and extension of a temporary car park (Park & Ride facility) for construction staff engaged in construction activities at the Intel Site, Collinstown Industrial Park, Leixlip, Co. Kildare. This permission is requested for the use of the car park for a period of 4 years. Access to the car park will be via the existing site entrance off the R404 Road.

The details are as follows:

- 735 temporary car parking spaces 2.5m x 5m, on an existing hard surfaced parking area of 1.27 hectare and extension of 0.74 hectare parking area, with 6m high lamps and a temporary berm;
- Dark green security chain link fence to surround the car gates
- 2 no. bus set down areas to accommodate 3 buses each
- 2 no. bus shelters (6.3m long x 2.1 m wide x 2.5m high) and
- 2 no. Security Huts (3m x 3.2m x 2.5m high) and 2 security barriers.

This application consists of a variation to a previously permitted development for an activity for which a licence under Part IV of the Environmental Protection Agency Act 1992 (as amended for the Protection of the Environment Act 2003) is required and full details of the proposed development and its anticipated environmental impacts will be notified to the Environmental Protection Agency. An Environmental Impact Statement accompanies this application.

Need for the Proposed Development

A number of planning applications over the recent months have been permitted for large scale development throughout the Intel Campus. (Refer to Planning History). These include permission for a large scale new factory and associated buildings permitted by KCC but is currently on appeal with an Bord Pleanála (Bord Reference PI.09.241071). Other relevant developments permitted in the last year include developments related to the Fab 24 building (Ref. No. 11/1208) as well as planning permission for development of the Ryebrook extension (Ref. No. 11/1207) and for extensions to other existing utility buildings and for demolition of other buildings on site (Ref. No. 12/669). The application states that the Fab24 Construction Project has been changed due to Intel responding to market conditions and will now take place in a shorter time frame. It is stated that additional car parking is required to provide temporary off-site parking and in suitable locations external to the Intel campus. It is stated in the application that the site at Hewlett Packard is the ideal solution for this temporary need. It is noted that this application is one of two applications for temporary car parks for Intel. The other on-going application is for the construction of a temporary park and ride car park facility for construction staff engaged in construction activities at the Intel site at Celbridge (Ref. No. 12/725).

Environmental Impact Assessment

An Environmental Impact Statement has been submitted with this application. Appendix 1 of this Planning Report summarises the content of this planning application and also sets out the Council's findings in relation to Environmental Impact Assessment.

Appropriate Assessment

Guidance on "Appropriate Assessment of Plans and Projects- Guidelines for Planning Authorities" (2009) sets out the different steps and stages that are needed in establishing whether a plan or project can be implemented without damaging a Natura 2000 site. It indicates the role to be played by professional ecologists and other professionals in identifying and assessing potential impacts. The guidelines sets out issues of mitigation and avoidance of impacts, and also the Article 6.4 derogation provisions in circumstances in which there are no alternatives and there are imperative reasons of overriding public interest requiring a plan or project to proceed. The possible nature conservation implications of any plan or project on a Natura 2000 site is required to be considered before a decision is made on that plan or project.

It is stated in the Appropriate Assessment Screening Report that field surveys were carried out on July 25th and August 8th 2012 to describe and evaluate the habitats within the proposed development site. A habitat mapping exercise was also carried out for the area.

In conclusion, the application states that the likely impacts that will arise from the implementation of the proposed development have been examined in the context of a number of factors that could potentially affect the integrity of the Natura 2000 network of sites.

On the basis of the findings of this Screening for Appropriate Assessment, the AA Screening concludes that the proposed development:

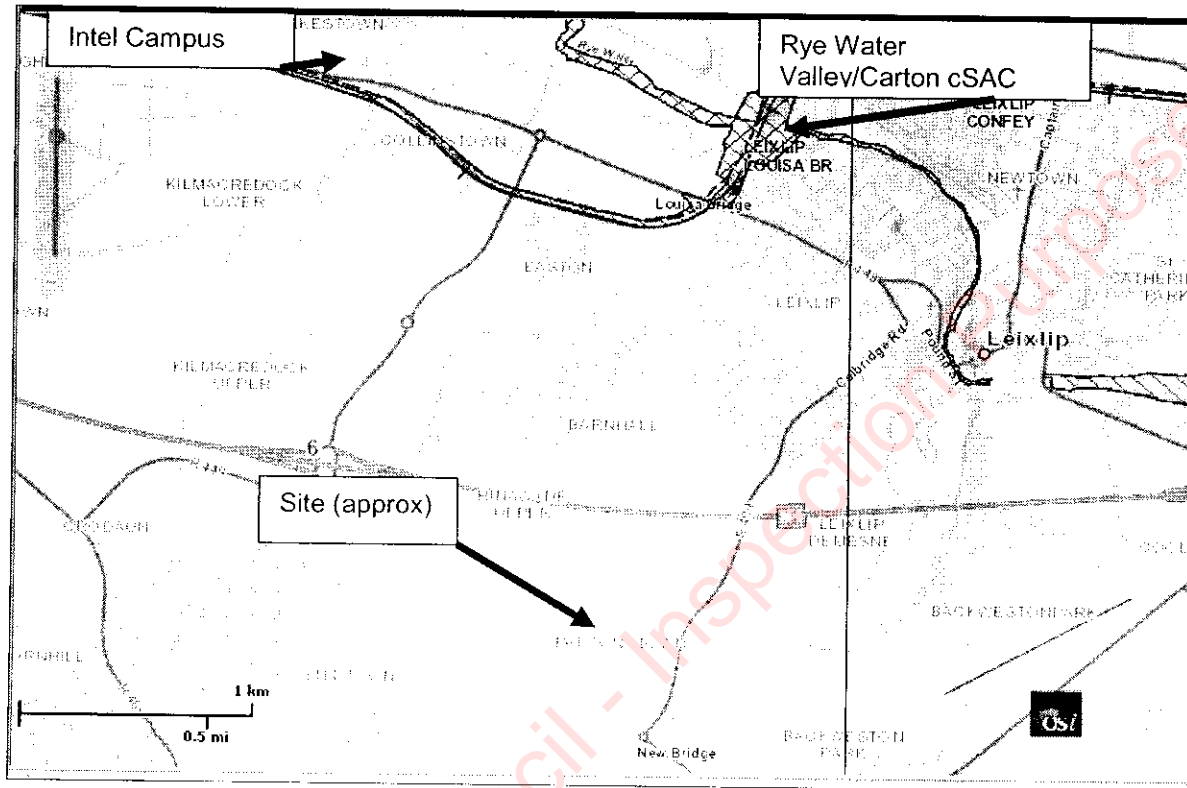
- I. Is not directly connected with or is necessary to the management of a Natura 2000 site,
- II. And that it will not have any significant impacts on the Natura 200 network of sites

It is therefore concluded that a Stage 2 Appropriate Assessment is not required.

KCC Assessment

KCC have carried out a separate AA Screening and also concludes that a Stage 2 Appropriate Development is not necessary.

Fig 3 Location of the Site and proximity to Rye Water Valley/Carton cSAC.

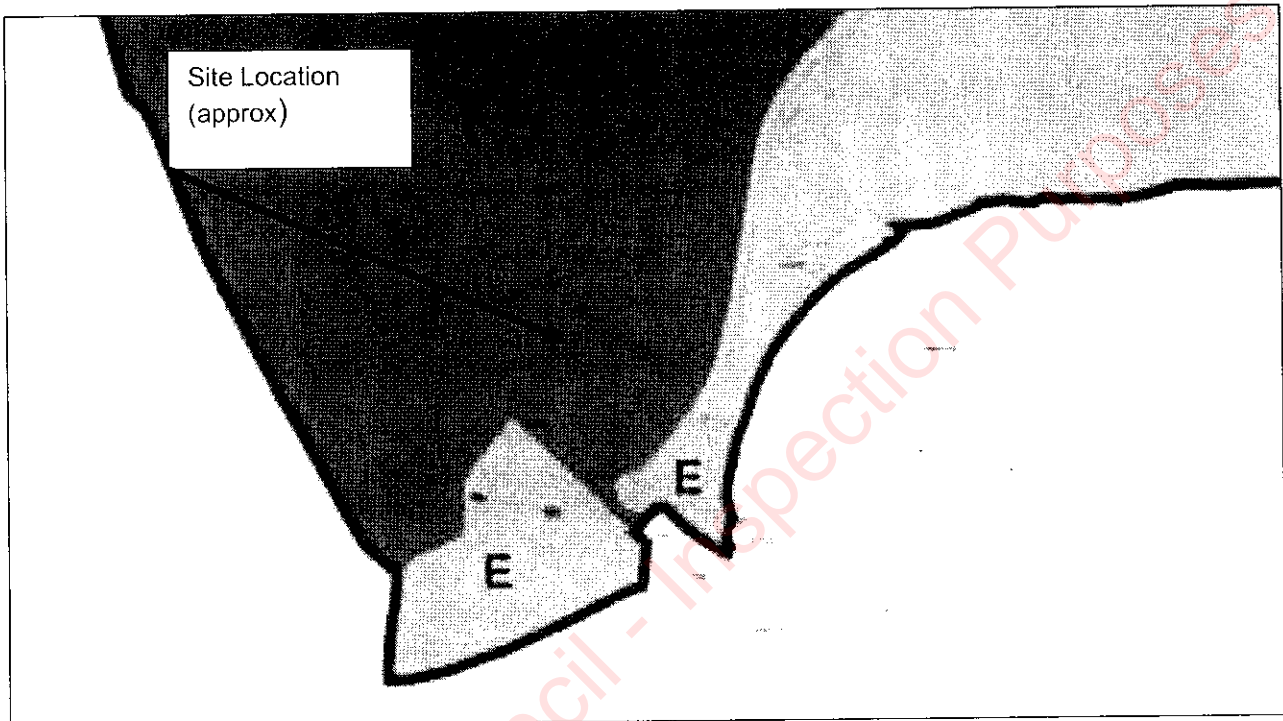


Planning Policy

Leixlip Local Area Plan 2010

The site is zoned H- "Industry and Warehousing" in the Leixlip Local Area Plan (2010)

The specific objective for H zoning is "to provide for office, warehousing and industrial development".



Referral of Application

Internal Reports

This application was referred to the following, reports received as indicated below. Please refer to the specific report on file should further details be required.

Area Engineer:	No objection- Conditions recommended
Environmental Health Officer:	No objections (comments are further dealt with by environment section conditions)
Water Services:	No objections
Environment:	No objections
Transportation:	No objection subject to conditions
CFO:	No objection- Fire Certificate required
Conservation Officer:	No objection subject to conditions

Referral of Application- Prescribed Bodies

The file was referred to several Prescribed Bodies such as An Comhairle Ealaíon, An Taisce, Department of Arts, Heritage and the Gaeltacht, Inland Fisheries Ireland and the EPA.

One submission from the EPA has been received at the time of writing.

Report received from the EPA on the 23rd October 2012. It is stated that the Office of Environmental Enforcement (OEE) will make a determination as to whether the development can be permitted under the existing licence. It is further stated that the EIS appears to address key points in relation to the environmental aspects of the proposed activity and address the direct and indirect effects of the development on the aspects of the environment listed in Section 83(2A)(a) of the EPAS Act 1992-2012.

Submissions & Observations/Representations

A letter has been received from Paul Kelly & Company Solicitors with a note attached from NUIM Barnhall RFC. It is firstly stated that Barnhall Rugby Club is pleased with the prospect of a major jobs boost in the region and it is stated that communication has already taken place between Intel and the rugby club. The submission states that the club is comfortable in the knowledge that Intel Ireland are aware of the impact of the development could have on the daily life of the club, local residents and wider community in Parsonstown.

In summary the following points are raised:

- Traffic flow and safety of the public using the public road is responsibility of KCC. It is stated that the most efficient traffic management measures would be to place a new exit between the roundabout and the current front entrance to the HP Plant on the R404 Leixlip to Celbridge Road.
- Alternatively suggested to create a new exit off the roundabout directly into the proposed field giving a longer off load option for traffic coming down from Young's Cross. However this might give very little additional comfort to safety issues and traffic management problems.
- Another observation would be to bring the new traffic into the HP site through the Castletown entrance from the Exit 6 junction on the M4 Motorway. This could bring construction traffic onto roads suitable for this volume of traffic and would be close to the Intel Plant. It is stated that this would have the advantage of reducing the journey time for construction workers and eliminating the car and bus traffic from the roads around the R404, and R404 roundabout, Young's Cross, the R403, Weston and Junction 5 to the M4 motorway. It is suggested that Intel construction traffic would use the Junction 6 entrance and the HP traffic would use in the R404 entrance. It is stated that both could use the Junction 6 entrance.
- It is suggested that the measures suggested above would avoid the necessity of providing any traffic calming measures, signage and manual traffic control measures at the entrance into NUIM Barnhall RFC.

Note on Submission: The comments raised in the submission by NUIM Barnhall RFC are noted and are taken into consideration in the assessment of this application. The KCC Transportation report dated 23rd October 2012 also deals with the issues raised in the NUIM Barnhall RFC submission. In Summary the following is stated:

- The Transportation Department opposes the suggestion of a new exit between the roundabout and the current front exit to the HP plant. – the use of an existing roundabout is preferable to a priority junction from a safety point of view.

- The Transportation Department is also opposed to the construction of an additional access onto the roundabout as it would have no effect on the amount of traffic per se but would only change the priority between traffic accessing Barnhall and the Intel Park and Ride in favour of the Barnhall traffic.
- NUIM Barnhall proposes that buses should go directly to the Celbridge Interchange through HP grounds. While there is merit in this suggestion, ownership of these lands rests with a third party, namely HP Ireland, and is not on offer.

NUIM Barnhall also state that *"The potential for irreparable damage to the fabric and economic viability of the club caused by excessive traffic congestion has been highlighted in discussions and we are assured by Intel Ireland and their expert advisers in Jacob International that such congestion will not arise."* NUIM Barnhall does not substantiate their statement and the Transportation Department concurs with the conclusion of Jacobs International in its submission.

Planning History

It is important to consider that the proposed development is linked to a number of Planning Applications permitted by Kildare County Council in recent times. (Refer to Table 1 below)

Table 1 Recent Planning History on Intel Campus, Leixlip

11/52	Extensions and Alterations to the FAB 14 Process Support Building and its previously permitted extension
11/591	A new two storey elevator extension sized circa 150m ² to the west of FAB 10, a new bulk gas yard and canopy to the west of FAB 10, minor modifications and alterations to the previously permitted FAB 14 Bulk Gas Yard
11/805	Permission granted for an extension to the Process Support Building, a two storey extension to the rear of the Fab24 Main Production Building and associated enclosed exhaust stack and modifications to the yard areas, internal road and underground facilities.
11/846	Permission granted for the reconfiguration of part of Intel lands including the demolition of buildings to the west of Fab10 and to the north of IR1, and the relocation of existing temporary contractor parking to the adjacent lands south of Intel at Collinstown Business Park using their existing site entrance.
11/1207	Permission granted for an extension to the existing Ryebrook (Intel dedicated) high tension substation including landscaping and site works, the modification of an existing access road, upgrades to the existing effluent holding system, and the construction of a new pumping station.
11/1208 ¹	Permission granted for works to the FABs 10 and 24 and IR6 including 29 no. roof mounted stacks over the FAB 24 parapet, a 3 storey air treatment building extension to the rear of FAB 24, a new steel structure supporting stacks and related equipment, 9 no. roof mounted air handling units and exhaust fans, a new external free standing structure with dedicated exhaust systems in the FAB 14/24 yard area;

¹ Development permitted under PI. Ref. No. 11/1208 is of most relevance to the current application as there are overlaps with the current application.

	<p>a cladded roof mounted acoustic screen to the north west of FAB 24; a minor extension to and conversion of the existing single storey silane store to gas and chemical storage , a new horizontal hydrogen tank and road access to the rear of FAB 10; a single storey extension to the existing FAB 24 electrical switchroom; a new air handling unit located on the roof of the IR6 office building; additional external items of plant and minor modifications to existing elevations, utilities and yard areas; a previously permitted single storey aqueous building expansion to the rear of FAB 14 and the solvent bay expansion; 3 no water storage tanks and single storey pumphouse to the east of FAB 24, previously approved and associated security fencing.</p>
12/135	<p>Permission granted for a single storey extension with mezzanines to the FAB 10 Water Treatment Building and the associated demolition of an existing temporary construction assembly structure, the construction of a utility pipe bridge between the FAB 10 Utility Building and the IR1 Building; the partial demolition of the west side of the existing IR1 Building; the demolition and relocation of a single storey sprinkler pumphouse and tank and its relocation to the rear of FAB 10; the demolition of an existing waste drum store and the addition of miscellaneous items of plant and equipment.</p>
12/398	<p>Permission granted for the reconstruction, repair and structural strengthening (including increasing the height of the walls by 1.5 metres) of an existing stone bridge ("Cullen's Bridge" over the Rye River), and associated laydown area.</p>
12/435	<p>Permission sought for buildings and ancillary works, alongside existing site infrastructure and buildings, all operating as an integrated campus, for the manufacture of integrated circuits. A 10 year planning permission is requested. The proposed development comprises:- (a) Manufacturing buildings consisting of a fabrication facility (Fab) [parapet height of 36m], including administration and storage with total gross floor area of 162,536 sq.m, including roof mounted stacks, ranging in height form 4.5m to 15m above parapet and a 2 storey above ground link to the IR5 building. (b) Utility support buildings consisting of (i) boiler and chiller building and associated cooling towers, 10,359 sq.m and 17m high, (ii) water treatment building, 14,192sq.m and 22m high, (iii) emergency and electrical support buildings (the first building is sized 1334 sq.m and 11m high with associated stacks 7m above parapet level; the second building is 421 sq.m and 8m high and the third is 254sq.m and 8m high) (c) A multi storey car park accommodating 2,200 cars, 63,047 sq.m and 15m high. (d) A chemical store, 1244 sq.m and 10m high, and 5 number tanks 32m in diameter and 7m high and a pumphouse 143 sq.m and 4.8m high. (e) Other ancillary works include new underground utilities, landscaping, new fencing and screening berms, yard structures for all buildings, bulk storage for gases and liquids (roofed compounds 2,278 sq.m, 5.5m high), 2 no. sprinkler tanks and associated pumps, pipe-bridge structures, stacks and roof mounted equipment to all buildings and a new retention pond. The works also include new internal road layouts throughout and modifications to the west side main vehicular entrance together with modifications to the R148 road. This application consists of a variation to a previously permitted development for an activity for which a licence under Part IV of the Environmental Protection Agency Act 1992 (as amended for the Protection of the Environment Act 2003) is required and full details of the proposed development and its anticipated environmental impacts will be notified to the Environmental Protection Agency. An Environmental Impact Statement and a Natura Impact Statement accompany this application, and they will be available for inspection or purchase at the office of the Planning Authority etc.</p>

	<p><u>Status:</u></p> <ul style="list-style-type: none"> • Permission granted by KCC on 15th August 2012 • This application is currently on appeal and awaiting a decision by an Bord Pleanála, Ref. No. PL09 .241071. According the Bord Pleanála website accessed on 3rd October 2012, the case is due to be decided by 11th December 2012
12/669	<p>Permission granted for works to the FAB10, FAB14 and FAB 24 facilities as outlined hereunder. (a) The vertical extension of 16 No. existing stacks and their housings by 5.35 metres located on the upper roof of the FAB10 building and the demolition of 2 No. existing stacks. (b) The vertical extension of 32 No. existing stacks and their housings by 6.3 metres, including the construction of additional cladded structures up to 9 metres high and new access platforms to the roof of the FAB14 facility. The works include the addition also of 2 No. roof mounted air handling units (5 metres high by 8 metres long) and a raised parapet screen, 2 metres high, on the southern elevation of FAB14. (c) The addition of 10 No. roof mounted air handling units (5.5 metres high by 21 metres long) and associated pipe structures on the roof of FAB24 and the addition of 4 No. stacks, 5.4 metres high to the south of FAB24. The works include alterations to and the addition of 1 No. additional stack 22 metres high, and associated structures to the existing permitted (3 No.) stacks and structures in the yard between FAB's 14 and 24 (KCC Planning Reg. Ref. No. 11/1208). These stacks are 22 metres high from ground level. (d) The proposed works also include a three storey extension to the rear of FAB24, sized 700 square metres and 17 metres high to house electrical equipment. (e) Modifications to the single storey electrical switchroom (100 sq. m.) to the rear of F24 previously approved (KCC Planning Reg. Ref. No. 11/1208).</p>
12/725	<p>Permission currently sought for the construction of a temporary car park (Park and Ride facility) for construction staff engaged in construction activities at the Intel Site, Collinstown Industrial Park, Leixlip, Co. Kildare. This permission is requested for the use of the car park for a period of 4 years. Access to the car park will be via existing site entrance off the Maynooth Road (the R405). A. 852 temporary car parking spaces 2.5m x 5m on an existing hard surfaced area of 2.18 Hectares with 6m high lamps. B. Dark green security chain link fence to surround the car park, 2.0m high, with access gates and 2 no. bus set down areas to accommodate 3 buses each. D. 2 no. bus shelters (6.3m long x 2.1m wide x 2.5m high) E. 1 no. security hut (3m x 3.2m x 2.50m high)and 1 no. security barrier.</p> <p><u>Status:</u> Decision Due: 29/10/12</p>

Surrounding Planning History

Ref. No.	Development Description
07/3003	Barnhall Rugby Club: Permission granted for the construction of 12 new lightstandards to provide floodlighting facilities to two outdoor rugby pitches, Alterations, renovations and single storey extensions to side and rear of existing single storey rugby clubhouse to include, extension to etc
12/309	Salmon Leap Canoe Club: Permission granted for the erection of extension to existing single storey boat storage shed for club and special needs use to include additional boat storage area and necessary site works. (across R404)
08/2124	Glebe Junior Montessori Trust Ltd: Permission granted for the retention to the existing prefabricated single storey school building for 5 years on a site.

Note: There are no recent or current planning applications on the HP site.

Planning Assessment

Principle of the Proposed Development

The proposed car park will accommodate 735 car parking spaces and will be surrounded by a 2.0m high fence. It is proposed to install two security huts and barriers. It is stated in the application that the barrier off the R404 road will be closed at night and permanently open during the day- the security barrier further into the site will control the traffic and ensure that only authorised vehicles are permitted entrance into the car park.

The proposed development should be considered in the context of the existing Intel Campus and also in relation to recently permitted planning applications on the Intel site. There have been on-going works taking place within the Intel Campus over the last number of months, including the demolition and removal of industrial type buildings from the western part of the site near Kellystown Lane. As stated previously, Kildare County Council granted permission for a new large Fab facility and ancillary buildings at this location to the west of the Intel site (on appeal). Permission was also granted under Pl. Ref. No. 11/1208 for significant works to the existing Fab 24 building. Some of these works included the addition of 29 no. roof mounted stacks over the Fab 24 parapet, a 3 storey air treatment building extension to house abatement equipment located to the rear of Fab 24 and other extensions and alterations to the existing Fab buildings.

It should be noted that this application is associated with another planning application by Intel Ireland for a temporary car park to accommodate 852 car parking spaces for contractors at a site at Moortown in Celbridge. This application (Pl. Ref. No. 12/725) is due for decision on 29th October 2012. It is noted that the previously permitted temporary contractor's car park at Collinstown, Leixlip (permitted under Pl. Ref. No. 11/846) for 1200 car parking spaces was also stated to be used for permitted developments including the large new factory development permitted by KCC under Pl. Ref. No. 12/435 (on appeal). The application details for the planning application 11/846 stated that it was intended to be used during construction work of Fab24.

It is stated in the current application that the site was used during the construction of Hewlett Packard development during the 1990's, therefore this application is for a re-use of an existing facility. Use for

the facility is for a temporary period of 4 years only. As the site is not a greenfield site and appears to have been previously used as a car park during the construction of the Hewlett Packard development, it is considered that the principle of the development is acceptable and complies with development plan policy.

Visual Impact and Landscape

The visual impact of the proposed development is addressed in the Environmental Impact Statement. It is considered that there will be a visual impact arising from the proposed development, however it is considered that the impact will be minimal. It is important that the existing trees are retained where possible, however it is noted that the site is not overly screened from the regional road at the current time. While the proposed berm to the south of site will assist in assimilation, it is considered that additional landscaping is required to adequately screen the development. It is considered that this can be done by way of condition. In addition it is important that any fencing, lighting or other structures ancillary to the use of the site as a car park are designed, finished and located to a high standard having regard to the location of the site in the Liffey Valley and in front of a major multi-national employer.

Architectural Heritage

While it is considered that the section of the EIS dealing with architectural heritage is somewhat lacking especially in regard to the impact on The Wonderful Barn which is located approximately 700 metres northeast of the site, it is not considered that the proposed development will negatively impact on nearby protected structures given the distance of the proposed site to the protected structures. It is also noted that KCC Conservation Officer has reviewed the information submitted and has no objection subject to condition. The condition requests that the information provided on the architectural history of the architectural heritage sections in the proposed development works environs be requested in electronic format to allow the information to be used in multi-formats in order to promote built heritage awareness. As this information is already on the planning application it is not considered that this would be an appropriate condition for a grant of permission.

Traffic Impact Assessment (TIA)

The application has been accompanied by a Traffic Impact Assessment. In summary the following points are made:

- To maximise potential operational impacts resulting from increasing staff numbers it is intended to manage the additional demand within temporary off-site car parks.
- It is stated that based on the current construction programme and forecast resources requirements, the additional parking capacity is approximately 1800 spaces. This is based in achieving parking ratio of 0.65 vehicles per person (contractor staff). Therefore 65% of contractor staff may drive and the remaining proportion may arrive on-site as a passenger or by another mode of travel.
- Traffic data was collected at key locations on the road network adjacent to the proposed P&R site.
- A specific construction programme for the works is not determined at this time
- Trips to and from the Intel site are currently made primarily via the M4 Junction 2A and the R449 to the south of Celbridge. It is therefore considered that a similar pattern of trips will access the P&R site from the main strategic routes. The main access to the existing HP site is via the existing roundabout to the south of this junction. The roundabout is currently used as access to a rugby club and a closed off rear entrance site to Hewlett Packard.



- Based on the peak hour periods identified and the existing /proposed staff shift start and finish times, the survey data was used to establish the following 3 hour traffic model periods, am periods- 06.00-09.00 and PM period 16.30-19.30.
- In terms of trip generation it is stated that the contractors expected to use the facility have not yet been employed.
- Based on the level of additional staff requirements it is expected that the P&R site will be fully utilised, resulting in a total of 735 staff vehicles entering and exiting the site during the morning and evening peak periods.
- Shuttle buses will travel to and from the Intel site from the P&R site during the morning and evening peaks. The total number of buses per day is estimated at 88, however should the actual number of staff per car alter or if the buses hold more than 5 passengers per service, there may be a lower number of buses per day. However it is stated that assuming 88 per day pervades a conservative estimate for the purposes of assessing potential impacts.
- Based on the traffic routing assumptions and shift patterns operational assessments have been undertaken at key junctions likely to be impacted on by the site. The TIA states that assessments have been carried out over 3 hour peak periods which would create a smoothing out affect on traffic levels.
- It is stated that the proposed spreading of traffic is fundamental to the junction operation, particularly at the signalised junctions. The bus frequency would be spread through the 3 hour peak periods, which would naturally create a smoothing out affect on traffic levels.
- It is stated that the key area of constraint is currently the N4 Westbound Diverge lane, where existing queues are up to 100m. The impact of the additional traffic on the R403 (northbound) during the PM peak results in a queue length of approximately 300m in length and therefore a suitable capacity is available for any fluctuation in vehicle queue length.

KCC Assessment: It is noted that the Transportation Department has no objections to the proposed development subject to specific conditions. The conditions require a programme of monitoring and reporting on the critical link i.e. M4 Junction, details of the operation of the temporary car park and a review of the actual impact of the proposed development on the local road network is requested within 3 months of the commencement of operation of the car park

Environmental and Water Issues

The comments of KCC Environmental Health Officer and KCC Environment sections are noted. The Leixlip Reservoir is close to the proposed site and the direction of groundwater flow is south easterly. It is recommended that the applicant shall monitor the groundwater and any surface water flow generated by the development for hydrocarbons. The monitoring points should be installed at suitable locations and depth on the south eastern boundary of the proposed car park. If hydrocarbons are detected the applicant shall take a remediation measures to ensure that all such contaminants are removed. It is proposed to construct a temporary berm arising from the car park extension covering borehole number 2. It is recommended by the EHO that the applicant shall ensure that the integrity of this borehole is maintained. Borehole number 2 should also be used in the monitoring plan for hydrocarbons. While it would have been beneficial if the necessary information on surface water and flow had been submitted with the application, it is noted that the KCC EHO and Environment Sections have recommended that the proposal is acceptable subject to specific conditions requesting this information.

It is noted that there are no objections from the KCC Water Services section.

Conclusion

Having regard to the information submitted with the application, it is considered that the proposed development is acceptable, subject to the compliance with the specific conditions set out below.

Recommendation

It is recommended that permission is **granted** subject to the following conditions:

Schedule 1 – Considerations and Reasons on which this Decision is based as required by Article 31 of the Planning and Development Regulations 2001

Having regard to the nature and design of the proposed development, the character of adjoining development and the zoning of the site within the designated development boundary of Leixlip, it is considered that, subject to compliance with the conditions attached, the proposed development would not seriously injure the amenities of the area or of property in the vicinity and would be in accordance with the proper planning and sustainable development of the area.

Schedule 2- Conditions

1. The development shall be carried out in accordance with the plans and particulars received by the Planning Authority on 31st August 2012, except where altered or amended by conditions in this permission.

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

2. All works shall be carried out in full and completed in accordance with the mitigation measures as contained in the Environmental Impact Statement as submitted to the Planning Authority on the 31st August 2012 except where altered or amended by conditions in this permission.

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

3. The proposed car-park shall only be used by contractor workers employed for construction work at the Intel Campus in Leixlip and shall be for a temporary period of no longer than 4 years from the first use of the car park.

Reason: To clarify the extent of the proposal and in the interest of proper planning and sustainable development.

4. a) Any security fences, and all other fences proposed, shall consist of dark olive green coated mesh with all members and supports also painted in a dark olive green colour. No other colours shall be used for any fencing.
b) Prior to the commencement of development, a sample of the proposed fencing shall be submitted to the Planning Authority for written agreement.

Reason: In the interests of visual amenity and to seek to ensure that these large areas of fencing will not be visually obtrusive.

5. a) Prior to commencement of development, a landscaping scheme to include additional roadside boundary treatment, shall be submitted to the Planning Authority for written agreement. This scheme shall be prepared by a suitably qualified person and shall include details of all existing trees and hedgerows on the site, specifically identifying those proposed for retention.
- b) The proposed landscaping berm shall be constructed along the eastern and south-eastern boundaries of the site and the locations of the berm shall not conflict with the terms of Condition No. 12 below.

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

6. Prior to the commencement of development, full design and siting details of the proposed lighting shall be submitted to the Planning Authority for its written agreement. The design and location of artificial light sources shall be carefully designed to avoid light nuisance. In order to minimize the extent of light spill, lights that are pole mounted should be directional and cowled to ensure that light is directed downwards and inwards. The duration and intensity of artificial light should be controlled in order to avoid light spill at dwellings.

Reason: In the interests of residential and visual amenity, to protect ecology and to avoid light spillage.

7. Prior to the commencement of development, the design and location of the proposed bus shelters shall be submitted to the Planning Authority for its written agreement.

Reason: In the interests of visual amenity and the proper planning and sustainable development of the area.

8. Prior to the commencement of development, details of location and design of any proposed signage in relation to the development shall be agreed in writing with the Planning Authority.

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

9. Only clean, uncontaminated surface water shall discharge to the surface water system.

Reason: In the interests of the proper planning and sustainable development of the area

10. The developer shall use "Best Practicable Means" to prevent/minimise noise and dust emissions during the construction and operational phases of the development, through the provision and proper maintenance, use and operation of all machinery all to the satisfaction of the Planning Authority.

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

11.

- (a) Waste produced during construction / demolition shall be segregated prior to recovery or disposal.
- (b) Waste soil and topsoil shall be stored separately and away from other wastes.
- (c) No mixing of construction waste with soil is permitted.
- (d) No burying of waste or burning of waste is permitted.
- (e) All non-inert waste shall be segregated where possible and removed from the site on an ongoing basis by a waste collector with a valid **waste collection permit**.
- (f) Only clean waste soils are permitted to be sent to facilities with a waste facility permit for land reclamation or raising of land. Waste brick, block and concrete may only be accepted at the facility to provide for haul roads or hardstanding areas.
- (g) Contaminated soil or soil with non-inert waste mixed through is acceptable only at a landfill licensed by the Environmental Protection Agency and will be subject to landfill levy.

Reason: In the interests of the proper planning and sustainable development of the area

12.

- a) The developer shall monitor the surface and ground water for hydrocarbons at a suitable monitoring point at the lowest level point at the Eastern corner of the car park between levels: 47.58+, 47.72+, 47.63+, 47.58+, 47.61+, 47.69+ and 47.47+ as shown on drawing: Site Plan, Bus Shelter and Security Hut 6111-02. Details of monitoring shall be submitted to the written agreement of the Planning Authority.
- b) If hydrocarbons are detected the developer shall take immediate remediation measures to ensure that all hydrocarbon contamination is completely removed.
- c) The developer shall ensure that the construction of the proposed berm does not interfere with the integrity of the existing borehole

Reason: To prevent pollution and in the interests of the proper planning and sustainable development of the area

13.

The developer shall submit for the approval of the planning authority a programme of monitoring and reporting on the queue length at peak times on the critical link i.e. R403/M4 Westbound/N4 Westbound Diverse signalised junction.

Reason: In the interests of traffic safety and orderly development.

14.

a) The bus route to the Intel factory shall be as indicated in the Traffic Impact Assessment Figure 6-A *Shuttle Bus Route between P&R and Intel Sites*. Within 3 months of the commencement of operation of the temporary car park, the applicant shall submit a review of the actual impact of the proposed development on the local road network for the approval of the planning authority. Any revisions to the routes to and from the site and any further traffic

management measures required to mitigate the effects of the development shall be agreed and implemented as part of the review. Mitigation measures agreed as part of this review shall be implemented by the developer in a timely manner; the cost of the implementation of any such measures shall be borne solely by the developer. The review shall also confirm the number and types of buses in operation and the actual breakdown of construction traffic between traffic travelling from the R403 East and West.

Reason: In the interests of traffic safety and orderly development.

15. The applicant shall carry out ongoing monitoring of the travel modes of construction staff and shall submit quarterly reports to the written agreement to the planning authority for its written agreement.

Reason: In the interests of traffic safety and orderly development.

16. Prior to the commencement of any works on site, the applicant shall submit for the written agreement of the Planning Authority, proposals to improve the operation of the traffic signal controlled junction at Young's Cross (R403/R404/Stacummy Lane junction in order to accommodate traffic associated with the development. The agreed improvement works shall be implemented prior to the first occupation of the Park and Ride site. The cost of the design and implementation of these improvements shall be borne solely by the developer.

Reason: In the interests of traffic safety and orderly development.

17. A number of parking spaces shall be reserved for the sole use of people with disabilities and the quantity and layout of such spaces shall be in accordance with the accepted guidance documents and best practice. Details of such spaces shall be submitted for the written agreement of the Planning Authority.

Reason: In the interest of traffic safety and orderly development.

18. Prior to the commencement of development, details for the appropriate re-instatement of the site including removal of fences/security huts and a timeframe for same shall be submitted to the Planning Authority for written agreement. A residual management plan shall also be drawn up for the safe closure of the site.

Reason: In the interests of public health, visual amenity and the proper planning and sustainable development.

19. The proposed development shall not impair existing lands or road drainage.

Reason: To ensure proper development.

20. Development Contributions- as may be appropriate.

Levies £320,000.

3.2 ha.
£10,000 per ha.

21. op letter

22. clw letter

£32,000

Note to Admin:

Please do not issue a decision until all outstanding reports are received.

Please issue the CFO requirements by way of a separate letter.

Elaine Donohoe

Elaine Donohoe
Executive Planner
25th October 2012

A. Brangan

SEP

25/10/12

MX
25/10

John Lintner

23 Oct 2012

Michael Halpern

25/10/12

Planning Report

Appendix 1

**Summary of Environmental Impact Statement
&
Environmental Impact Assessment**

Appendix 1 Environmental Impact Assessment Report

An Environmental Impact Statement has been submitted with this application. The EIS has been prepared in accordance with Schedule 6 of the Planning and Development Regulations 2001 (as amended). This Section of the Planning Report should be read in conjunction with the main body of the planning report as there are overlaps between some of the sections below and the contents of the main body of planning report. The Sections of the EIS are summarised below, in addition to Kildare County Council's assessment of the EIS and environmental impacts.

Section 1 Introduction and Preamble

It is stated that it is proposed to minimise the potential operational impacts resulting from increasing staff numbers, it is intended to manage the additional demand within temporary off-site car parks. The sites will operate as park and ride facilities. The strategy reduces impacts by routing additional contractor staff to the P&R facilities.

KCC Assessment:

It is considered that the introduction section adequately sets out the development proposal in a concise manner.

Section 2 Screening and Scoping

It was screened that the proposed development should be accompanied by an Environmental Impact Statement. Consultation took place with Kildare County Council planning department and transportation section.

KCC Assessment:

It is noted that scoping/consultation did not take place with any other agency apart from Kildare County Council. Notwithstanding this, KCC has referred the planning application to a wide variety of Prescribed Bodies.

Section 3 Alternatives

It is stated that a range of alternatives were considered but were found to be unsuitable. These include:

- Mobility management- this involves devising schemes to increase use of public transport and car sharing but have been found to be ineffective due to the constantly changing and temporary nature of the workforce.
- On-site contractor car-parking: lands not required for operations or construction have already been fully utilised and other lands are not suitable due to ecological reasons.
- Off-site contractor car-parking on adjoining lands- owners of suitable lands have been identified and approached and arrangements have been made with those who were willing to accommodate this temporary use. It is pointed out that Pl. Ref. No. 11/846 has been made and granted for such lands.

KCC Assessment:

While it is accepted that alternatives within the Intel Campus was not a realistic alternative due to site constraints etc, it is not considered that the alternative section of the EIS has adequately considered viable alternatives for the proposed development.

Section 4 Project Description

A description of the proposed development is provided in this section. Further to a description of the development, it is stated that the HP site is a site that has an Integrated Pollution Prevention Control (IPPC) licence from the Environmental Protection Agency (EPA).

KCC Assessment:

It is considered that the description of the proposed development is acceptable and there are no further issues.

Section 5 Human Beings

This section outlines the land uses associated with the proposed development and sets out information on population, employment, tourism, amenities and recreation, potential impacts and tourism. As with other chapters it sets out mitigation measures and residential impacts.

KCC Assessment:

It is considered that this section of the EIS adequately deals with the potential environmental impacts on human beings and is therefore considered to be acceptable.

Section 6 Flora and Fauna

This section outlines an ecological impact assessment of the likely significant impacts of the proposed development on the ecology within the development site boundary, as well as in the general vicinity of the proposed development site. The studies carried out include a desk top study and field surveys for habitats and flora and fauna and were undertaken in July and August 2012. It is stated that flora and fauna habitats within the study area were surveyed using methodology outlined in the Best Practice Guidance for Habitat Surveys and Mapping (Smith et al, 2011). In terms of fauna, bat surveys were carried out during the daytime. Having regard to the habitats surveyed, it was found that the habitats were not sensitive receptors, however the bats and birds were considered to be sensitive receptors as the sites were possible for feeding and flightpaths and were considered to be breeding habitats in the trees and hedgerows. Mitigation for the bats was proposed through minimising light spill on perimeter vegetation. It is proposed to retain all mature trees wherever possible unless health and safety issues warrant that they should be felled. Appropriate tree protection fencing will be erected at the limit of the crown of the trees to protect the trees and underlying root zone from accidental damage. It is stated that impacts on Rye Water Valley/Carlton cSAC has been taken into consideration.

KCC Assessment:

It is noted that reference in Section 6.5.1 states that the impacts on the Rye Water Valley/Carlton cSAC have been addressed through careful consideration of the site layout and through construction phasing. It is noted that this cSAC is not located in close proximity to the application site and therefore seems to be an error. This section also refers to a Natura Impact Statement, however it is noted that a Stage 2 Appropriate Assessment was not carried out as part of this application. It is considered that this must be a typographical error in the EIS. In any event KCC has screened out the need for a Stage 2 AA.

Section 7 Soils, Geology and Hydrogeology

Soils- The EPA soil mapping indicates that the soils comprise primarily of Surface water Gleys/Groundwater Gleys (BminPD), as well as made ground. Aquifers: The GSI National Draft Bedrock Aquifer Map indicates that the site is underlain by a Locally Important Bedrock Aquifer (L1). This classification refers to Calp Limestone bedrock. Aquifer vulnerability is moderate. Borehole information is provided in Figure 7.5 in relation to the Hewlett Packard site.

KCC Assessment:

It is noted that borehole information is not provided for all boreholes shown in Figure 7.5 of the EIS. It is noted from the Environmental Health Officer that a condition is recommended in a grant of permission that additional monitoring is required in relation to this issue.

Section 8 Surface Water and Hydrology

This section of the EIS was also carried out by AWN and includes information on the works required to strip and the soil from the grassed areas and covering them in hard core. It is stated that the current WFD status of the River Liffey in the vicinity of the site is "Moderate". Surface water will drain to the east-southeast. As per the previous chapters, the impacts are assessed and mitigation measures are put forward.

KCC Assessment:

It is considered that this section adequately deals with issues of surface water and hydrology, however there is little or no information on the 3 ponds located to the north of the application site. It is presumed that these are used by Hewlett Packard for water in case of emergency or for attenuation.

Section 9 Air Quality and Climate

This section states that air quality assessment has been carried out following procedure described in publications by the EPA. During construction there is potential for a number of emissions, in particular, the construction activities may generate quantities of dust in the immediate region of the site and along the route of the haulage tracks. Construction vehicles will also generate dust. During the operational phase 12 locations were modelled close to the proposed scheme, and were chosen as worst case scenarios. It is found that the impact of the proposed scheme in terms of CO and benzene is negligible. Mitigation is proposed in section 9.5 of the EIS.

KCC Assessment:

The EPA letter on file indicates that there is no objection to the proposed development. It is also noted that the KCC EHO has no objection to the proposed development subject to conditions.

Section 10 Noise and Vibration

It is stated that typical noise sources associated with the proposed development will be short-term construction noise and once developed, activity within the car park itself and additional traffic on the local road network. The main potential noise-related element of the proposals is related to car park activities on the site itself and traffic movements. During operational phase the primary source is additional traffic and car parking. No significant noise sources will be present during the operational phase. Noise measurements were conducted at three positions on the site boundary in the vicinity of the nearest noise-sensitive locations to the site. Mitigation measures during the construction and operational phase are contained in Section 10.5.

KCC Assessment:

It is considered that the information set out in this section and the noise survey carried out are satisfactory. It is not considered that there is likely to be a significant negative impact on the environment. It is noted also that the Environment Section and the EHO have no objections to the proposed development subject to conditions.

Section 11 Landscape

A number of nearby sensitive landscape receptors have been identified namely, Celbridge Roads (Views 1, 2): the proposed development will be intermittently visible from a short section of Celbridge Road in the context of an established industrial complex. M4 Motorway (view 3): the development will not be visible from the M4 on account of the roadside planting and topographical alignment of the road relative to the site. Castletown House (view 4): the development will not be visible, nor will it alter any view of axial relationship associated with nearby Castletown. In summary it is stated that the effect will temporarily alter the appearance of the established character of the area. For mitigation purposes- it is stated that retention of existing hedgerows and trees will be preserved.

KCC Assessment

There is no separate visual assessment provided for the possible impact to the Wonderful Barn which is located approximately 700m north of the application site. View 11.4 in the above chapter shows a photograph of the Wonderful Barn taken from within Castletown Demesne, this photograph taken from Castletown is not considered to be relevant to the proposed development site. Notwithstanding the above it is noted that the KCC Conservation Officer has no objections to the proposed development. The fact that the site was previously used as a contractor's car park must also be considered. It is therefore considered that section 11 of the EIS adequately deals with landscape and visual impact. Further conditions in relation to landscaping are required to lessen any visual impact especially from the roadside to the east.

Section 12 Material Assets

The proposed development constitutes the re-use of an asset that has an established history of temporary use for car-parking, therefore the proposed development constitutes a sustainable use of land, material and installed infrastructure. It is stated that the land use has no significant requirement for sanitary supplies, water, gas or power and will have no significant effects on material assets.

KCC Assessment

It is considered that this section of the EIS adequately deals with the material asset issue. The effects of the off-site material assets are considered in the traffic section of the EIS.

Section 13 Waste Management

This section of the EIS assesses the impacts of the proposed development arising from the generation of waste materials during the construction and operational phases of the temporary car-park. It is stated that the baseline environment is largely set out by the waste management plan for county Kildare which is currently under review. It is stated that the land has been occupied by HP since 1995 and was previously operated as a meat factory facility. Mitigation measures are proposed in Section 13.5. During the operational phase of the development it is stated that there will be no waste generated from the operation of the car park with the exception for litter from the car park

users. During construction, specific mitigation measures will be put in place and further details are provided in the C&D Waste Management Plan.

KCC Assessment:

It is considered that this section adequately deals with any potential impacts arising from waste and appropriate mitigation measures are proposed to be put in place.

Section 14 Traffic and Transportation

It is stated that the temporary car parks are required as a result of the redevelopment of the existing plant in Intel, Leixlip. Two sites have been identified, however further capacity will be required. One site is proposed within the existing HP site and the other is proposed at M4 Interchange Park, Moortown, Celbridge. It is stated that the review of impacts associated with the temporary P&R within HOP site is discussed in the Traffic Impact Assessment Report. During the operation of the P&R site, approximately 735 additional daily trips are forecast and all of these trips relate to construction staff.

It is stated that the ongoing works to Fab 10, 14 and Fab24 conversion at the Intel site in Leixlip

It is stated that the predicted impacts could arise from an increase in traffic volume without mitigation measure, these include; congestion, queuing, journey delays and impacts on road safety.

KCC Assessment:

It is noted that there are additional traffic details provided in other documentation submitted with the application. Traffic Impacts are discussed in more detail in the main body of the planning report. It is noted that Section 14 states that the proposed development has arisen due to the construction programme arising from the alterations to Fab10, 14 and 24. It is considered that the impacts must be considered cumulatively. It is noted that the EIS for the large new development permitted by KCC under Pl. Ref. No. 12/435 (currently on appeal) stated that off-site park and ride sites were to be sought to accommodate the construction staff. To reflect this, a specific condition (No.35) was attached to this permission as follows: *Prior to the commencement of development the developer shall submit, for the written agreement of the Planning Authority, details of the location and management of the off-site Park and Ride site, as referenced in the application documentation. Mitigation measures required on the bus routes from this location to the site shall be included in this information. Reason: In the interest of traffic and vulnerable road user safety.*

It is presumed that this application and the other car-park application (Pl. Ref. No. 12/725, at Moortown, Celbridge) are intended to accommodate the construction staff from the aforementioned permitted development in addition to works permitted under separate Intel applications. It is presumed that the works will be carried out in a phased manner.

Notwithstanding the above, it is considered that Section 14 of the EIS adequately deals with the transportation issues arising from the proposed development. Potential impacts are addressed and appropriate mitigation measures are put forward in Section 14.5. It is noted that the Transportation Department have no objections to the proposed development.

Section 15 Cultural Heritage (Archaeological, Architectural and Cultural Heritage)

In terms of archaeology- an analysis of the development plan policies pertaining to archaeology has been carried out. The nearest recorded monument is a bridge at Coneyburrow and is south of the HP lands. Protected structures in the vicinity of the site are listed including Leixlip gate, Castletown House, The Wonderful Barn Complex and Coneyburrow Lime Kiln. The impacts are assessed, it is stated that there will be no impact in the recorded archaeological resource, the potential for uncovering

previously unrecorded sub-surface archaeology is low. It is stated that the proposed development will not directly impact on protected structures and there will be no impacts on items of architectural or cultural value.

KCC Assessment:

It is considered that this section of the EIS adequately deals with archaeological issues and it is not considered that there will be a negative impact on archaeological heritage. It is considered that the assessment on possible impacts to protected structures is also acceptable.

Section 16 Interactions and Cumulative Effect

This section describes the interactions between the various impacts identified in the previous sections of the Environmental Impact Statement during both the construction and operational phases of the proposed development.

KCC Assessment:

While it is considered that the interactions of impacts arising from the proposed development are taken into consideration in this section of the EIS, it is not considered that the cumulative impact of other development in the vicinity has been fully assessed in this section of the EIS. However conditions are recommended in the permission regarding the monitoring of traffic etc.

Conclusion of Environmental Impact Assessment

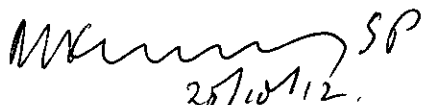
Environmental Impact Assessment (EIA) is the process by which the anticipated effects on the environment of a proposed development or project are measured. If the likely effects are unacceptable, design measures or other relevant mitigation measures can be taken to reduce or avoid those effects. In order to comply with the requirements of sections 171A and 172 and the requirements of Article 6 and 10a of the EIA Directive, it is important that an assessment of the environmental effects of the proposed project is carried out by the competent authority.

It is noted that the proposed development is for a re-use of previous car parking use. For the purposes of Environmental Impact Assessment, the use and any new impacts arising from the proposed development must be taken into consideration in the EIS.

The Environmental Impact Statement has been examined by Kildare County Council. Internal reports from KCC from the Area Engineer, Transportation, Water Services & Environment sections, the Environmental Health Officer, Fire Officer, and Architectural sections have assessed the proposed development and it is noted that the reports on file state that there is no objection to the proposed development subject to specific conditions. The conclusions in the EIS are generally accepted, subject to specific conditions being included in grant of permission. These conditions are necessary to ensure that the mitigation measures contained in the EIS are implemented. Conditions will also require on-going monitoring.



Elaine Donohoe
Executive Planner
23rd October 2012


25/10/12

Date: 25/10/2012

Pl. Ref.: 12/708

REGISTERED POST

Intel Ireland Ltd.

Jacobs Engineering/Industrial Design Cor

Merrion House

Merrion Road

Dublin 4

Comhairle Contae
Chill Dara
Kildare
County Council



Notification of a decision under Section 34 of the Planning & Development Act 2000-2012

Planning Register Number: 12/708
Application Received Date: 31/08/2012
Further Information Received Date:

In pursuance of the powers conferred upon them by the above-mentioned Acts, Kildare County Council have by Order dated 25/10/2012 decided to **GRANT PERMISSION** to the above named for the development of land in accordance with the documents submitted namely:- re-use and extension of a temporary car park (Park & Ride facility) for construction staff engaged in construction activities at the Intel Site, Collinstown Industrial Park, Leixlip, Co. Kildare. This permission is requested for the use of the car park for a period of 4 years. Access to the car park will be via the existing site entrance off the R404 road. The details are as outlined hereunder: (a) 735 temporary car parking spaces 2.5m x 5m, on an existing hard surfaced parking area of 1.27 hectare and an extension of 0.74 hectare parking area, with 6m high lamps and a temporary berm; (b) Dark green security chain link fence to surround the car gates; (c) 2 no. bus set down areas to accommodate 3 buses each; (d) 2 no. bus shelters (6.3m long x 2.1 m wide x 2.5m high) and (e) 2 no. Security Huts (3m x 3.2m x 2.5m high) and 2 security barriers. This application consists of a variation to a previously permitted development for an activity for which a licence under Part IV of the Environmental Protection Agency Act 1992 (as amended for the Protection of the Environment Act 2003) is required and full details of the proposed development and its anticipated environmental impacts will be notified to the Environmental Protection Agency. An Environmental Impact Statement accompanies this application, at **Hewlett Packard, Liffey Park Technology Campus, Barnhall Road, Leixlip, Co. Kildare** subject to 20 conditions set out in the schedule attached.

The reason for the imposition of the said conditions are also included. The Planning Authority have had regard to any submissions or representations made on this file. If there is no appeal against the said decision a **grant of permission** in accordance with the decision will be issued after the expiration of the period within which an appeal may be made to An Bord Pleanala (see footnote). It should be noted that until a grant of permission has been issued the development in question is **NOT AUTHORISED** and work should not commence.

Date: 25/10/2012


Senior Executive Officer, Planning
Kildare County Council

PLEASE ARRANGE TO REMOVE SITE NOTICE

Any appeal against the decision of a Planning Authority under Section 37 of the Planning and Development Act 2000-2012 may be made to An Bord Pleanala, 64 Marlborough Street, Dublin 1. First and third party objections must be received by the Bord within 4 weeks beginning on the day of making the decision by the Planning Authority. The appeal must be fully complete from the start - you are not permitted to submit any part of it later, even within the time limit. Any appeal made within the statutory appeal period to An Bord Pleanala will be invalid unless accompanied by

- 1 Confirmation of submission to Planning Authority
- 2 The correct statutory fee, (Fees payable to the Bord on or after 5th September, 2011)
 - (i) Appeal by 1st party relating to commercial development where the application included the retention of development - €4,500 or €9,000 if an EIS or NIS involved.
 - (ii) Appeal by 1st party relating to commercial development (no retention element in application) - €1,500 or €3,000 if EIS or NIS involved.
 - (iii) Appeal by 1st party non-commercial development where the application included the retention of development - €660
 - (iv) Appeal by 1st Party solely against contribution condition(s) - (2000 Act and amendments Section 48 or 49) - €220
 - (v) Appeal following grant of leave to appeal
 - (vi) An Appeal other than referred to in (i) to (v) above - €220

This guide does not purport to be a legal interpretation of the fees payable to the Bord. Please contact the Bord for further information.

Comhairle Contae Chill Dara, Áras Chill Dara, Páirc Devoy, An Nás, Co. Chill Dara.
Kildare County Council, Áras Chill Dara, Devoy Park, Naas, Co. Kildare.

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RE: / Planning Permission is sought to re-use and extension of a temporary car park (Park & Ride facility) for construction staff engaged in construction activities at the Intel Site, Collinstown Industrial Park, Leixlip, Co. Kildare. This permission is requested for the use of the car park for a period of 4 years. Access to the car park will be via the existing site entrance off the R404 road. The details are as outlined hereunder: (a) 735 temporary car parking spaces 2.5m x 5m, on an existing hard surfaced parking area of 1.27 hectare and an extension of 0.74 hectare parking area, with 6m high lamps and a temporary berm; (b) Dark green security chain link fence to surround the car gates; (c) 2 no. bus set down areas to accommodate 3 buses each; (d) 2 no. bus shelters (6.3m long x 2.1 m wide x 2.5m high) and (e) 2 no. Security Huts (3m x 3.2m x 2.5m high) and 2 security barriers. This application consists of a variation to a previously permitted development for an activity for which a licence under Part IV of the Environmental Protection Agency Act 1992 (as amended for the Protection of the Environment Act 2003) is required and full details of the proposed development and its anticipated environmental impacts will be notified to the Environmental Protection Agency. An Environmental Impact Statement accompanies this application, at Hewlett Packard, Liffey Park Technology Campus, Barnhall Road, Leixlip, Co. Kildare. Intel Ireland Ltd. 12/708

Schedule 1 – Considerations and Reasons on which this Decision is based as required by Article 31 of the Planning and Development Regulations 2001

Having regard to the nature and design of the proposed development, the character of adjoining development and the zoning of the site within the designated development boundary of Leixlip, it is considered that, subject to compliance with the conditions attached, the proposed development would not seriously injure the amenities of the area or of property in the vicinity and would be in accordance with the proper planning and sustainable development of the area.

Schedule 2- Conditions

1. The development shall be carried out in accordance with the plans and particulars received by the Planning Authority on 31st August 2012, except where altered or amended by conditions in this permission.

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

2. All works shall be carried out in full and completed in accordance with the mitigation measures as contained in the Environmental Impact Statement as submitted to the Planning Authority on the 31st August 2012 except where altered or amended by conditions in this permission.

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

3. The proposed car-park shall only be used by contractor workers employed for construction work at the Intel Campus in Leixlip and shall be for a temporary period of no longer than 4 years from the first use of the car park.

Reason: To clarify the extent of the proposal and in the interest of proper planning and sustainable development.

4(a) Any security fences, and all other fences proposed, shall consist of dark olive green coated mesh with all members and supports also painted in a dark olive green colour. No other colours shall be used for any fencing.

(b) Prior to the commencement of development, a sample of the proposed fencing shall be submitted to the Planning Authority for written agreement.

Reason: In the interests of visual amenity and to seek to ensure that these large areas of fencing will not be visually obtrusive.

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(b) The proposed landscaping berm shall be constructed along the eastern and south-eastern boundaries of the site and the locations of the berm shall not conflict with the terms of Condition No. 12 below.

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

6. Prior to the commencement of development, full design and siting details of the proposed lighting shall be submitted to the Planning Authority for its written agreement. The design and location of artificial light sources shall be carefully designed to avoid light nuisance. In order to minimize the extent of light spill, lights that are pole mounted should be directional and cowled to ensure that light is directed downwards and inwards. The duration and intensity of artificial light should be controlled in order to avoid light spill at dwellings.

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7. Prior to the commencement of development, the design and location of the proposed bus shelters shall be submitted to the Planning Authority for its written agreement.

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Reason: In the interests of the proper planning and sustainable development of the area

12(a) The developer shall monitor the surface and ground water for hydrocarbons at a suitable monitoring point at the lowest level point at the Eastern corner of the car park between levels: .47.58+, 47.72+, 47.63+, 47.58+, 47.61+, 47.69+ and 47.47+ as shown on drawing: Site Plan, Bus Shelter and Security Hut 6111-02. Details of monitoring shall be submitted to the written agreement of the Planning Authority.

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13. The developer shall submit for the approval of the planning authority a programme of monitoring and reporting on the queue length at peak times on the critical link i.e. R403/M4 Westbound/N4 Westbound Diverse signalised junction.

Reason: In the interests of traffic safety and orderly development.

14. The bus route to the Intel factory shall be as indicated in the Traffic Impact Assessment Figure 6-A *Shuttle Bus Route between P&R and Intel Sites*. Within 3 months of the commencement of operation of the temporary car park, the applicant shall submit a review of the actual impact of the proposed development on the local road network for the approval of the planning authority. Any revisions to the routes to and from the site and any further traffic management measures required to mitigate the effects of the development shall be agreed and implemented as part of the review. Mitigation measures agreed as part of this review shall be implemented by the developer in a timely manner; the cost of the implementation of any such measures shall be borne solely by the developer. The review shall also confirm the number and types of buses in operation and the actual breakdown of construction traffic between traffic travelling from the R403 East and West.

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18. Prior to the commencement of development, details for the appropriate re-instatement of the site including removal of fences/security huts and a timeframe for same shall be submitted to the Planning Authority for written agreement. A residual management plan shall also be drawn up for the safe closure of the site.

Reason: In the interests of public health, visual amenity and the proper planning and sustainable development.

19. The proposed development shall not impair existing lands or road drainage.

Reason: To ensure proper development.

20. The applicant/developer to pay to Kildare County Council the sum of €32,000.00 being the appropriate contribution to be applied to this development in accordance with the Development Contribution Scheme adopted by Kildare County Council on 7th September 2011 in accordance with Section 48 of the Planning and Development Act 2000 as amended. The amount payable under this condition shall be fully index-linked from the date of grant of permission. Payments of contributions are strictly in accordance with Paragraph 17 of Development Contribution Scheme adopted by Kildare County Council on 7th September 2011.

Reason: It is considered reasonable that the developer should make a contribution in respect of public infrastructure and facilities benefiting development in the area of the Planning Authority.



Date: 18/12/2012
Pl. Ref: 12/708

Intel Ireland Ltd.
Jacobs Engineering Ireland Limited
Merrion House
Merrion Road
Dublin 4

Planning Register Number: 12/708
Application Receipt Date: 31/08/2012

PERMISSION re-use and extension of a temporary car park (Park & Ride facility) for construction staff engaged in construction activities at the Intel Site, Collinstown Industrial Park, Leixlip, Co. Kildare. This permission is requested for the use of the car park for a period of 4 years. Access to the car park will be via the existing site entrance off the R404 road. The details are as outlined hereunder: (a) 735 temporary car parking spaces 2.5m x 5m, on an existing hard surfaced parking area of 1.27 hectare and extension of 0.74 hectare parking area, with 6m high lamps and a temporary berm; (b) Dark green security chain link fence to surround the car gates; (c) 2 no. bus set down areas to accommodate 3 buses each; (d) 2 no. bus shelters (6.3m long x 2.1 m wide x 2.5m high) and (e) 2 no. Security Huts (3m x 3.2m x 2.5m high) and 2 security barriers. This applications consists of a variation to a previously permitted development for an activity for which a licence under Part IV of the Environmental Protection Agency Act 1992 (as amended for the Protection of the Environment Act 2003) is required and full details of the proposed development and its anticipated environmental impacts will be notified to the Environmental Protection Agency. An Environmental Impact Statement accompanies this application, AT Hewlett Packard, Liffey Park Technology Campus, Barnhall Road, Leixlip, Co. Kildare IN ACCORDANCE WITH THE PLANS SUBMITTED WITH THE APPLICATION.

In pursuance of the powers conferred upon them by the Planning and Development Act 2000-2012, Kildare County Council have by Order dated 25/10/2012 GRANTED PERMISSION to the above named, for the above development subject to 20 conditions set out in the attached schedule

Date: 18/12/2012

Signed: 
Senior Executive Officer, Planning
Kildare County Council.



NOTE: The permission herein granted shall, on the expiration of the period of 5 years beginning on the date of the granting of permission, cease to have effect as regards:

- (1) In case the development to which the permission relates is not commenced during the period, the entire development, and
- (2) In case such development is so commenced, so much thereof as is not completed within that period.

It should be noted that outline permission will cease to have effect after a period of 3 years and also that such permission is subject to the subsequent grant of permission consequent on the grant of permission by the Planning Authority and that until such permission has been obtained to detailed plans of the development proposed, the development is NOT AUTHORISED.

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Reason: It is considered reasonable that the developer should make a contribution in respect of public infrastructure and facilities benefiting development in the area of the Planning Authority.

Manager's Order No: 37044

Reference Number: 12/708
Name of Applicant: Intel Ireland Ltd.

Address: Jacobs Engineering/Industrial Design Cor
Merrion House
Merrion Road
Dublin 4

Comhairle Contae
Chill Dara
Kildare
County Council



Nature of Application:

PERMISSION for re-use and extension of a temporary car park (Park & Ride facility) for construction staff engaged in construction activities at the Intel Site, Collinstown Industrial Park, Leixlip, Co. Kildare. This permission is requested for the use of the car park for a period of 4 years. Access to the car park will be via the existing site entrance off the R404 road. The details are as outlined hereunder: (a) 735 temporary car parking spaces 2.5m x 5m, on an existing hard surfaced parking area of 1.27 hectare and an extension of 0.74 hectare parking area, with 6m high lamps and a temporary berm; (b) Dark green security chain link fence to surround the car gates; (c) 2 no. bus set down areas to accommodate 3 buses each; (d) 2 no. bus shelters (6.3m long x 2.1 m wide x 2.5m high) and (e) 2 no. Security Huts (3m x 3.2m x 2.5m high) and 2 security barriers. This application consists of a variation to a previously permitted development for an activity for which a licence under Part IV of the Environmental Protection Agency Act 1992 (as amended for the Protection of the Environment Act 2003) is required and full details of the proposed development and its anticipated environmental impacts will be notified to the Environmental Protection Agency. An Environmental Impact Statement accompanies this application,

Location of Development: Hewlett Packard, Liffey Park Technology Campus, Barnhall Road,

Recommendation: That permission is **GRANTED**

ORDER:

Pursuant to the provisions of the Planning & Development Act 2000-2012, and the Regulations made thereunder, and having considered only the proper planning and development of the area, regard being had to the provisions of the County Development Plan and other relevant matters referred to in Section 34 of the said Planning and Development Act 2000-2012 and reports from Council's Technical Officers thereon, the Council hereby decides to **Grant permission** for the said development subject to the conditions set out in the attached schedule, and the applicant to be notified accordingly.

It is further decided that at the expiration of 4 weeks from the date of receipt by the applicant of the notification of decision, provided there is no appeal before An Bord Pleanála affecting this decision then the aforementioned application be and is granted.

Date: 25/10/2012


Co. Manager
Kildare County Council

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Reason: In the interests of traffic safety and orderly development.

- 15.** The applicant shall carry out ongoing monitoring of the travel modes of construction staff and shall submit quarterly reports to the written agreement to the planning authority for its written agreement.

Reason: In the interests of traffic safety and orderly development.



16. Prior to the commencement of any works on site, the applicant shall submit for the written agreement of the Planning Authority, proposals to improve the operation of the traffic signal controlled junction at Young's Cross (R403/R404/Stacummy Lane junction in order to accommodate traffic associated with the development. The agreed improvement works shall be implemented prior to the first occupation of the Park and Ride site. The cost of the design and implementation of these improvements shall be borne solely by the developer.

Reason: In the interests of traffic safety and orderly development.

17. A number of parking spaces shall be reserved for the sole use of people with disabilities and the quantity and layout of such spaces shall be in accordance with the accepted guidance documents and best practice. Details of such spaces shall be submitted for the written agreement of the Planning Authority.

Reason: In the interest of traffic safety and orderly development.

18. Prior to the commencement of development, details for the appropriate re-instatement of the site including removal of fences/security huts and a timeframe for same shall be submitted to the Planning Authority for written agreement. A residual management plan shall also be drawn up for the safe closure of the site.

Reason: In the interests of public health, visual amenity and the proper planning and sustainable development.

19. The proposed development shall not impair existing lands or road drainage.

Reason: To ensure proper development.

20. The applicant/developer to pay to Kildare County Council the sum of €32,000.00 being the appropriate contribution to be applied to this development in accordance with the Development Contribution Scheme adopted by Kildare County Council on 7th September 2011 in accordance with Section 48 of the Planning and Development Act 2000 as amended. The amount payable under this condition shall be fully index-linked from the date of grant of permission. Payments of contributions are strictly in accordance with Paragraph 17 of Development Contribution Scheme adopted by Kildare County Council on 7th September 2011.

Reason: It is considered reasonable that the developer should make a contribution in respect of public infrastructure and facilities benefiting development in the area of the Planning Authority.

MA

Planning Ref: 02/1030

Planner(s) Report

Planning Decision

Managers Order

Final Grant

Due 31/7/02
crank

KILDARE COUNTY COUNCIL PLANNING DEPARTMENT

PLANNING REPORT

REF. NO. 02/1030

NAME OF APPLICANT
ADDRESS OF DEVELOPMENT
DEVELOPMENT

Hewlett Packard Ltd
Liffey Park Technology Campus, Leixlip
A new site entrance and roadway to connect the campus to the public road, which forms part of the Celbridge Interchange, 1 No. Security Kiosk, including security barriers, connection into existing water/gas; surface water drainage; site development and landscape works; entrance gates; security fencing and site estate signage.

APPLICATION TYPE
DATE INSPECTED
DUE DATE

Permission
24th July 2002
31st July 2002

1. PLANNING HISTORY

The following planning history could be traced with respect to the subject site:

- | | |
|---------|--|
| 95/923 | Manufacturing facility of 42,640 sq. m. & development of an overall site of 80.56 hectares for industrial purposes incl. site entrances |
| 96/411 | Alterations to previously approved plans for a manufacturing facility & development of an oversite for industrial purposes as follows: 1. Exts. |
| 96/1006 | Alterations to previously approved plans for a manufacturing facility & dev. of an overall site for ind. purposes as follows: Erect 4 roof mounted |
| 96/1704 | alterations to previously approved plans for a manufacturing facility and development of an overall site for industrial purposes, etc |
| 96/1287 | Extension to existing manufacturing facility comprising a new building of 29,144 sq metres etc etc LONG HEADING . |

2. THE CURRENT APPLICATION

The current application is for a new site entrance and roadway to connect the campus to the public road, which forms part of the Celbridge Interchange, 1 No. Security Kiosk, including security barriers, connection into existing water/gas; surface water drainage; site development and landscape works; entrance gates; security fencing and site estate signage.

3. OBJECTIONS/REPRESENTATIONS

No objections or representations have been received to date.

4. REPORTS

AREA ENGINEER: | Refer to Roads Planning/Construction for proposed road.



SEE SERVICES:	SANITARY	No report to date. <i>-no objection. The issue is San. Seen</i>
SEE ROADS DESIGN:		This Department had no objections subject to the conditions set out in their report dated 29 th July 2002 and also a report from NRDO.
NATIONAL AUTHORITY	ROADS	This Department had no objections subject to the conditions set out in their report dated 30 th July 2002

5. ASSESSMENT

The site is large and dominated by roads and car-parking. However trees have been planted and landscaping measures have been implemented. The site will not be clearly visible from the public road.

No planning concerns – approval is recommended.

6. RECOMMENDATION

Schedule 1

Having regard to the nature of the proposed development, and the fact that many of the National Primary Routes, National Secondary Roads are reaching the limits of their traffic bearing capacity and the fact that both Regional Roads and Local roads, which serve the needs of local traffic, are also under pressure it is considered that, subject to compliance with the conditions attached, the proposed development, through transferring medium to long distance traffic onto roads which are capable of facilitating the volume of traffic, shall not seriously injure the amenities of the area, would be acceptable in terms of traffic and convenience and would be in accordance with the proper planning and sustainable development of the area.

Schedule 2

I recommend that Planning Permission be granted subject to the conditions stated below:

1. The development shall be carried out in accordance with drawings submitted to the Planning Authority on 6th June 2002, except where altered or amended by conditions in this permission.

Reason: To enable the Planning Authority to check the proposed development when completed, by reference to approved particulars.

2. As per conditions 1-3 stated in Roads Design report dated 29th July 2002.
3. As per conditions stated in NRDO report dated 30th July 2002

~~4. AO – Please ensure Sanitary Services conditions are attached – thanks~~



Tracy McGibbon

Tracy McGibbon
Assistant Planner
30/07/2002

Kildare County Council
Planning Section
Ref. No. 021030



3

Site Dev Works only
- No new building
⇒ No service levels
B 30/7

RE:/ Planning Permission is sought by Hewlett-Packard (Manufacturing) Limited for a development at this site: Liffey Park Technology Campus Barnhall, Leixlip, Co. Kildare. The development will consist/consists of a new Site Entrance and Roadway to connect the campus to public road, which forms part of the Celbridge Interchange, 1 no. security kiosk with a total area of 20 m², including security barriers, connection into existing water/gas supply, surface water drainage; site development and landscape works; entrance gates; security fencing and site lighting; estate signage, all on a site of 11.0 Ha at Barnhall, Parsonstown, Rinawade Upper and Rinawade Lower Townlands, Co. Kildare. – Planning Reference 1030/02

Schedule 1

Having regard to the nature of the proposed development, and the fact that many of the National Primary Routes, National Secondary Roads are reaching the limits of their traffic bearing capacity and the fact that both Regional Roads and Local roads, which serve the needs of local traffic, are also under pressure it is considered that, subject to compliance with the conditions attached, the proposed development, through transferring medium to long distance traffic onto roads which are capable of facilitating the volume of traffic, shall not seriously injure the amenities of the area, would be acceptable in terms of traffic and convenience and would be in accordance with the proper planning and sustainable development of the area.

Schedule 2

1. The development shall be carried out in accordance with drawings submitted to the Planning Authority on 6th June 2002, except where altered or amended by conditions in this permission.

Reason: To enable the Planning Authority to check the proposed development when completed, by reference to approved particulars.

2. Public lighting shall be provided throughout the site to the standards laid down by the E.S.B and to the satisfaction of the Planning Authority.

Reason: In the interest of traffic safety.

3. Surface water shall be collected and road gullies shall be provided in accordance with section 3.17 of Recommendations for Site Development Works for Housing Areas by An Foras Forbartha. All gullies shall be fitted with suitable locking type covers or gratings

Reason: In the interests of proper drainage and traffic safety.

4. Details of the connection of the footpaths and cycle paths on the Link Road (currently under construction) with the footpaths and cycle path configuration proposed as part of this development are to be agreed with the Planning Authority before development commences.

Reason: In the interests of traffic safety.

5. A) During construction the applicant shall liaise with the National Roads Design Office and the Resident Engineer of the Celbridge Interchange.
B) All necessary measures must be taken to ensure that the glare from headlights does not affect traffic on the Motorway.

Reason: In the interests of traffic safety.

31st July, 2002

County Secretary

Date: 31/07/2002
Pl Ref.: 02/1030

REGISTERED POST

Hewlett Packard Ltd
R.K.D. Architects
59 Northumberland Rd
Dublin 4

NOTIFICATION OF A DECISION UNDER SECTION 34 OF THE PLANNING & DEVELOPMENT ACT 2000

PLANNING REGISTER NUMBER: 02/1030
APPLICATION RECEIPT DATE: 06/06/2002
FURTHER INFORMATION DATE:

In pursuance of the powers conferred upon them by the above-mentioned Act, Kildare County Council have by order dated 31/07/2002 decided to Grant PERMISSION to the above named for development of land, in accordance with the documents submitted namely:
development will consist of a new site entrance and roadway to connect the campus to public road, which forms part of the Celbridge interchange, 1 no. security kiosk with a total area of 20m², including security barriers, connection into existing wa at Liffey Park Technology Barnhall Leixlip subject to 5 conditions set out in the Schedule attached.

The reason for the imposition of the said conditions are also included. If there is no appeal against the said decision a grant of permission in accordance with the decision will be issued after the expiration of the period within which an appeal may be made to An Bord Pleanala (see footnote). It should be noted that until a grant of permission has been issued the development in question is NOT AUTHORISED and work should not commence.

Date: 31/07/2002

Signed: _____

COUNTY SECRETARY
Kildare County Council

Any appeal against the decision of a Planning Authority under Section 37 of the Planning & Development Act 2000 may be made to An Bord Pleanala, 64 Marlborough Street, Dublin 1. First and third party objections must be received by the Bord within 4 weeks beginning on the day of making the decision by the Planning Authority. The appeal must be fully complete from the start - you are not permitted to submit any part of it later, even within the time limit.

Any appeal made to An Bord Pleanala will be invalid unless a fee of €380 (any application for commercial/housing development of two or more houses) or in any other case €150 is received by the Bord within the statutory appeal period.

Where no appeal is lodged with An Bord Pleanala, the final grant of permission will issue as soon as possible, but not less than 3 days, after the expiration of the appeal period.

Date: 04/09/2002

Pl Ref.: 02/1030

Hewlett Packard Ltd
R.K.D. Architects
59 Northumberland Rd
Dublin 4

PLANNING REGISTER NUMBER: 02/1030
APPLICATION RECEIPT DATE: 06/06/2002

PERMISSION sought for development will consist of a new site entrance and roadway to connect the campus to public road, which forms part of the Celbridge interchange, 1 no. security kiosk with a total area of 20m², including security barriers, connection into existing wa at Liffey Park Technology Barnhall Leixlip

In pursuance of the powers conferred upon them by the Planning and Development Acts 1963 - 2000, Kildare County Council have by order granted PERMISSION to the above named, for the above development subject to the 5 conditions set out in the Schedule attached.

Date: 04/09/2002

Signed: _____
Kildare County Council

NOTE: The permission herein granted shall, on the expiration of the period of 5 years beginning on the date of the granting of permission, cease to have effect as regards:

- (1) In case the development to which the permission relates is not commenced during the period, the entire development, and
- (2) In case such development is so commenced, so much thereof as is not completed within that period.

It should be noted that outline permission will cease to have effect after a period of 3 years and also that such permission is subject to the subsequent grant of permission consequent on the grant of outline permission by the Planning Authority and that, until such permission has been obtained to detailed plans of the development proposed, the development is NOT AUTHORISED.

RE:/ Planning Permission is sought by Hewlett-Packard (Manufacturing) Limited for a development at this site: Liffey Park Technology Campus Barnhall, Leixlip, Co. Kildare. The development will consist/consists of a new Site Entrance and Roadway to connect the campus to public road, which forms part of the Celbridge Interchange, 1 no. security kiosk with a total area of 20 m2, including security barriers, connection into existing water/gas supply, surface water drainage; site development and landscape works; entrance gates; security fencing and site lighting; estate signage, all on a site of 11.0 Ha at Barnhall, Parsonstown, Rinawade Upper and Rinawade Lower Townlands, Co. Kildare. – Planning Reference 1030/02

Schedule 1

Having regard to the nature of the proposed development, and the fact that many of the National Primary Routes, National Secondary Roads are reaching the limits of their traffic bearing capacity and the fact that both Regional Roads and Local roads, which serve the needs of local traffic, are also under pressure it is considered that, subject to compliance with the conditions attached, the proposed development, through transferring medium to long distance traffic onto roads which are capable of facilitating the volume of traffic, shall not seriously injure the amenities of the area, would be acceptable in terms of traffic and convenience and would be in accordance with the proper planning and sustainable development of the area.

Schedule 2

1. The development shall be carried out in accordance with drawings submitted to the Planning Authority on 6th June 2002, except where altered or amended by conditions in this permission.

Reason: To enable the Planning Authority to check the proposed development when completed, by reference to approved particulars.

2. Public lighting shall be provided throughout the site to the standards laid down by the E.S.B and to the satisfaction of the Planning Authority.

Reason: In the interest of traffic safety.

3. Surface water shall be collected and road gullies shall be provided in accordance with section 3.17 of Recommendations for Site Development Works for Housing Areas by An Foras Forbartha. All gullies shall be fitted with suitable locking type covers or gratings

Reason: In the interests of proper drainage and traffic safety.

4. Details of the connection of the footpaths and cycle paths on the Link Road (currently under construction) with the footpaths and cycle path configuration proposed as part of this development are to be agreed with the Planning Authority before development commences.

Reason: In the interests of traffic safety.

5. A) During construction the applicant shall liaise with the National Roads Design Office and the Resident Engineer of the Celbridge Interchange.
B) All necessary measures must be taken to ensure that the glare from headlights does not affect traffic on the Motorway.

Reason: In the interests of traffic safety.

4th September, 2002

County Secretary

MANAGER'S ORDER NO:

REGISTER REFERENCE NO:

02/1030

APPLICANT'S NAME:

Hewlett Packard Ltd

ADDRESS:

R.K.D. Architects
59 Northumberland Rd
Dublin 4

NATURE OF APPLICATION:

PERMISSION for development will consist of a new site entrance and roadway to connect the campus to public road, which forms part of the Celbridge interchange, 1 no. security kiosk with a total area of 20m², including security barriers, connection into existing wa

LOCATION OF DEVELOPMENT:

Liffey Park Technology Barnhall
Leixlip

RECOMMENDATION:

That Permission is granted.

ORDER: Pursuant to the provisions of the Planning & Development Act 2000 and the Regulations made thereunder, and having considered only the proper planning and development of the area, regard being had to the provisions of the County Development Plan and other relevant matters referred to in Section 34 of the said Act of 2000 and reports from Council's Technical Officers thereon, the Council hereby decides to grant Permission for the said development subject to the 5 conditions set out on the attached schedule, and the applicant to be notified accordingly.

It is further decided that at the expiration of 4 weeks from the date of receipt by the applicant of the notification of decision, provided there is no appeal before An Bord Pleanala affecting this decision then the aforementioned application be and is granted.

DATE: 31/07/2002

SIGNED: _____

COUNTY MANAGER
Kildare County Council

Planning Ref: 99/1602

Planner(s) Report

Planning Decision

Managers Order

DUE
15/11/95



KILDARE COUNTY COUNCIL PLANNING DEPARTMENT

PLANNING REPORT

Ref. no. 99/1602

NAME OF APPLICANT: Hewlett Packard.
ADDRESS OF DEVELOPMENT: Liffey Park, Leixlip.

DEVELOPMENT: To erect signage to existing building.
APPLICATION TYPE:- Permission
Date Inspected:- 08/11/99.
Due Date:- 15/11/99.

Reports:

Area Engineer - No objections.

Sanitary Services Section -

Planning History:

The following applications refer:-
97/893; 96/1006; 96/1704; 96/1287; 96/411; 95/923; 95/1288 (PL 09.097810); 71/507; 71/788;
74/1372; 75/147; 75/1104; 78/361; 79/412; 79/1438; 91/211.

Objections/Representations:

There are no letters on file at time of writing.

Assessment:

This is an application for permission to erect signage to the northwest and northeast elevations of Office Building 1 at the Hewlett Packard Plant at Liffey Park, Leixlip. Each sign takes the form of a single folded aluminium panel, rectangular in shape and measuring approx. 5.7m by 1.8m. The signs will consist of blue lettering on a white background. The proposed signs will be lit by flood lighting mounted to the top of each sign. Having regard to the overall scale of the building, it is considered that the proposed signs are modest in size.

The proposed development is considered to be acceptable subject to conditions.

Recommendation:


I recommend that permission be granted subject to the following conditions:-

1. The development shall be carried out and completed in accordance with drawings submitted to the Planning Authority on 16/09/99, except where altered or amended by conditions in this permission.

Reason: To enable the Planning Authority to check the proposed development when completed, by reference to approved particulars.

2. Level of illumination shall be reviewable at all times and shall be adjusted at the applicant's expense where requested by Kildare County Council.

In the interests of the proper planning and development of the area.


Edel Kelly,
T/Executive Planner.
08/11/99.

No Contr't
08/11/99

due 15/11

KILDARE COUNTY COUNCIL

REFERENCE NUMBER: 99/1602
PREVIOUS REF NOS:
DATE: 05/10/1999

TO: Ms. Eilish Murray,
Kildare County Council,
Leinster Street,
Maynooth,

RECEIVED

08 OCT 1999

MAYNOOTH OFFICE

APPLICATION DATE: 16/09/1999

APPLICANT: Hewlett Packard Manufacturing Ltd

APPLICATION FOR: Permission for erection of one high level external sign to the Northwest Elevation of Office building 1 and one high level external sign to the Northeast Elevation of Office Building 1. The signs shall be lit by floodlighting mounted to the top of each sign at Liffey Park Leixlip Co. Kildare

REPORT REQUIRED BY: 15/10/1999

SIGNED: J Lynch
COUNTY ENGINEER

IF CONDITIONS ARE BEING SUGGESTED REASONS SHOULD BE STATED:-

Notice on Site

No objections

E. Murray

11/10/99

ASDC 15/10/99

Local Government (Planning & Development) Acts
County Council of the County of Kildare

Comhairle
Chondae
Chill Dara
Planning Section
St. Mary's, Naas.
Phone (045) 873829
Fax (045) 873846



Date: 17th November, 1999
Our Ref: MT/JD/99/1602

REGISTERED POST

Environmental Protection Agency
Ardcavan
Wexford

RE: Pl. Ref. 99/1602 - Planning permission is sought for the erection of one high level external sign to the Northwest Elevation of Office building 1: and one high level external sign to the Northeast elevation of Office Building 1: at Liffey Park, Leixlip, Co. Kildare. The sign shall be lit by flood lighting mounted to the top of each sign. Hewlett Packard manufacturing (Ireland) Ltd.

Dear Sir/Madam,

With reference to the above I wish to inform you that by order dated 09/11/99 this County Council decided to **GRANT** Permission to the above named for development, in accordance with the documents submitted (see attached schedule).

If you are aggrieved by this decision you may appeal it within one month of the date of the making of the decision by the Planning Authority forwarding your grounds of appeal together with a fee to An Bord Pleanála, Floor 3, Block 7, Irish Life Centre, Lower Abbey Street, Dublin 1. Any appeal made to An Bord Pleanála will be invalid unless a fee of £300 (any application for commercial/housing development or two or more houses) or in any other case £120 is received by the Bord within the statutory appeal period. The appeal must be fully complete from the start - you are not permitted to submit any part of it later on, even within the time limit.

Yours faithfully,

County Secretary
Kildare County Council

ACKNOWLEDGE & ISSUE RECEIPT

REQUEST FOR FURTHER INFORMATION LISTED HEREUNDER

CROSS REFERENCE WITH PREVIOUS FILES :

CHECK FEE

J O'NEILL

REFER :

J. LYNCH

CO ENG

E. MURRAY

A.E. NORTH

D. O'FLAHERTY

A.E. SOUTH

JOHN GAVAGHAN

A.E. EAST

L. SHINE

A.E. WEST

TREVOR MOORE

T.E. (U.D.C.)

CHRIS MARSHALL

S.SERVICES

M. HOLLIGAN

ENVIRONMENT

ROADS DESIGN

C.M.O.

C.F.O.

M. KENNY

PLANNER

NOTIFY PRESCRIBED BODIES TICKED

AN COMHAIRLE EALAIOIN

AN TAISCE

BORD FAILTE

N.M.A.C.

OPW - PARKS & WILDLIFE

OPW - CANALS & WATERWAYS

CENRAL FISHERIES BOARD

REGIONAL FISHERIES BOARD

E.P.A.

NATIONAL ROADS AUTHORITY

ADJ LOCAL AUTHORITY

EASTERN HEALTH BOARD

E.S.B.

DEPT OF DEFENCE

BORD GAIS

Hewlett Packard

notified 5/10

16

File no. 1602199.

applicant: Health. department

project: signs

location: Liffey Park, Leixlip

Class. 11.

21m

315

S. S. S. S.
04-11-95

Macy

File valid from
16/7/99. Please
to enter

Kildare Coounty Council - Inspection Purposes Only

Local Government (Planning & Development) Acts
County Council of the County of Kildare

Comhairle
Chondae
Chill Dara
Planning Section
St. Mary's, Naas.
Phone (045) 873829
Fax (045) 879772



Date: 29th December, 1999

Your Ref: 1602/99

REGISTERED POST

Hewlett Packard Manufacturing Ltd

Robinson Keefe & Devane

59 Northumberland Road

Ballsbridge

Dublin 4

PLANNING REGISTER NUMBER: 99/1602

APPLICATION RECEIPT DATE: 16/09/1999

In pursuance of the powers conferred upon them by the above mentioned Acts, Kildare County Council have by order granted permission to the above named, for the development of land namely:- erection of one high level external sign to the Northwest Elevation of Office building 1 and one high level external sign to the Northeast Elevation of Office Building 1. The signs shall be lit by floodlighting mounted to the top of each sign at Liffey Park Leixlip Co. Kildare subject to the 2 conditions set out in the Schedule attached.

Date 29th December, 1999

Signed: T. Skala

KILDARE COUNTY COUNCIL

NOTE: The permission herein granted shall, on the expiration of the period of 5 years beginning on the date of the granting of permission, cease to have effect as regards:-

- (1) In case the development to which the permission relates is not commenced during the period, the entire development, and
- (2) In case such development is so commenced, so much thereof as is not completed within that period.

It should also be noted in the case of an outline permission that this permission is subject to the subsequent approval of the Planning Authority and that until such approval has been obtained to detailed plans of the development proposed, the development is NOT AUTHORISED



RE/ Planning permission is sought for the erection of one high level external sign to the Northwest Elevation of Office building 1; and one high level external sign to the Northeast elevation of Office Building 1; at Liffey Park, Leixlip, Co. Kildare. The signs shall be lit by flood lighting mounted to the top of each sign.
Hewlett Packard Manufacturing (Ireland) Ltd. - Planning Ref. 99/1602

1. The development shall be carried out in accordance with drawings and specifications submitted to the Planning Authority on 16/09/99 except where altered or amended by conditions of this permission.

REASON: To enable the Planning Authority to check the proposed development when completed, by reference to approved particulars.

2. Level of illumination shall be reviewable at all times and shall be adjusted at the applicant's expense where requested by Kildare County Council.

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

Date: 29th December, 1999.

Signed: T Skala
COUNTY SECRETARY

Local Government (Planning & Development) Acts
County Council of the County of Kildare

Date: 09/11/1999/99
Our Ref: VC/PD/99/1602

Comhairle
Chondae
Chill Dara

Planning Section
St. Mary's, Naas.
Phone (045) 873829
Fax (045) 873846



COPY

REGISTERED POST

Hewlett Packard Manufacturing Ltd
Robinson Keefe & Devane
59 Northumberland Road
Ballsbridge
Dublin 4

NOTIFICATION OF A DECISION UNDER SECTION 26 OF THE ACT OF 1963

PLANNING REGISTER NUMBER: 99/1602
APPLICATION RECEIPT DATE: 16/09/1999
FURTHER INFORMATION DATE:

In pursuance of the powers conferred upon them by the above-mentioned Acts, Kildare County Council have by order dated 09/11/1999 decided to GRANT Permission to the above named for development of land, in accordance with the documents submitted namely:- erection of one high level external sign to the Northwest Elevation of Office building 1 and one high level external sign to the Northeast Elevation of Office Building 1. The signs shall be lit by floodlighting mounted to the top of each sign at Liffey Park Leixlip Co. Kildare subject to the 2 conditions set out in the Schedule attached.

The reasons for the imposition of the said conditions are also included. If there is no appeal against the said decision a grant of permission in accordance with the decision will be issued after the expiration of the period within which an appeal may be made to An Bord Pleanála (see footnote). It should be noted that until a grant of permission has been issued the development in question is NOT AUTHORISED and work should not be commenced.

Date: 09/11/1999

Signed: _____


COUNTY SECRETARY
KILDARE COUNTY COUNCIL

Any appeal against the decision of a Planning Authority under Section 26 of the Act of 1963 as amended by Section 10 of the Act of 1992 may be made to an Bord Pleanála, Floor 3, Block 7, Irish Life Centre, Lower Abbey Street, Dublin 1. First and third party objections must be received by the Board within one month beginning on the day of the making of the decision by the Planning Authority. The appeal must be fully complete from the start - you are not permitted to submit any part of it later on, even within the time limit.

Any appeal made to An Bord Pleanála will be invalid unless a fee of €300 (any application for commercial/housing development or two or more houses) or in any other case €120 is received by the Bord within the statutory appeal period.



**RE/ Planning permission is sought for the erection of one high level external sign to the Northwest Elevation of Office building 1; and one high level external sign to the Northeast elevation of Office Building 1; at Liffey Park, Leixlip, Co. Kildare. The signs shall be lit by flood lighting mounted to the top of each sign.
Hewlett Packard Manufacturing (Ireland) Ltd. - Planning Ref. 99/1602**

1. The development shall be carried out in accordance with drawings and specifications submitted to the Planning Authority on 16/09/99 except where altered or amended by conditions of this permission.

REASON: To enable the Planning Authority to check the proposed development when completed, by reference to approved particulars.

2. Level of illumination shall be reviewable at all times and shall be adjusted at the applicant's expense where requested by Kildare County Council.

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

Date: 09th November, 1999.

Signed:


COUNTY SECRETARY

Local Government (Planning & Development) Acts
County Council of the County of Kildare

Comhairle
Chondae
Chill Dara
Planning Section
St. Mary's, Naas.
Phone (045) 873829
Fax (045) 873846



RECEIPT NO:

AMOUNT:

MANAGERS ORDER NO: 13376

REGISTER REFERENCE NO: 99/1602

APPLICANTS NAME: Hewlett Packard Manufacturing Ltd

ADDRESS: Robinson Keefe & Devane
59 Northumberland Road
Ballsbridge
Dublin 4

NATURE OF APPLICATION: erection of one high level external sign to the Northwest Elevation of Office building 1 and one high level external sign to the Northeast Elevation of Office Building 1. The signs shall be lit by floodlighting mounted to the top of each sign

LOCATION OF DEVELOPMENT: Liffey Park Leixlip Co. Kildare

RECOMMENDATION: That permission be granted.

ORDER: Pursuant to the provisions of the Local Government (Planning & Development) Acts 1963 to 1993 and the Regulations made thereunder, and having considered only the proper planning and development of the area, regard being had to the provisions of the County Development Plan and other relevant matters referred to in Section 26 of the said Act of 1963 and reports from Councils Technical Officers thereon, the Council hereby decides to grant Permission for the said development subject to the <CONNO> conditions set out on the attached schedule, and the applicant be notified accordingly.

It is further decided that at the expiration of ONE month from the date of receipt by the applicant of the notification of decision, provided there is no appeal before An Bord Pleanala affecting this decision herein before contained, then the aforementioned application be and is granted.

Made this 09/11/1999

Signed: _____
COUNTY MANAGER
KILDARE COUNTY COUNCIL

6



RE/ Planning permission is sought for the erection of one high level external sign to the Northwest Elevation of Office building 1; and one high level external sign to the Northeast elevation of Office Building 1; at Liffey Park, Leixlip, Co. Kildare. The signs shall be lit by flood lighting mounted to the top of each sign.
Hewlett Packard Manufacturing (Ireland) Ltd. - Planning Ref. 99/1602

1. The development shall be carried out in accordance with drawings and specifications submitted to the Planning Authority on 16/09/99 except where altered or amended by conditions of this permission.

REASON: To enable the Planning Authority to check the proposed development when completed, by reference to approved particulars.

2. Level of illumination shall be reviewable at all times and shall be adjusted at the applicant's expense where requested by Kildare County Council.

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

Date: 09th November, 1999.

Signed: _____

COUNTY MANAGER

Planning Ref: 98/171

Planner(s) Report

Planning Decision

Managers Order

Due 22/4/98 *Grant*

KILDARE COUNTY COUNCIL PLANNING DEPARTMENT

PLANNING REPORT

Ref. No. 171/98

NAME OF APPLICANT: Hewlett Packard
ADDRESS OF DEVELOPMENT: Barnhall,
Leixlip.
DEVELOPMENT: Erection of roof-mounted satellite dish and roof-mounted antenna and associated equipment.
APPLICATION TYPE: Permission
DATE INSPECTED: 16/04/98
DUE DATE: 17/04/98

Relevant Planning History:

There is a very extensive planning history relating to this facility.
No significant issues in relation to compliance with permissions have been identified to date.

The Current Application:

Application is made for permission to erect a roof-mounted satellite dish and a roof-mounted antenna and for all associated equipment.

Given the scale of the existing development on site, the scale of the development proposed and its location on the roofs of the facility, a grant of permission would be appropriate subject to conditions restricting the colour of the proposed antennae.

Objections/Representations: None received to date.

Reports:

Area Engineer: Site notice in place. No objection.

Recommendation:

I recommend that permission be **granted** subject to the following conditions:

1. The development shall be carried out in accordance with plans and particulars submitted to the Planning Authority on 18/02/98 and 09/03/98, except where altered or amended by conditions in this permission.

Reason: To enable the Planning Authority to check the proposed development when completed, by reference to approved particulars.

2. All visible surfaces shall be painted light grey in colour.

Reason: In the interest of visual amenity.



Liam McGree,
Executive Planner.
April 16, 1998

Wd ent 16
16/4/98

17/4

KILDARE COUNTY COUNCIL

REFERENCE NUMBER: 98/171
PREVIOUS REF NOS:
DATE: 20/03/1998

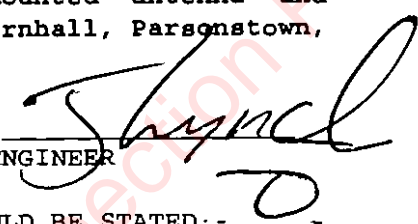
TO: Ms. Eilish Murray,
Kildare County Council,
Leinster Street,
Maynooth,

APPLICATION DATE: 20/03/1998

APPLICANT: Hewlett Packard (Ireland) Ltd

APPLICATION FOR: Approval for alterations of previously approved plans for a manufacturing facility and development of overall site for industrial purposes with erection of roof-mounted satellite dish and roof-mounted antenna and associated equipment at Barnhall, Parsonstown, Rinawade Upp/Lwr, Leixlip

REPORT REQUIRED BY: 31/03/1998

SIGNED: 
COUNTY ENGINEER

IF CONDITIONS ARE BEING SUGGESTED REASONS SHOULD BE STATED:-


Check Site Notice.

Site notice in place

No objection

E. Murray

20/3/98.


hm

18/2/98.

Hewlett
Packard.

PLANNING APPLICATION PROCEDURE CHART

	ACKNOWLEDGE & ISSUE RECEIPT
✓	REQUEST FOR FURTHER INFORMATION LISTED HEREUNDER
	CROSS REFERENCE WITH PREVIOUS FILES :
	CHECK FEE

REFER :

Notices should
state F&P

	J. LYNCH	CO ENG
✓	E. MURRAY	A.E. NORTH
⊗	D. O'FLAHERTY	A.E. SOUTH
	GERRY CONLON	A.E. EAST
	L. SHINE	A.E. WEST
	TREVOR MOORE	T.E. (U.D.C.)
	CHRIS MARSHALL	S.SERVICES
	M. HOLLIGAN	ENVIRONMENT
	ROADS DESIGN	
	C.M.O.	
	C.F.O.	
✓	M. KENNY	PLANNER

NOTIFY PRESCRIBED
BODIES TICKED

	AN COMHAIRLE EALAOIN
	AN TAISCE
	BORD FAILTE
	N.M.A.C.
	OPW - PARKS & WILDLIFE
	OPW - CANALS & WATERWAYS
	CENRAL FISHERIES BOARD
	REGIONAL FISHERIES BOARD
	E.P.A.
	NATIONAL ROADS AUTHORITY
	ADJ LOCAL AUTHORITY
	EASTERN HEALTH BOARD
	E.S.B.
	DEPT OF DEFENCE
	BORD GAIS

6

Local Government (Planning & Development) Acts
County Council of the County of Kildare

Comhairle
Chondae
Chill Dara
Planning Section
St. Mary's, Naas.
Phone (045) 873829
Fax (045) 879772



Free

Date: 27th May, 1998

Our Ref: 98/171

REGISTERED POST

Hewlett Packard (Ireland) Ltd
Robinson Keefe & Devane
59 Northumberland Road
Ballsbridge
Dublin 4

PLANNING REGISTER NUMBER: 98/171
APPLICATION RECEIPT DATE: 18/02/1998

In pursuance of the powers conferred upon them by the above mentioned Acts, Kildare County Council have by order granted Approval to the above named, for the development of land namely:- alterations of previously approved plans for a manufacturing facility and development of overall site for industrial purposes with erection of roof-mounted satellite dish and roof-mounted antenna and associated equipment at Barnhall, Parsonstown, Rinawade Upp/Lwr, Leixlip subject to the 2 conditions set out in the Schedule attached.

Date 27th May, 1998

Signed: _____

KILDARE COUNTY COUNCIL

NOTE: The permission herein granted shall, on the expiration of the period of 5 years beginning on the date of the granting of permission, cease to have effect as regards:-

- (1) In case the development to which the permission relates is not commenced during the period, the entire development, and
- (2) In case such development is so commenced, so much thereof as is not completed within that period.

It should also be noted in the case of an outline permission that this permission is subject to the subsequent approval of the Planning Authority and that until such approval has been obtained to detailed plans of the development proposed, the development is NOT AUTHORISED.



RE/ Planning permission alterations to previously approved plans for a manufacturing facility and development of an overall site for industrial purposes at Barnhall, Parsonstown, Rinawade Upper and Rinawade Lower townlands, near Leixlip, Co. Kildare, as follows: the erection of a roof-mounted satellite dish and a roof-mounted antenna and associated equipment
Hewlett Packard (Manufacturing) Ltd. - Pl. Ref. 98/171

1. The development shall be carried out in accordance with plans and particulars submitted to the Planning Authority on 18/02/1998 and 09/03/1998, except where altered or amended by conditions in this permission.

REASON: To enable the Planning Authority to check the proposed development when completed, by reference to approved particulars.

2. All visible surfaces shall be painted light grey in colour.

REASON: In the interest of visual amenity.

Date: 27th May, 1998

Signed:


COUNTY SECRETARY

Local Government (Planning & Development) Acts
County Council of the County of Kildare

Comhairle
Chondae
Chill Dara
Planning Section
St. Mary's, Naas.
Phone (045) 873829
Fax (045) 879772



Date: 27th May, 1998

Our Ref: 98/171

REGISTERED POST

Hewlett Packard (Ireland) Ltd
Robinson Keefe & Devane
59 Northumberland Road
Ballsbridge
Dublin 4

PLANNING REGISTER NUMBER: 98/171
APPLICATION RECEIPT DATE: 18/02/1998

In pursuance of the powers conferred upon them by the above mentioned Acts, Kildare County Council have by order granted Approval to the above named, for the development of land namely:- alterations of previously approved plans for a manufacturing facility and development of overall site for industrial purposes with erection of roof-mounted satellite dish and roof-mounted antenna and associated equipment at Barnhall, Parsonstown, Rinawade Upp/Lwr, Leixlip subject to the 2 conditions set out in the Schedule attached.

Date 27th May, 1998

Signed: _____
KILDARE COUNTY COUNCIL

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- (1) In case the development to which the permission relates is not commenced during the period, the entire development, and
- (2) In case such development is so commenced, so much thereof as is not completed within that period.

It should also be noted in the case of an outline permission that this permission is subject to the subsequent approval of the Planning Authority and that until such approval has been obtained to detailed plans of the development proposed, the development is NOT AUTHORISED.

N/A

Local Government (Planning & Development) Acts
County Council of the County of Kildare

Ref: 17/04/1998
Our Ref: JD/PD/98/171

REGISTERED POST

Hewlett Packard (Ireland) Ltd
Robinson Keefe & Devane
59 Northumberland Road
Ballsbridge
Dublin 4

Comhairle
Chondae
Chill Dara
Planning Section
St. Mary's, Naas.
Phone (045) 873829
Fax (045) 879772



NOTIFICATION OF A DECISION UNDER SECTION 26 OF THE ACT OF 1963

PLANNING REGISTER NUMBER: 98/171
APPLICATION RECEIPT DATE: 18/02/1998
FURTHER INFORMATION DATE:

In pursuance of the powers conferred upon them by the above-mentioned Acts, Kildare County Council have by order dated 17/04/1998 decided to GRANT Approval to the above named for development of land, in accordance with the documents submitted namely:- alterations of previously approved plans for a manufacturing facility and development of overall site for industrial purposes with erection of roof-mounted satellite dish and roof-mounted antenna and associated equipment at Barnhall, Parsonstown, Rinawade Upp/Lwr, Leixlip subject to the 2 conditions set out in the Schedule attached.

The reasons for the imposition of the said conditions are also included. If there is no appeal against the said decision a grant of permission in accordance with the decision will be issued after the expiration of the period within which an appeal may be made to An Bord Pleanala (see footnote). It should be noted that until a grant of permission has been issued the development in question is **NOT AUTHORISED** and work should not be commenced.

Date: 17/04/1998

Signed: H. Lyons
COUNTY SECRETARY
KILDARE COUNTY COUNCIL

Any appeal against the decision of a Planning Authority under Section 26 of the Act of 1963 as amended by Section 10 of the Act of 1992 may be made to an Bord Pleanala, Floor 3, Block 7, Irish Life Centre, Lower Abbey Street, Dublin 1. First and third party objections must be received by the Board within one month beginning on the day of the making of the decision by the Planning Authority. The appeal must be fully complete from the start - you are not permitted to submit any part of it later on, even within the time limit.

Any appeal made to An Bord Pleanala will be invalid unless a fee of £200 (any application for commercial/housing development or two or more houses) or in any other case £100 is received by the Bord within the statutory appeal period.



RE/ Planning permission alterations to previously approved plans for a manufacturing facility and development of an overall site for industrial purposes at Barnhall, Parsonstown, Rinawade Upper and Rinawade Lower townlands, near Leixlip, Co. Kildare, as follows: the erection of a roof-mounted satellite dish and a roof-mounted antenna and associated equipment
Hewlett Packard (Manufacturing) Ltd. - Pl. Ref. 98/171

1. The development shall be carried out in accordance with plans and particulars submitted to the Planning Authority on 18/02/1998 and 09/03/1998, except where altered or amended by conditions in this permission.

REASON: To enable the Planning Authority to check the proposed development when completed, by reference to approved particulars.

2. All visible surfaces shall be painted light grey in colour.

REASON: In the interest of visual amenity.

Date: 17th April, 1998

Signed:

H. Lyons.
COUNTY SECRETARY

Local Government (Planning & Development) Acts
County Council of the County of Kildare

Comhairle
Chondae
Chill Dara
Planning Section
St. Mary's, Naas.
Phone (045) 873829
Fax (045) 879772



RECEIPT NO:

AMOUNT:

MANAGERS ORDER NO:

10379

REGISTER REFERENCE NO: 98/171

APPLICANTS NAME: Hewlett Packard (Ireland) Ltd

ADDRESS: Robinson Keefe & Devane
59 Northumberland Road
Ballsbridge
Dublin 4

NATURE OF APPLICATION: alterations of previously approved plans
for a manufacturing facility and
development of overall site for industrial
purposes with erection of roof-mounted
satellite dish and roof-mounted antenna and
associated equipment

LOCATION OF DEVELOPMENT: Barnhall, Parsonstown, Rinawade Upp/Lwr, Leixlip

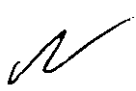
RECOMMENDATION: That permission be granted

ORDER: Pursuant to the provisions of the Local Government (Planning
& Development) Acts 1963 to 1993 and the Regulations made thereunder,
and having considered only the proper planning and development of the
area, regard being had to the provisions of the County Development Plan
and other relevant matters referred to in Section 26 of the said Act of
1963 and reports from Councils Technical Officers thereon, the Council
hereby decides to grant Approval for the said development subject to the
2 conditions set out on the attached schedule, and the applicant
be notified accordingly.

It is further decided that at the expiration of ONE month from the date
of receipt by the applicant of the notification of decision, provided
there is no appeal before An Bord Pleanala affecting this decision
herein before contained, then the aforementioned application be and is
granted.

Made this 17/04/1998

Signed: 
COUNTY MANAGER
KILDARE COUNTY COUNCIL





RE/ Planning permission alterations to previously approved plans for a manufacturing facility and development of an overall site for industrial purposes at Barnhall, Parsonstown, Rinawade Upper and Rinawade Lower townlands, near Leixlip, Co. Kildare, as follows: the erection of a roof-mounted satellite dish and a roof-mounted antenna and associated equipment
Hewlett Packard (Manufacturing) Ltd. - Pl. Ref. 98/171

1. The development shall be carried out in accordance with plans and particulars submitted to the Planning Authority on 18/02/1998 and 09/03/1998, except where altered or amended by conditions in this permission.

REASON: To enable the Planning Authority to check the proposed development when completed, by reference to approved particulars.

2. All visible surfaces shall be painted light grey in colour.

REASON: In the interest of visual amenity.

Date: 17th April, 1998

Signed: _____

COUNTY MANAGER

Planning Ref: 97/1552

Planning Decision

Managers Order

**Local Government (Planning & Development) Acts
County Council of the County of Kildare**

**Comhairle
Chondae
Chill Dara
Planning Section
St. Mary's, Naas.
Phone (045) 873829
Fax (045) 879772**



Date: 19/12/97

Our Ref: JD/MC/1552/97

REGISTERED POST

Hewlett Packard (Manufacturing) Ltd.,
c/o Robinson Keefe & Devane,
59 Northumberland Road,
Ballsbridge,
DUBLIN, 4.

NOTIFICATION OF A DECISION UNDER SECTION 26 OF THE ACT OF 1963

PLANNING REGISTER NUMBER: 97/1552
APPLICATION RECEIPT DATE: 30/10/1997
FURTHER INFORMATION DATE:

In pursuance of the powers conferred upon them by the above-mentioned Acts, Kildare County Council have by order dated 19/12/97 decide to **GRANT PERMISSION** to the above named for development of land, in accordance with the documents submitted namely:- **Planning Approval for the following works at existing manufacturing facility: construction of an extension 771 sq. metres (8300 sq. feet) in size to the existing Staff Cafeteria, with new services compound at roof, associated drainage works and site works and construction of a new Waste Management Enclosure consisting of extension 44 sq. metres (474 sq. ft) in size to existing loading platform and canopy, a new blockwork screen wall, associated drainage works and site works, all on an overall site of 80.56 hectares at Barnhall, Parsonstown, Rinawade Upper and Rinawade Lower Townlands near Leixlip, Co. Kildare / Hewlett Packard (Manufacturing) Limited, subject to the 9 conditions set out in the Schedule attached.**

The reasons for the imposition of the said conditions are also included. If there is no appeal against the said decision a grant of permission in accordance with the decision will be issued after the expiration of the period within which an appeal may be made to An Bord Pleanála (see footnote). It should be noted that until a grant of permission has been issued the development in question is **NOT AUTHORISED** and work should not be commenced.

Date: 19/12/97

Signed: H. Lyons

COUNTY SECRETARY
KILDARE COUNTY COUNCIL

Date: 19th. December, 1997

Continued/

**Local Government (Planning & Development) Acts
County Council of the County of Kildare**

**Comhairle
Chondae
Chill Dara
Planning Section
St. Mary's, Naas.
Phone (045) 873829
Fax (045) 879772**



Ref: 1552/97

Any appeal against the decision of a Planning Authority under Section 6 of the Act of 1963 as amended by Section 10 of the Act of 1992 may be made to An Bord Pleanála, Floor 3, Block 7, Irish Life Centre, Lower Abbey St., Dublin 1. 1st and 3rd party objections must be received by the Board within one month beginning on the day of the making of the decision by the Planning Authority. The appeal must be fully complete from the start you are not permitted to submit any part of it later on, even within the time limit.

Any appeal made to An Bord Pleanála will be invalid unless a fee of £200 (any application for commercial/housing development or two or more houses) or in any other case £100 is received by the Bord within the statutory appeal period.



Re: Planning Approval for the following works at existing manufacturing facility: construction of an extension 771 sq. metres (8300 sq. feet) in size to the existing Staff Cafeteria, with new services compound at roof, associated drainage works and site works and construction of a new Waste Management Enclosure consisting of extension 44 sq. metres (474 sq. ft) in size to existing loading platform and canopy, a new blockwork screen wall, associated drainage works and site works, all on an overall site of 80.56 hectares at Barnhall, Parsonstown, Rinawade Upper and Rinawade Lower Townlands near Leixlip, Co. Kildare / Hewlett Packard (Manufacturing) Limited, / Planning File Reference Number: 1552/97

- 1 The development shall be carried out in accordance with drawings and specifications submitted to the Planning Authority on 30th. October, 1997, except where altered or amended by conditions in this permission.

REASON: To enable the Planning Authority to check the proposed development when completed by reference to approved particulars.

- 2 The external finishes of the proposed development shall be similar in colour, design and detailing to those on the existing development.

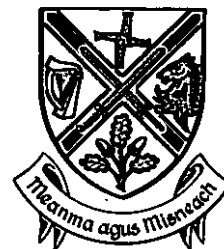
REASON: In the interests of visual amenity and the proper planning and development of the area.

- 3 No advertising signs nor lettering/logos shall be erected on any part of the exterior of the building, nor within the site as a whole, without a prior grant of planning approval.

REASON: In the interests of visual amenity.

- 4 All lighting shall be so arranged and designed as to prevent leakage of light off site. Security lighting shining from the buildings at high level or parapets shall not be used. No lighting shall be allowed to shine towards the Woods in Castletown Demesne.

REASON: In the interests of visual amenity and traffic safety.



Ref: 1552/97

- 5 The archaeological monitoring shall be continued for the proposed extension to the facility. The developer will engage the services of a qualified archaeologist to monitor all ground disturbance aspects of the proposed development at the time of construction. The developer shall be prepared to facilitate the archaeologist in the recording and recovery of any archaeological material encountered. The archaeologist will be empowered to halt development work, if necessary, for the purpose of recording and recovering any archaeological material encountered. A report on the archaeological monitoring shall be forwarded to the Planning Authority and to the National Monuments Service of the Department of Arts, Culture and the Gaeltacht on completion.

REASON: To ensure proper planning and development of the area.

- 6 The proposed development shall not impair existing land or road drainage.

REASON: To prevent interference with existing land or road drainage in the interests of proper development.

- 7 Only foul sewage and soiled water from the development shall be discharged to the public foul sewer.

REASON: In the interests of public health and to ensure proper development.

- 8 Only clean uncontaminated surface water from the development shall be discharged to the surface water system.

REASON: To avoid pollution and to ensure proper development.

- 9 Before development is commenced the developer to arrange for the payment to Kildare County Council of contribution of £7015.00 towards expenditure which the Council has or may incur in respect of the provision of services which facilitate the proposed development.

REASON: The provision of such services in the area facilitate the proposed development and it is considered reasonable that the developer should contribute to the cost of providing same.

Date: 20th. December, 1997

Signed: H. Lyons
COUNTY SECRETARY

Local Government (Planning & Development) Acts
County Council of the County of Kildare

Comhairle
Chondae
Chill Dara
Planning Section
St. Mary's, Naas.
Phone (045) 873829
Fax (045) 879772



RECEIPT NO:

AMOUNT: £

MANAGER'S ORDER NO: 99 25

REGISTER REFERENCE NO: 97/1552

APPLICANT'S NAME: Hewlett Packard (Manufacturing) Ltd

ADDRESS: c/o Robinson Keefe & Devane,
59 Northcumberland Road,
Ballsbridge, Dublin, 4.

NATURE OF APPLICATION: Planning Approval for the following works at existing manufacturing facility: construction of an extension 771 sq. metres (8300 sq. feet) in size to the existing Staff Cafeteria, with new services compound at roof, associated drainage works and site works and construction of a new Waste Management Enclosure consisting of extension 44 sq. metres (474 sq. ft) in size to existing loading platform and canopy, a new blockwork screen wall, associated drainage works and site works, all on an overall site of 80.56 hectares.

LOCATION OF DEVELOPMENT: Barnhall, Parsonstown,
Rinawade Upper and Rinawade Lower
Townlands near Leixlip, Co. Kildare

RECOMMENDATION: That PERMISSION be GRANTED

ORDER: Pursuant to the provisions of the Local Government (Planning & Development) Acts 1963/93 and the Regulations made thereunder, and having considered only the proper planning and development of the area, regard being had to the provisions of the County Development Plan and other relevant matters referred to in Section 26 of the said Act of 1963 and reports from Council's Technical Officers thereon, the Council hereby decides to **GRANT PERMISSION** for the said development subject to the conditions set out on the attached schedule, and the applicant be notified accordingly.

It is further decided that at the expiration of ONE month from the date of receipt by the applicant of the notification of decision, provided there is no appeal before An Bord Pleanala affecting this decision herein before contained, then the aforementioned application be and is granted.

Made this 19th. day of December, 1997 Signed:


COUNTY MANAGER
KILDARE COUNTY COUNCIL



Re: Planning Approval for the following works at existing manufacturing facility: construction of an extension 771 sq. metres (8300 sq. feet) in size to the existing Staff Cafeteria, with new services compound at roof, associated drainage works and site works and construction of a new Waste Management Enclosure consisting of extension 44 sq. metres (474 sq. ft) in size to existing loading platform and canopy, a new blockwork screen wall, associated drainage works and site works, all on an overall site of 80.56 hectares at Barnhall, Parsonstown, Rinawade Upper and Rinawade Lower Townlands near Leixlip, Co. Kildare / Hewlett Packard (Manufacturing) Limited, / Planning File Reference Number: 1552/97

- 1 The development shall be carried out in accordance with drawings and specifications submitted to the Planning Authority on 30th. October, 1997, except where altered or amended by conditions in this permission.

REASON: To enable the Planning Authority to check the proposed development when completed by reference to approved particulars.

- 2 The external finishes of the proposed development shall be similar in colour, design and detailing to those on the existing development.

REASON: In the interests of visual amenity and the proper planning and development of the area.

- 3 No advertising signs nor lettering/logos shall be erected on any part of the exterior of the building, nor within the site as a whole, without a prior grant of planning approval.

REASON: In the interests of visual amenity.

- 4 All lighting shall be so arranged and designed as to prevent leakage of light off site. Security lighting shining from the buildings at high level or parapets shall not be used. No lighting shall be allowed to shine towards the Woods in Castletown Demesne.

REASON: In the interests of visual amenity and traffic safety.



Ref: 1552/97

- 5 The archaeological monitoring shall be continued for the proposed extension to the facility. The developer will engage the services of a qualified archaeologist to monitor all ground disturbance aspects of the proposed development at the time of construction. The developer shall be prepared to facilitate the archaeologist in the recording and recovery of any archaeological material encountered. The archaeologist will be empowered to halt development work, if necessary, for the purpose of recording and recovering any archaeological material encountered. A report on the archaeological monitoring shall be forwarded to the Planning Authority and to the National Monuments Service of the Department of Arts, Culture and the Gaeltacht on completion.

REASON: To ensure proper planning and development of the area.

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REASON: To prevent interference with existing land or road drainage in the interests of proper development.

- 7 Only foul sewage and soiled water from the development shall be discharged to the public foul sewer.

REASON: In the interests of public health and to ensure proper development.

- 8 Only clean uncontaminated surface water from the development shall be discharged to the surface water system.

REASON: To avoid pollution and to ensure proper development.

- 9 Before development is commenced the developer to arrange for the payment to Kildare County Council of contribution of £7015.00 towards expenditure which the Council has or may incur in respect of the provision of services which facilitate the proposed development.

REASON: The provision of such services in the area facilitate the proposed development and it is considered reasonable that the developer should contribute to the cost of providing same.

Date: 20th. December, 1997

Signed: _____

COUNTY MANAGER

Planning Ref: 97/893

Planning Decision

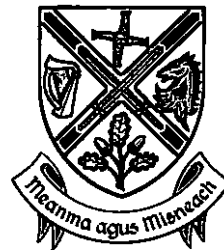
Managers Order

**Local Government (Planning & Development) Acts
County Council of the County of Kildare**

Date: 19/8/97

Our Ref: JD/PD/97/893

**Comhairle
Chondae
Chill Dara
Planning Section
St. Mary's, Naas.
Phone (045) 873829
Fax (045) 879772**



REGISTERED POST

Hewlett Packard Ltd.
c/o Robinson Keefe Devane
59 Northumberland Road,
Ballsbridge
Dublin 4.

CS >

NOTIFICATION OF A DECISION UNDER SECTION 26 OF THE ACT OF 1963

PLANNING REGISTER NUMBER: 97/893
APPLICATION RECEIPT DATE: 23/06/97
FURTHER INFORMATION DATE: 00/00/00

In pursuance of the powers conferred upon them by the above-mentioned Acts, Kildare County Council have by order dated 19/8/97 decide to **GRANT PERMISSION** to the above named for development of land, in accordance with the documents submitted namely:- Approval by Hewlett Packard (Manufacturing) Limited, Liffey Park, Barnhall, Leixlip, Co. Kildare, for an extension to their existing manufacturing facility comprising of a new manufacturing building incorporating production spaces and offices, a new Energy Centre, service and pedestrian links between proposed and existing buildings, all of a total floor area of 34,870 square metres and associated development including site roadways, truck manoeuvring areas and loading docks; permanent and temporary car parking; extension of water supply, foul sewer drainage and surface water drainage; external fenced compound containing nitrogen and carbon dioxide tanks, landscaping, fencing, levelling and mounding all on an overall site of 80.56 hectares at Barnhall, Parsonstown, Rinawade Upper and Rinawade Lower Townlands, near Leixlip, Co. Kildare, subject to the 19 conditions set out in the Schedule attached.

The reasons for the imposition of the said conditions are also included. If there is no appeal against the said decision a grant of permission in accordance with the decision will be issued after the expiration of the period within which an appeal may be made to An Bord Pleanala (see footnote). It should be noted that until a grant of permission has been issued the development in question is **NOT AUTHORISED** and work should not be commenced.

Date: 19/8/97

Signed: _____

COUNTY SECRETARY
KILDARE COUNTY COUNCIL

**Local Government (Planning & Development) Acts
County Council of the County of Kildare**

**Comhairle
Chondae
Chill Dara
Planning Section
St. Mary's, Naas.
Phone (045) 873829
Fax (045) 879772**



Any appeal against the decision of a Planning Authority under Section 6 of the Act of 1963 as amended by Section 10 of the Act of 1992 may be made to An Bord Pleanála, Floor 3, Block 7, Irish Life Centre, Lower Abbey St., Dublin 1. 1st and 3rd party objections must be received by the Board within one month beginning on the day of the making of the decision by the Planning Authority. The appeal must be fully complete from the start you are not permitted to submit any part of it later on, even within the time limit.

Any appeal made to An Bord Pleanála will be invalid unless a fee of £200 (any application for commercial/housing development or two or more houses) or in any other case £100 is received by the Bord within the statutory appeal period.



RE: Approval by Hewlett Packard (Manufacturing) Limited, Liffey Park, Barnhall, Leixlip, Co. Kildare, for an extension to their existing manufacturing facility comprising of a new manufacturing building incorporating production spaces and offices, a new Energy Centre, service and pedestrian links between proposed and existing buildings, all of a total floor area of 34,870 square metres and associated development including site roadways, truck manoeuvring areas and loading docks; permanent and temporary car parking; extension of water supply, foul sewer drainage and surface water drainage; external fenced compound containing nitrogen and carbon dioxide tanks, landscaping, fencing, levelling and mounding all on an overall site of 80.56 hectares at Barnhall, Parsonstown, Rinawade Upper and Rinawade Lower Townlands, near Leixlip, Co. Kildare. The planning application may be inspected at the offices of The Planning Department, Kildare County Council, St. Mary's, Naas - Ref. No. 893/97

1. The development shall be carried out in accordance with drawings and specifications submitted to the Planning Authority on 23/6/97 except where altered or amended by conditions in this permission.

REASON: To enable the Planning Authority to check the proposed development when completed by reference to approved particulars.

2. The external finishes of the proposed development shall be similar in colour, design and detailing to those already agreed for the existing manufacturing and warehouse blocks on site. Details shall be agreed in writing with the Planning Authority before development commences.

REASON: In the interests of visual amenity and the proper planning and development of the area in view of the large scale and height of the proposed development.

3. No advertising signs nor lettering/logos shall be erected on any part of the exteriors of the buildings, nor within the site as a whole, without a prior grant of planning approval. No such signs nor lettering shall be internally illuminated.

Date: 19th August, 1997

Continued/.....



Ref. No: 893/97

Cont'd/.

3. REASON: To permit the Planning Authority to assess the impact of such development as part of an application for approval.
4. External lighting on the site shall be restricted to loading bays, car parks (except as provided for in condition 7) and site roads. No lighting shall be provided on any perimeter fencing, and the proposed buildings shall not be floodlit. The height of an external light standards shall not exceed 8 metres (except as provided for in condition 7).

REASON: To limit the amount of lighting on site so as to minimise the impact on the visual amenity of the area.

5. All lighting shall be so arranged as to prevent leakage of light off site, and to prevent light shining onto passing traffic or towards the M4 motorway. Security lighting shining from the buildings at high level or parapets shall not be used. No lighting shall be allowed to shine towards the woods in Castletown Demesne.

REASON: In the interests of visual amenity and traffic safety.

6. All lighting within any car parking areas within the 120 metre wide vista area to the Wonderful Barn, shall be no more than 1.5 metres in height, and so designed and arranged as not to be visible from the north-east or south-west nor from the Barn.

REASON: To limit the visual impact of lighting in this area.

7. (a) No significant increase in existing site ground levels shall take place, other than for mounding/landscaping works envisaged in this permission, without the prior written consent of the Planning Authority.
- (b) All surplus spoil shall be taken off site, and shall be disposed solely to licensed landfill sites, or in other locations consented to in writing by the Planning Authority in advance.

REASON: To clarify the extent of alterations of ground levels, to preserve the visual amenities of the area and to ensure that all surplus spoil is removed from site and disposed of properly.

Date: 19th August, 1997

Continued/.....



Ref. No: 893/97

8. A detailed landscaping programme, providing for alterations to the originally approved landscaping programme to cater for phase 3, and providing for long-term maintenance and management of all landscaped areas, shall be submitted to the Planning Authority, in triplicate, before building works begin, for its written consent. The developer shall comply with any stipulations, including time and extent of planting, and types of trees and shrubs to be used, as may be attached to such consent.

REASON: To provide for necessary changes to the originally approved landscape proposals in order to fully integrate the development into the area, to protect the vista from the Wonderful Barn and to preserve views from Castletown and to ensure that a detailed and updated programme for planting, maintenance and management is put in place for the overall site.

9. The archaeological monitoring shall be continued for the proposed extension to the facility. The developer will engage the services of a qualified archaeologist to monitor all ground disturbance aspects of the proposed development at the time of construction. The developer shall be prepared to facilitate the archaeologist in the recording and recovery of any archaeological material encountered. The archaeologist will be empowered to halt development work, if necessary, for the purpose of recording and recovering any archaeological material encountered. A report on the archaeological monitoring shall be forwarded to the Planning Authority and to the National Monuments Service of the Department of Arts, Culture and the Gaeltacht on completion.

REASON: To ensure proper planning and development of the area.

10. The proposed development shall not impair existing land or road drainage.

REASON: To prevent interference with existing land or road drainage in the interests of proper development.

Date: 19th August, 1997

Continued/.....



11. Car parking space shall be provided for a minimum of 2650 cars, on a durable permanent macadam surface within the curtilage of the site. Each car space shall be marked in 2.5 x 5.0 metre bays in 100mm wide white lines with a durable permanent material. Circulation aisles shall be 6m wide. Car parking to be provide prior to completion of Phase 3.

REASON: In the interest of traffic safety.

12. Public lighting shall be provided throughout the site to the standards laid down by the E.S.B. and to the satisfaction of the Planning Authority.

REASON: In the interest of traffic safety.

13. Surface water shall be collected and road gullies shall be provided in accordance with Section 3.17 of the Recommendations for Site Development Works for Housing Areas by An Foras Forbartha. All gullies shall be fitted with suitable locking type covers or gratings.

REASON: In the interests of proper drainage and traffic safety.

14. Firefighting water supply of at least 2000 litres per min. for 60 min. at 2 bar or greater shall be available in a watermain or equivalent storage not more than 40 metres from the development.

REASON: To ensure proper planning and development of the area.

15. Firefighting water supply in the yard main shall be at a pressure of not higher than 7 bar or 100 psi.

REASON: To ensure proper planning and development of the area.

16. Fire Service access road shall be delineated and lighted so that its edges are visible at all times. T.G.D. 'B' rules for access roads for Fire Service vehicles shall be used in the design of this road.

REASON: To ensure proper planning and development of the area.

Local Government (Planning & Development) Acts
County Council of the County of Kildare

Ref. NO; 893/97

Comhairle
Chondae
Chill Dara
Planning Section
St. Mary's, Naas.
Phone (045) 873829
Fax (045) 879772



17. Provision shall be made for fire water retention to prevent pollution of River Liffey.

REASON: In the interest of visual amenity and public health.

18. Before development is commenced the developer to arrange for the payment to Kildare County Council of contribution of £300,160 towards expenditure which the Council has or may incur in respect of the provision of services which facilitate the proposed development.

REASON: The provision of such services in the area facilitate the proposed development and it is considered reasonable that the developer should contribute to the cost of providing same.

19. Before development is commenced the developer to arrange for the payment to Kildare County Council of contribution towards expenditure which the Council has or may incur in respect of the provision of road improvement services which facilitate the proposed development. The amount to be agreed between the applicant and the Council before development commences.

REASON: The provision of such services in the area facilitate the proposed development and it is considered reasonable that the developer should contribute to the cost of providing same.

Date: 19th August, 1997

Signed:


COUNTY SECRETARY

**Local Government (Planning & Development) Acts
County Council of the County of Kildare**

**Comhairle
Chondae
Chill Dara
Planning Section
St. Mary's, Naas.
Phone (045) 873829
Fax (045) 879772**



RECEIPT NO:

AMOUNT: £

MANAGER'S ORDER NO:

9375

REGISTER REFERENCE NO:

97/893

APPLICANT'S NAME:

Hewlett Packard Ltd.

ADDRESS:

c/o Robinson Keefe Devane
59 Northumberland Road,
Ballsbridge
Dublin 4.

NATURE OF APPLICATION:

Approval by Hewlett Packard
(Manufacturing) Limited, Liffey Park, Barnhall, Leixlip, Co. Kildare,
for an extension to their existing manufacturing facility comprising of
a new manufacturing building incorporating production spaces and
offices, a new Energy Centre, service and pedestrian links between
proposed and existing buildings, all of a total floor area of 34,870
square metres and associated development including site roadways, truck
manoeuvring areas and loading docks; permanent and temporary car
parking; extension of water supply, foul sewer drainage and surface
water drainage; external fenced compound containing nitrogen and carbon
dioxide tanks, landscaping, fencing, levelling and mounding all on an
overall site of 80.56 hectares

LOCATION OF DEVELOPMENT: at Barnhall, Parsonstown, Rinawade Upper and
Rinawade Lower Townlands, near Leixlip, Co. Kildare.


RECOMMENDATION:

That PERMISSION be **GRANTED**

ORDER: Pursuant to the provisions of the Local Government (Planning &
Development) Acts 1963/93 and the Regulations made thereunder, and
having considered only the proper planning and development of the area,
regard being had to the provisions of the County Development Plan and
other relevant matters referred to in Section 26 of the said Act of 1963
and reports from Council's Technical Officers thereon, the Council
hereby decides to **GRANT PERMISSION** for the said development subject to
the 19 conditions set out on the attached schedule, and the applicant be
notified accordingly.

It is further decided that at the expiration of ONE month from the date
of receipt by the applicant of the notification of decision, provided
there is no appeal before An Bord Pleanala affecting this decision
herein before contained, then the aforementioned application be and is
granted.

Made this 19th day of August, 1997 Signed:


COUNTY MANAGER
KILDARE COUNTY COUNCIL



RE: Approval by Hewlett Packard (Manufacturing) Limited, Liffey Park, Barnhall, Leixlip, Co. Kildare, for an extension to their existing manufacturing facility comprising of a new manufacturing building incorporating production spaces and offices, a new Energy Centre, service and pedestrian links between proposed and existing buildings, all of a total floor area of 34,870 square metres and associated development including site roadways, truck manoeuvring areas and loading docks; permanent and temporary car parking; extension of water supply, foul sewer drainage and surface water drainage; external fenced compound containing nitrogen and carbon dioxide tanks, landscaping, fencing, levelling and mounding all on an overall site of 80.56 hectares at Barnhall, Parsonstown, Rinawade Upper and Rinawade Lower Townlands, near Leixlip, Co. Kildare. The planning application may be inspected at the offices of The Planning Department, Kildare County Council, St. Mary's, Naas - Ref. No. 893/97

1. The development shall be carried out in accordance with drawings and specifications submitted to the Planning Authority on 23/6/97 except where altered or amended by conditions in this permission.

REASON: To enable the Planning Authority to check the proposed development when completed by reference to approved particulars.

2. The external finishes of the proposed development shall be similar in colour, design and detailing to those already agreed for the existing manufacturing and warehouse blocks on site. Details shall be agreed in writing with the Planning Authority before development commences.

REASON: In the interests of visual amenity and the proper planning and development of the area in view of the large scale and height of the proposed development.

3. No advertising signs nor lettering/logos shall be erected on any part of the exteriors of the buildings, nor within the site as a whole, without a prior grant of planning approval. No such signs nor lettering shall be internally illuminated.

Date: 19th August, 1997

Continued/.....



Ref. No: 893/97

Cont'd/.

3. REASON: To permit the Planning Authority to assess the impact of such development as part of an application for approval.
4. External lighting on the site shall be restricted to loading bays, carparks (except as provided for in condition 7) and site roads. No lighting shall be provided on any perimeter fencing, and the proposed buildings shall not be floodlit. The height of an external light standards shall not exceed 8 metres (except as provided for in condition 7).

REASON: To limit the amount of lighting on site so as to minimise the impact on the visual amenity of the area.

5. All lighting shall be so arranged as to prevent leakage of light off site, and to prevent light shining onto passing traffic or towards the M4 motorway. Security lighting shining from the buildings at high level or parapets shall not be used. No lighting shall be allowed to shine towards the woods in Castletown Demesne.

REASON: In the interests of visual amenity and traffic safety.

6. All lighting within any car parking areas within the 120 metre wide vista area to the Wonderful Barn, shall be no more than 1.5 metres in height, and so designed and arranged as not to be visible from the north-east or south-west nor from the Barn.

REASON: To limit the visual impact of lighting in this area.

7. (a) No significant increase in existing site ground levels shall take place, other than for mounding/landscaping works envisaged in this permission, without the prior written consent of the Planning Authority.
- (b) All surplus spoil shall be taken off site, and shall be disposed solely to licensed landfill sites, or in other locations consented to in writing by the Planning Authority in advance.

REASON: To clarify the extent of alterations of ground levels, to preserve the visual amenities of the area and to ensure that all surplus spoil is removed from site and disposed of properly.

Date: 19th August, 1997

Continued/.....



Ref. No: 893/97

8. A detailed landscaping programme, providing for alterations to the originally approved landscaping programme to cater for phase 3, and providing for long-term maintenance and management of all landscaped areas, shall be submitted to the Planning Authority, in triplicate, before building works begin, for its written consent. The developer shall comply with any stipulations, including time and extent of planting, and types of trees and shrubs to be used, as may be attached to such consent.

REASON: To provide for necessary changes to the originally approved landscape proposals in order to fully integrate the development into the area, to protect the vista from the Wonderful Barn and to preserve views from Castletown and to ensure that a detailed and updated programme for planting, maintenance and management is put in place for the overall site.

9. The archaeological monitoring shall be continued for the proposed extension to the facility. The developer will engage the services of a qualified archaeologist to monitor all ground disturbance aspects of the proposed development at the time of construction. The developer shall be prepared to facilitate the archaeologist in the recording and recovery of any archaeological material encountered. The archaeologist will be empowered to halt development work, if necessary, for the purpose of recording and recovering any archaeological material encountered. A report on the archaeological monitoring shall be forwarded to the Planning Authority and to the National Monuments Service of the Department of Arts, Culture and the Gaeltacht on completion.

REASON: To ensure proper planning and development of the area.

10. The proposed development shall not impair existing land or road drainage.

REASON: To prevent interference with existing land or road drainage in the interests of proper development.

Date: 19th August, 1997

Continued/.....



Ref. No: 893/97

11. Car parking space shall be provided for a minimum of 2650 cars, on a durable permanent macadam surface within the curtilage of the site. Each car space shall be marked in 2.5 x 5.0 metre bays in 100mm wide white lines with a durable permanent material. Circulation aisles shall be 6m wide. Car parking to be provide prior to completion of Phase 3.

REASON: In the interest of traffic safety.

12. Public lighting shall be provided throughout the site to the standards laid down by the E.S.B. and to the satisfaction of the Planning Authority.

REASON: In the interest of traffic safety.

13. Surface water shall be collected and road gullies shall be provided in accordance with Section 3.17 of the Recommendations for Site Development Works for Housing Areas by An Foras Forbartha. All gullies shall be fitted with suitable locking type covers or gratings.

REASON: In the interests of proper drainage and traffic safety.

14. Firefighting water supply of at least 2000 litres per min. for 60 min. at 2 bar or greater shall be available in a watermain or equivalent storage not more than 40 metres from the development.

REASON: To ensure proper planning and development of the area.

15. Firefighting water supply in the yard main shall be at a pressure of not higher than 7 bar or 100 psi.

REASON: To ensure proper planning and development of the area.

16. Fire Service access road shall be delineated and lighted so that its edges are visible at all times. T.G.D. 'B' rules for access roads for Fire Service vehicles shall be used in the design of this road.

REASON: To ensure proper planning and development of the area.

Date: 19th August, 1997

Continued/.....



Ref. NO; 893/97

17. Provision shall be made for fire water retention to prevent pollution of River Liffey.

REASON: In the interest of visual amenity and public health.

18. Before development is commenced the developer to arrange for the payment to Kildare County Council of contribution of £300,160 towards expenditure which the Council has or may incur in respect of the provision of services which facilitate the proposed development.

REASON: The provision of such services in the area facilitate the proposed development and it is considered reasonable that the developer should contribute to the cost of providing same.

19. Before development is commenced the developer to arrange for the payment to Kildare County Council of contribution towards expenditure which the Council has or may incur in respect of the provision of road improvement services which facilitate the proposed development. The amount to be agreed between the applicant and the Council before development commences.

REASON: The provision of such services in the area facilitate the proposed development and it is considered reasonable that the developer should contribute to the cost of providing same.

Date: 19th August, 1997

Signed: *S. O'Nadh*
COUNTY MANAGER

Planning Ref: 96/1704

Planning Decision

Managers Order

Final Grant

Comhairle
Chondae
Chill Dara
Planning Section
St. Mary's, Naas.
Phone (045) 873829
Fax (045) 879772



Date: 13th. March, 1997
Our Ref: JD/PD/1704/96

REGISTERED POST

Hewlett Packard (Manu) Ltd.
c/o Robinson Keefe Devane
59 Northumberland Road,
Dublin 4.

NOTIFICATION OF A DECISION UNDER SECTION 26 OF THE ACT OF 1963

PLANNING REGISTER NUMBER: 1704/96
APPLICATION RECEIPT DATE: 05/12/96
FURTHER INFORMATION DATE: 00/00/00

In pursuance of the powers conferred upon them by the above-mentioned Acts, Kildare County Council have by order dated 3/2/97 decided to **GRANT PERMISSION** to the above named for development of land, in accordance with the documents submitted namely:- Planning Permission is sought by Hewlett Packard (Manufacturing) Limited, Blanchardstown Industrial Estate, Snugborough Road, Blanchardstown, Dublin 15, for alterations to previously approved plans for a manufacturing facility and development of an overall site for industrial purposes at Barnhall, Parsonstown, Rinawade Upper and Rinawade Lower Townlands, near Leixlip, Co. Kildare, as follows: Construction of a carbon dioxide gas storage compound comprising 2 No. horizontal storage tanks, a vapouriser unit, delivery pumps and a standby manifold room, all enclosed behind a 2m high wire fence, subject to the 2 conditions set out in the Schedule attached.

The reasons for the imposition of the said conditions are also included. If there is no appeal against the said decision a grant of permission in accordance with the decision will be issued after the expiration of the period within which an appeal may be made to An Bord Pleanála (see footnote). It should be noted that until a grant of permission has been issued the development in question is **NOT AUTHORISED** and work should not be commenced.

Date: 13th. March, 1997

Signed: 
COUNTY SECRETARY
KILDARE COUNTY COUNCIL

Any appeal against the decision of a Planning Authority under Section 6 of the Act of 1963 as amended by Section 10 of the Act of 1992 may be made to An Bord Pleanála, Floor 3, Block 7, Irish Life Centre, Lower Abbey St., Dublin 1. 1st and 3rd party objections must be received by the Board within one month beginning on the day of the making of the decision by the Planning Authority. The appeal must be fully complete from the start you are not permitted to submit any part of it later on, even within the time limit.



RE: Planning Permission is sought by Hewlett Packard (Manufacturing) Limited, Blanchardstown Industrial Estate, Snugborough Road, Blanchardstown, Dublin 15, for alterations to previously approved plans for a manufacturing facility and development of an overall site for industrial purposes at Barnhall, Parsonstown, Rinawade Upper and Rinawade Lower Townlands, near Leixlip, Co. Kildare, as follows: Construction of a carbon dioxide gas storage compound comprising 2 No. horizontal storage tanks, a vapouriser unit, delivery pumps and a standby manifold room, all enclosed behind a 2m high wire fence. - Reference Number: 1704/96

1. The development shall be carried out in accordance with drawings and specifications submitted to the Planning Authority on 5/12/96 except where altered or amended by conditions in this permission.

REASON: To enable the Planning Authority to check the proposed development when completed by reference to approved particulars.

2. The development shall not impair existing land or road drainage.

REASON: To prevent interference with existing land or road drainage in the interests of proper development.

Date: 13th. March, 1997 Signed: _____


COUNTY SECRETARY

Local Government (Planning & Development) Acts
County Council of the County of Kildare

Comhairle
Chondae
Chill Dara
Planning Section
St. Mary's, Naas.
Phone (045) 873829
Fax (045) 879772



Date: 23rd April, 1997

Our Ref: JD/PD/1704/96

REGISTERED POST


Hewlett Packard (Manu) Ltd.
c/o Robinson Keefe Devane
59 Northumberland Road,
Dublin 4.

PLANNING REGISTER NUMBER: 96/1704
APPLICATION RECEIPT DATE: 05/12/96

In pursuance of the powers conferred upon them by the above mentioned Acts, Kildare County Council have by order **GRANTED PERMISSION** to the above named for the development of land namely:- Planning Permission is sought by Hewlett Packard (Manufacturing) Limited, Blanchardstown Industrial Estate, Snugborough Road, Blanchardstown, Dublin 15, for alterations to previously approved plans for a manufacturing facility and development of an overall site for industrial purposes at Barnhall, Parsonstown, Rinawade Upper and Rinawade Lower Townlands, near Leixlip, Co. Kildare, as follows: Construction of a carbon dioxide gas storage compound comprising 2 No. horizontal storage tanks, a vapouriser unit, delivery pumps and a standby manifold room, all enclosed behind a 2m high wire fence, subject to the 2 conditions set out in the Schedule attached.

145m²

Date: 23/4/97

Signed: 

COUNTY SECRETARY
KILDARE COUNTY COUNCIL

NOTE: The permission herein granted shall, on the expiration of the period of 5 years beginning on the date of the granting of permission, cease to have effect as regards:- (1) In case the development to which the permission relates is not commenced during the period, the entire development, and (2) In case such development is so commenced, so much thereof as is not completed within that period.

It should also be noted in the case of an outline permission that this permission is subject to the subsequent approval of the Planning Authority and that until such approval has been obtained to detailed plans of the development proposed, the development is **NOT AUTHORISED**.



RE: Planning Permission is sought by Hewlett Packard (Manufacturing) Limited, Blanchardstown Industrial Estate, Snugborough Road, Blanchardstown, Dublin 15, for alterations to previously approved plans for a manufacturing facility and development of an overall site for industrial purposes at Barnhall, Parsonstown, Rinawade Upper and Rinawade Lower Townlands, near Leixlip, Co. Kildare, as follows: Construction of a carbon dioxide gas storage compound comprising 2 No. horizontal storage tanks, a vapouriser unit, delivery pumps and a standby manifold room, all enclosed behind a 2m high wire fence. - Reference Number: 1704/96

1. The development shall be carried out in accordance with drawings and specifications submitted to the Planning Authority on 5/12/96 except where altered or amended by conditions in this permission.

REASON: To enable the Planning Authority to check the proposed development when completed by reference to approved particulars.

2. The development shall not impair existing land or road drainage.

REASON: To prevent interference with existing land or road drainage in the interests of proper development.

Date: 23rd. April, 1997 Signed: _____

COUNTY SECRETARY

Local Government (Planning & Development) Acts
County Council of the County of Kildare

Comhairle
Chondae
Chill Dara
Planning Section
St. Mary's, Naas.
Phone (045) 873829
Fax (045) 879772



RECEIPT NO:

AMOUNT: £

MANAGER'S ORDER NO: 8 676

REGISTER REFERENCE NO: 1704/96

APPLICANT'S NAME: Hewlett Packard (Manu) Ltd.

ADDRESS: c/o Robinson Keefe Devane
59 Northumberland Road,
Dublin 4.

NATURE OF APPLICATION: Planning Permission is sought by Hewlett Packard (Manufacturing) Limited, Blanchardstown Industrial Estate, Snugborough Road, Blanchardstown, Dublin 15, for alterations to previously approved plans for a manufacturing facility and development of an overall site for industrial purposes at Barnhall, Parsonstown, Rinawade Upper and Rinawade Lower Townlands, near Leixlip, Co. Kildare, as follows: Construction of a carbon dioxide gas storage compound comprising 2 No. horizontal storage tanks, a vapouriser unit, delivery pumps and a standby manifold room, all enclosed behind a 2m high wire fence.

LOCATION OF DEVELOPMENT: Snugborough Road, Blanchardstown, Dublin 15.

RECOMMENDATION: That PERMISSION be GRANTED

ORDER: Pursuant to the provisions of the Local Government (Planning & Development) Acts 1963/93 and the Regulations made thereunder, and having considered only the proper planning and development of the area, regard being had to the provisions of the County Development Plan and other relevant matters referred to in Section 26 of the said Act of 1963 and reports from Council's Technical Officers thereon, the Council hereby decides to **GRANT PERMISSION** for the said development subject to the 2 conditions set out on the attached schedule, and the applicant be notified accordingly.

It is further decided that at the expiration of ONE month from the date of receipt by the applicant of the notification of decision, provided there is no appeal before An Bord Pleanala affecting this decision herein before contained, then the aforementioned application be and is granted.

Made this 13th. day of March, 1997

SIGNED: 6. O'Niadh
COUNTY MANAGER
KILDARE COUNTY COUNCIL

Comhairle
Chondae
Chill Dara
Planning Section
St. Mary's, Naas.
Phone (045) 873829
Fax (045) 879772



RE: Planning Permission is sought by Hewlett Packard (Manufacturing) Limited, Blanchardstown Industrial Estate, Snugborough Road, Blanchardstown, Dublin 15, for alterations to previously approved plans for a manufacturing facility and development of an overall site for industrial purposes at Barnhall, Parsonstown, Rinawade Upper and Rinawade Lower Townlands, near Leixlip, Co. Kildare, as follows: Construction of a carbon dioxide gas storage compound comprising 2 No. horizontal storage tanks, a vapouriser unit, delivery pumps and a standby manifold room, all enclosed behind a 2m high wire fence. - Reference Number: 1704/96

1. The development shall be carried out in accordance with drawings and specifications submitted to the Planning Authority on 5/12/96 except where altered or amended by conditions in this permission.

REASON: To enable the Planning Authority to check the proposed development when completed by reference to approved particulars.

2. The development shall not impair existing land or road drainage.

REASON: To prevent interference with existing land or road drainage in the interests of proper development.

Date: 13th. March, 1997 Signed: _____

G. O'Riada
COUNTY MANAGER

Planning Ref: 96/1287

Planning Decision

Managers Order

Local Government (Planning & Development) Acts
County Council of the County of Kildare

Date: 1/11/96

Our Ref: JD/PD/1287/96

BY HAND

REGISTERED POST

Hewlett Packard (Man) Ltd
c/o Robinson Keefe Devane
59 Northumberland Road
Ballsbridge
Dublin 4.

Comhairle
Chondae
Chill Dara

Planning Section
St. Mary's, Naas.
Phone (045) 897071
Fax (045) 879772



NOTIFICATION OF A DECISION UNDER SECTION 26 OF THE ACT OF 1963

PLANNING REGISTER NUMBER: 96/1287
APPLICATION RECEIPT DATE: 02/09/96
FURTHER INFORMATION DATE: 00/00/00

In pursuance of the powers conferred upon them by the above-mentioned Acts, Kildare County Council have by order dated 1/11/96 decided to **GRANT APPROVAL** to the above named for development of land, in accordance with the documents submitted namely:- Approval sought by Hewlett Packard (Manufacturing) Limited, Blanchardstown Industrial Estate, Snugborough Road, Blanchardstown, Dublin 15, for an extension to their existing manufacturing facility comprising a new building of 29,144 square metres including service and pedestrian links to the existing buildings, and associated development, including site roadways; car parking; extension of water supply, foul sewer drainage and surface water drainage; external fenced compound containing water storage, chemical storage and pumprooms; landscaping, fencing; levelling and mounding and truck manoeuvring areas all on an overall site of 80.56 hectares at Barnhall, Parsonstown, Rinawade Upper and Rinawade Lower townlands, near Leixlip, Co. Kildare. This application is accompanied by An Environmental Impact Statement, and this and any further information in relation to the proposed development which may be furnished to the Planning Authority in the course of the consideration of the application by the Planning Authority, will be available for inspection at the offices of Kildare County Council, St. Mary's, Naas, Co. Kildare. This application relates to development which comprises an activity in relation to which Licence under Part IV of the Environmental Protection Agency Act 1992, is required, subject to the 18 conditions set out in the Schedule attached.

The reasons for the imposition of the said conditions are also included. If there is no appeal against the said decision a grant of permission in accordance with the decision will be issued after the expiration of the period within which an appeal may be made to An Bord Pleanála (see footnote). It should be noted that until a grant of permission has been issued the development in question is **NOT AUTHORISED** and work should not be commenced.

Date: 1st November, 1996

Signed: 

COUNTY SECRETARY
KILDARE COUNTY COUNCIL

**Local Government (Planning & Development) Acts
County Council of the County of Kildare**

Ref. No: 1287/96
Cont'd/.

**Comhairle
Chondae
Chill Dara**
Planning Section
St. Mary's, Naas.
Phone (045) 887071
Fax (045) 879772



Handwritten signature

Any appeal against the decision of a Planning Authority under Section 6 of the Act of 1963 as amended by Section 10 of the Act of 1992 may be made to An Bord Pleanala, Floor 3, Block 7, Irish Life Centre, Lower Abbey St., Dublin 1. 1st and 3rd party objections must be received by the Board within one month beginning on the day of the making of the decision by the Planning Authority. The appeal must be fully complete from the start you are not permitted to submit any part of it later on, even within the time limit.

Any appeal made to An Bord Pleanala will be invalid unless a fee of £200 (any application for commercial/housing development or two or more houses) or in any other case £100 is received by the Bord within the statutory appeal period.

Kildare Coounty Council - Inspection Only

Local Government (Planning & Development) Acts
County Council of the County of Kildare

Comhairle
Chondae
Chill Dara

Planning Section
St. Mary's, Naas.
Phone (045) 897071
Fax (045) 879772



RE: Approval sought by Hewlett Packard (Manufacturing) Limited, Blanchardstown Industrial Estate, Snugborough Road, Blanchardstown, Dublin 15, for an extension to their existing manufacturing facility comprising a new building of 29,144 square metres including service and pedestrian links to the existing buildings, and associated development, including site roadways; car parking; extension of water supply, foul sewer drainage and surface water drainage; external fenced compound containing water storage, chemical storage and pumprooms; landscaping, fencing; levelling and mounding and truck manoeuvring areas all on an overall site of 80.56 hectares at Barnhall, Parsonstown, Rinawade Upper and Rinawade Lower townlands, near Leixlip, Co. Kildare. This application is accompanied by An Environmental Impact Statement, and this and any further information in relation to the proposed development which may be furnished to the Planning Authority in the course of the consideration of the application by the Planning Authority, will be available for inspection at the offices of Kildare County Council, St. Mary's, Naas, Co. Kildare. This application relates to development which comprises an activity in relation to which Licence under Part IV of the Environmental Protection Agency Act 1992, is required.
Reference Number: 1287/96

1. The development shall be carried out in accordance with drawings and specifications submitted to the Planning Authority on 2/9/96 except where altered or amended by conditions in this permission.

REASON: To enable the Planning Authority to check the proposed development when completed by reference to approved particulars.

2. The external finishes of the proposed development shall conform in colour, design and detailing to those already agreed for the existing manufacturing and warehouse blocks on site. Details shall be agreed in writing with the Planning Authority before development commences.

REASON: In view of the large scale and height of this building, it is essential that it be integrated into the overall design and colour scheme already approved for the existing development, and that it be so designed as to minimise its bulk and scale.

3. Any flues and vents from the roofs of the buildings shall be matt black in colour.

REASON: In the interest of visual amenity.

Date: 1st November 1996

Continued/.....

Continued.....

**Local Government (Planning & Development) Acts
County Council of the County of Kildare**

Ref. No: 1287/96
Cont'd/.

**Comhairle
Chondae
Chill Dara**

**Planning Section
St. Mary's, Naas.
Phone (045) 897071
Fax (045) 879772**



4. No advertising signs nor lettering/logos shall be erected on any part of the exteriors of the buildings, nor within the site as a whole, without a prior grant of planning approval. No such signs nor lettering shall be internally illuminated.

REASON: To permit the Planning Authority to assess the impact of such development as part of an application for approval.

5. External lighting on the site shall be restricted to loading bays, carparks (except as provided for in condition 7) and site roads. No lighting shall be provided on any perimeter fencing, and the proposed buildings shall not be floodlit. The height of all external light standards shall not exceed 8 metres (except as provided for in condition 7).

REASON: To limit the amount of lighting on site so as to minimise the impact on the visual amenity of the area.

6. All lighting shall be so arranged and designed as to prevent leakage of light off site, and to prevent light shining onto passing traffic or towards the M4 motorway., Security lighting shining from the buildings at high level or parapets shall not be used. No lighting shall be allowed to shine towards the woods in Castletown Demesne.

REASON: In the interest of visual amenity and traffic safety.

7. All lighting within any car parking areas within the 120 metre wide vista area to the Wonderful Barn, shall be no more than 1.5 metres in height, and so designed and arranged as not to be visible from the north-east or south-west nor from the Barn.

REASON: To limit the visual impact of lighting in this area.

8. No significant alteration of existing site ground levels shall take place, other than for mounding/landscaping works envisaged in this permission. All surplus spoil shall be taken off site, and shall be disposed solely to licensed landfill sites, or in other locations consented to in writing by the Planning Authority in advance.

REASON: To clarify the extent of alterations of ground levels and to ensure that all surplus spoil is removed from site and disposed of properly.

Local Government (Planning & Development) Acts
County Council of the County of Kildare

Ref. No: 1287/96
Cont'd/.

Comhairle
Chondae
Chill Dara

Planning Section
St. Mary's, Naas.
Phone (045) 897071
Fax (045) 879772



9. A detailed landscaping programme, providing for alterations to the originally approved landscaping programme to cater for this development and providing for long-term maintenance and management of all landscaped areas, shall be submitted to the Planning Authority, in triplicate, before building works begin, for its written consent. The developer shall comply with any stipulations, including time and extent of planting, and types of trees and shrubs to be used, as may be attached to such consent.

REASON: To provide for necessary changes to the originally approved landscape proposals in order to fully integrate the development into the area, to protect the vista from the Wonderful Barn, and to ensure that a detailed and updated programme for planting, maintenance and management is put in place for the overall site.

10. That archaeological monitoring shall be continued for the proposed extension to the facility. The developer will engage the services of a qualified archaeologist to monitor all ground disturbance aspects of the proposed development at the time of construction. The developer shall be prepared to facilitate the archaeologist in the recording and recovery of any archaeological material encountered. The archaeologist will be empowered to halt development work, if necessary, for the purpose of recording and recovering any archaeological material encountered. A report on the archaeological monitoring shall be forwarded to the Planning Authority and to the National Monuments Service of the Department of Arts, Culture & the Gaeltacht on completion.

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

11. Water supply to be metered to the satisfaction of the Local Authority.

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

12. 24 hour storage shall be provided for water supply requirements.

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

13. Foul or contaminated water only shall be discharged to foul sewer.

REASON: To meet public health requirements.

14. Surface water shall be discharged to surface water system.

REASON: To meet public health requirements.

Date: 1st November 1996
Continued.....

Continued/.....

**Local Government (Planning & Development) Acts
County Council of the County of Kildare**

**Comhairle
Chondae
Chill Dara**

**Planning Section
St. Mary's, Naas.
Phone (045) 897071
Fax (045) 879772**



15. Public lighting shall be provided throughout the site to the standards laid down by the E.S.B. and to the satisfaction of the Planning Authority.

REASON: In the interest of traffic safety.

16. Surface water shall be collected and road gullies shall be provided in accordance with Section 3.17 of the Recommendations for Site Development Works for Housing Areas by An Foras Forbartha. All gullies shall be fitted with suitable locking type covers or gratings.

REASON: In the interests of proper drainage and traffic safety.

17. Before development is commenced the developer to arrange for the payment to Kildare County Council of contribution of £99,600 towards expenditure which the Council has or may incur in respect of the provision of services which facilitate the proposed development.

REASON: The provision of such services in the area facilitate the proposed development and it is considered reasonable that the developer should contribute to the cost of providing same.

18. The development shall not impair existing land or road drainage.

REASON: To prevent interference with existing land or road drainage in the interests of proper development.

Date: 1st November 1996

Signed: _____

COUNTY SECRETARY

Local Government (Planning & Development) Acts
County Council of the County of Kildare

RECEIPT NO:

AMOUNT: £

MANAGER'S ORDER NO:

8187

REGISTER REFERENCE NO:

96/1287

APPLICANT'S NAME:

Hewlett Packard (Man) Ltd

ADDRESS:

c/o Robinson Keefe Devane
59 Northumberland Road
Ballsbridge
Dublin 4.

Comhairle
Chondae
Chill Dara

Planning Section

St. Mary's, Naas.

Phone (045) 897071

Fax (045) 879772



NATURE OF APPLICATION: Approval sought by Hewlett Packard (Manufacturing) Limited, Blanchardstown Industrial Estate, Snugborough Road, Blanchardstown, Dublin 15, for an extension to their existing manufacturing facility comprising a new building of 29,144 square metres including service and pedestrian links to the existing buildings, and associated development, including site roadways; car parking; extension of water supply, foul sewer drainage and surface water drainage; external fenced compound containing water storage, chemical storage and pumprooms; landscaping, fencing; levelling and mounding and truck manoeuvring areas all on an overall site of 80.56 hectares at Barnhall, Parsonstown, Rinawade Upper and Rinawade Lower townlands, near Leixlip, Co. Kildare. This application is accompanied by An Environmental Impact Statement, and this and any further information in relation to the proposed development which may be furnished to the Planning Authority in the course of the consideration of the application by the Planning Authority, will be available for inspection at the offices of Kildare County Council, St. Mary's, Naas, Co. Kildare. This application relates to development which comprises an activity in relation to which Licence under Part IV of the Environmental Protection Agency Act 1992, is required.

RECOMMENDATION:

That APPROVAL be GRANTED

ORDER: Pursuant to the provisions of the Local Government (Planning & Development) Acts 1963/93 and the Regulations made thereunder, and having considered only the proper planning and development of the area, regard being had to the provisions of the County Development Plan and other relevant matters referred to in Section 26 of the said Act of 1963 and reports from Council's Technical Officers thereon, the Council hereby decides to **GRANT APPROVAL** for the said development subject to the 18 conditions set out on the attached schedule, and the applicant be notified accordingly.

It is further decided that at the expiration of ONE month from the date of receipt by the applicant of the notification of decision, provided there is no appeal before An Bord Pleanála affecting this decision herein before contained, then the aforementioned application be and is granted.

Made this 1st day of November, 1996

SIGNED:

S. J. Mahon

COUNTY MANAGER

KILDARE COUNTY COUNCIL

Local Government (Planning & Development) Acts
County Council of the County of Kildare

Comhairle
Chondae
Chill Dara

Planning Section
St. Mary's, Naas.
Phone (045) 897071
Fax (045) 879772



RE: Approval sought by Hewlett Packard (Manufacturing) Limited, Blanchardstown Industrial Estate, Snugborough Road, Blanchardstown, Dublin 15, for an extension to their existing manufacturing facility comprising a new building of 29,144 square metres including service and pedestrian links to the existing buildings, and associated development, including site roadways; car parking; extension of water supply, foul sewer drainage and surface water drainage; external fenced compound containing water storage, chemical storage and pumprooms; landscaping, fencing; levelling and mounding and truck manoeuvring areas all on an overall site of 80.56 hectares at Barnhall, Parsonstown, Rinawade Upper and Rinawade Lower townlands, near Leixlip, Co. Kildare. This application is accompanied by An Environmental Impact Statement, and this and any further information in relation to the proposed development which may be furnished to the Planning Authority in the course of the consideration of the application by the Planning Authority, will be available for inspection at the offices of Kildare County Council, St. Mary's, Naas, Co. Kildare. This application relates to development which comprises an activity in relation to which Licence under Part IV of the Environmental Protection Agency Act 1992, is required.
Reference Number: 1287/96

-
1. The development shall be carried out in accordance with drawings and specifications submitted to the Planning Authority on 2/9/96 except where altered or amended by conditions in this permission.

REASON: To enable the Planning Authority to check the proposed development when completed by reference to approved particulars.

2. The external finishes of the proposed development shall conform in colour, design and detailing to those already agreed for the existing manufacturing and warehouse blocks on site. Details shall be agreed in writing with the Planning Authority before development commences.

REASON: In view of the large scale and height of this building, it is essential that it be integrated into the overall design and colour scheme already approved for the existing development, and that it be so designed as to minimise its bulk and scale.

3. Any flues and vents from the roofs of the buildings shall be matt black in colour.

REASON: In the interest of visual amenity.

Date: 1st November 1996
Continued.....

Continued/.....

**Local Government (Planning & Development) Acts
County Council of the County of Kildare**

Ref. No: 1287/96
Cont'd/.

**Comhairle
Chondae
Chill Dara**

**Planning Section
St. Mary's, Naas.
Phone (045) 897071
Fax (045) 879772**



4. No advertising signs nor lettering/logos shall be erected on any part of the exteriors of the buildings, nor within the site as a whole, without a prior grant of planning approval. No such signs nor lettering shall be internally illuminated.

REASON: To permit the Planning Authority to assess the impact of such development as part of an application for approval.

5. External lighting on the site shall be restricted to loading bays, car parks (except as provided for in condition 7) and site roads. No lighting shall be provided on any perimeter fencing, and the proposed buildings shall not be floodlit. The height of all external light standards shall not exceed 8 metres (except as provided for in condition 7).

REASON: To limit the amount of lighting on site so as to minimise the impact on the visual amenity of the area.

6. All lighting shall be so arranged and designed as to prevent leakage of light off site, and to prevent light shining onto passing traffic or towards the M4 motorway. Security lighting shining from the buildings at high level or parapets shall not be used. No lighting shall be allowed to shine towards the woods in Castletown Demesne.

REASON: In the interest of visual amenity and traffic safety.

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REASON: To limit the visual impact of lighting in this area.

8. No significant alteration of existing site ground levels shall take place, other than for mounding/landscaping works envisaged in this permission. All surplus spoil shall be taken off site, and shall be disposed solely to licensed landfill sites, or in other locations consented to in writing by the Planning Authority in advance.

REASON: To clarify the extent of alterations of ground levels and to ensure that all surplus spoil is removed from site and disposed of properly.

Local Government (Planning & Development) Acts
County Council of the County of Kildare

Ref. No: 1287/96
Cont'd/.

Comhairle
Chondae
Chill Dara

Planning Section
St. Mary's, Naas.
Phone (045) 897071
Fax (045) 879772



9. A detailed landscaping programme, providing for alterations to the originally approved landscaping programme to cater for this development and providing for long-term maintenance and management of all landscaped areas, shall be submitted to the Planning Authority, in triplicate, before building works begin, for its written consent. The developer shall comply with any stipulations, including time and extent of planting, and types of trees and shrubs to be used, as may be attached to such consent.

REASON: To provide for necessary changes to the originally approved landscape proposals in order to fully integrate the development into the area, to protect the vista from the Wonderful Barn, and to ensure that a detailed and updated programme for planting, maintenance and management is put in place for the overall site.

10. That archaeological monitoring shall be continued for the proposed extension to the facility. The developer will engage the services of a qualified archaeologist to monitor all ground disturbance aspects of the proposed development at the time of construction. The developer shall be prepared to facilitate the archaeologist in the recording and recovery of any archaeological material encountered. The archaeologist will be empowered to halt development work, if necessary, for the purpose of recording and recovering any archaeological material encountered. A report on the archaeological monitoring shall be forwarded to the Planning Authority and to the National Monuments Service of the Department of Arts, Culture & the Gaeltacht on completion.

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

11. Water supply to be metered to the satisfaction of the Local Authority.

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

12. 24 hour storage shall be provided for water supply requirements.

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

13. Foul or contaminated water only shall be discharged to foul sewer.

REASON: To meet public health requirements.

14. Surface water shall be discharged to surface water system.

REASON: To meet public health requirements.

Date: 1st November 1996

Continued.....

Continued/.....

Local Government (Planning & Development) Acts
County Council of the County of Kildare

Ref. No: 1287/96
Cont'd/.

Comhairle
Chondae
Chill Dara

Planning Section
St. Mary's, Naas.
Phone (045) 897071
Fax (045) 879772



15. Public lighting shall be provided throughout the site to the standards laid down by the E.S.B. and to the satisfaction of the Planning Authority.

REASON: In the interest of traffic safety.

16. Surface water shall be collected and road gullies shall be provided in accordance with Section 3.17 of the Recommendations for Site Development Works for Housing Areas by An Foras Forbartha. All gullies shall be fitted with suitable locking type covers or gratings.

REASON: In the interests of proper drainage and traffic safety.

17. Before development is commenced the developer to arrange for the payment to Kildare County Council of contribution of £99,600 towards expenditure which the Council has or may incur in respect of the provision of services which facilitate the proposed development.

REASON: The provision of such services in the area facilitate the proposed development and it is considered reasonable that the developer should contribute to the cost of providing same.

18. The development shall not impair existing land or road drainage.

REASON: To prevent interference with existing land or road drainage in the interests of proper development.

Date: 1st November 1996

Signed:


COUNTY MANAGER



Your Ref:

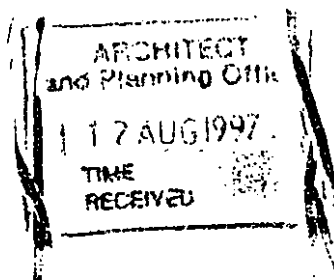
Our Ref:

Date:

Kildare County Council,
Central Fire Station,
Newbridge,
Phone (045) 431370
Fax (045) 432530
E-Mail Address: kilfire@tinnet.ie

M.P. Fitzsimons, B.E.,
Chief Fire Officer

Kildare Co.Co.
St. Mary's
Naas
Co. Kildare



DATE:- 08/08/97
REF:- 2855
PLANNING REF:- 893_97



RE:- APP FOR EXT TO MANUFACTURING FACILITY,
NEW BUILDING, PROD SPACES & OFFICES ETC

AT:- BARNHALL

LEIXLIP

APPLICANT:- HEWLETT PACKARD

With reference to yours of 11/07/97 concerning the above, I recommend that planning permission be GRANTED subject to compliance with the conditions set out hereunder.

1. The Applicant shall obtain a Fire Safety Certificate and lodge a Commencement Notice in accordance with the requirements of the Building Control Act 1990 BEFORE development commences.
2. Firefighting water supply of at least 2000 litres per min. for 60 min. at 2 bar or greater ^{shall} be available in a watermain or equivalent storage not more than 40 metres from the development.
3. Firefighting water supply in the yard main ^{shall} be at a pressure of not higher than 7 bar or 100 psi.
4. Fire Service access road ^{shall} be delineated and lighted so that its edges are visible at all times. T.G.D "B" rules for access roads for Fire Service vehicles ^{shall} be used in the design of this road.
5. Provision ^{shall} be made for fire water retention to prevent pollution of River Liffey to E.P.A requirements (minimum).

Reason for the above is to protect and save
planning & public health

REASON: The provision of such services in the area facilitate the proposed development and it is considered reasonable that the developer should contribute to the cost of providing same.

Signed: I. J. Hannigan

Signed: J. O'Malley Date: 12.8.97.

Ref. No: 738/97

Comhairle
Chondae
Chill Dara
Planning Section
St. Mary's, Naas.
Phone (045) 873829
Fax (045) 879772



9. Before development is commenced the developer to arrange for the payment to Kildare County Council of contribution towards expenditure which the Council has or may incur in respect of sanitary services improvements which facilitate the proposed development. Amount to be agreed between the applicant and the Council before development commences.

REASON: The provision of such services in the area facilitate the proposed development and it is considered reasonable that the developer should contribute to the cost of providing same.

10. Car parking space shall be provided for a minimum of 1600 cars, on a durable permanent macadam surface within the curtilage of the site. Each car space shall be marked in 2.5 x 5.0 metre bays in 100mm wide white lines with a durable permanent material. Circulation aisles shall be 6m wide. Car parking to be provided prior to completion of FAB 14 Extension.

REASON: In the interest of traffic safety.

11. Public lighting shall be provided throughout the site to the standards laid down by the E.S.B. and to the satisfaction of the Planning Authority.

REASON: In the interest of traffic safety.

12. Surface water shall be collected and road gullies shall be provided in accordance with Section 3.17 of the Recommendations for Site Development Works for Housing Areas by An Foras Forbartha. All gullies shall be fitted with suitable locking type covers or gratings.

REASON: In the interests of proper drainage and traffic safety.

13. Before development is commenced the developer to arrange for the payment to Kildare County Council of contribution towards expenditure which the Council has or may incur in respect of the provision of road improvement services which facilitate the proposed development. The amount to be agreed between the applicant and the Council before development commences.

Date: 25th July, 1997

Continued/.....

Planning Ref: 96/1006

Planning Decision

Managers Order

Local Government (Planning & Development) Acts
County Council of the County of Kildare

Date: 6th September 1996

Our Ref: JD/AM/1006/96

Comhairle
Chondae
Chill Dara

Planning Section
St. Mary's, Naas.
Phone (045) 897071
Fax (045) 879772



REGISTERED POST

Hewlett Packard (Manufacturing) Limited
c/o Robinson Keefe Devane
59 Northumberland Road
Dublin 4

NOTIFICATION OF A DECISION UNDER SECTION 26 OF THE ACT OF 1963

PLANNING REGISTER NUMBER: 1006/96
APPLICATION RECEIPT DATE: 09/07/96
FURTHER INFORMATION DATE:

In pursuance of the powers conferred upon them by the above-mentioned Acts, Kildare County Council have by order dated 6th September 1996 decided to **GRANT PERMISSION** to the above named for development of land, in accordance with the documents submitted namely:- Alterations to previously approved plans for a manufacturing facility and development of an overall site for industrial purposes as follows: the erection of four roof mounted antennae supports and associated equipment at Barnhall, Parsonstown, Rinawade Upper and Rinawade Lower townlands near Leixlip, Co. Kildare subject to the 02 conditions set out in the Schedule attached.

The reasons for the imposition of the said conditions are also included. If there is no appeal against the said decision a grant of permission in accordance with the decision will be issued after the expiration of the period within which an appeal may be made to An Bord Pleanala (see footnote). It should be noted that until a grant of permission has been issued the development in question is **NOT AUTHORISED** and work should not be commenced.

Date: 6th September 1996

Signed: 
COUNTY SECRETARY
KILDARE COUNTY COUNCIL

Any appeal against the decision of a Planning Authority under Section 6 of the Act of 1963 as amended by Section 10 of the Act of 1992 may be made to An Bord Pleanala, Floor 3, Block 7, Irish Life Centre, Lower Abbey St., Dublin 1. 1st and 3rd party objections must be received by the Board within one month beginning on the day of the making of the decision by the Planning Authority. The appeal must be fully complete from the start you are not permitted to submit any part of it later on, even within the time limit.

Any appeal made to An Bord Pleanala will be invalid unless a fee of £200 (any application for commercial/housing development or two or more houses) or in any other case £100 is received by the Bord within the statutory appeal period.

Local Government (Planning & Development) Acts
County Council of the County of Kildare

Comhairle
Chondae
Chill Dara
Planning Section
St. Mary's, Naas.
Phone (045) 897071
Fax (045) 879772



Re/ Alterations to previously approved plans for a manufacturing facility and development of an overall site for industrial purposes as follows: the erection of four roof mounted antennae supports and associated equipment at Barnhall, Parsonstown, Rinawade Upper and Rinawade Lower townlands, near Leixlip, Co. Kildare - Hewlett Packard (Manufacturing) Limited. Reference No. 1006/96

1. The development shall be carried out in accordance with drawings submitted to the Planning Authority on 09/07/96 except where altered or amended by conditions in this permission.

REASON: To enable the Planning Authority to check the proposed development when completed, by reference to approved particulars.

2. The dish antennae shall be coloured either matt black or in a colour similar to the cladding colour on the building to which their supports are attached.

REASON: To ensure that these features will be as minimally visible as possible.

Date: 6th September 1996

Signed: _____

COUNTY SECRETARY

Local Government (Planning & Development) Acts
County Council of the County of Kildare

Comhairle
Chondae
Chill Dara

Planning Section
St. Mary's, Naas.
Phone (045) 897071
Fax (045) 879772



RECEIPT NO: 18290

AMOUNT: £52.00

MANAGER'S ORDER NO: 7943

REGISTER REFERENCE NO: 1006/96

APPLICANT'S NAME: Hewlett Packard (Manufacturing) Limited

ADDRESS: c/o Robinson Keefe Devane
59 Northumberland Road
Dublin 4

NATURE OF APPLICATION: Alterations to previously approved plans for a manufacturing facility and development of an overall site for industrial purposes as follows: the erection of four roof mounted antennae supports and associated equipment

LOCATION OF DEVELOPMENT: Barnhall, Parsonstown, Rinawade Upper and Rinawade Lower townlands near Leixlip, Co. Kildare

RECOMMENDATION: That PERMISSION be GRANTED

ORDER: Pursuant to the provisions of the Local Government (Planning & Development) Acts 1963/93 and the Regulations made thereunder, and having considered only the proper planning and development of the area, regard being had to the provisions of the County Development Plan and other relevant matters referred to in Section 26 of the said Act of 1963 and reports from Council's Technical Officers thereon, the Council hereby decides to **GRANT PERMISSION** for the said development subject to the 02 conditions set out on the attached schedule, and the applicant be notified accordingly.

It is further decided that at the expiration of ONE month from the date of receipt by the applicant of the notification of decision, provided there is no appeal before An Bord Pleanala affecting this decision herein before contained, then the aforementioned application be and is granted.

Made this 6th day of September

SIGNED: 

COUNTY MANAGER
KILDARE COUNTY COUNCIL



Re/ Alterations to previously approved plans for a manufacturing facility and development of an overall site for industrial purposes as follows: the erection of four roof mounted antennae supports and associated equipment at Barnhall, Parsonstown, Rinawade Upper and Rinawade Lower townlands, near Leixlip, Co. Kildare - Hewlett Packard (Manufacturing) Limited. Reference No. 1006/96

1. The development shall be carried out in accordance with drawings submitted to the Planning Authority on 09/07/96 except where altered or amended by conditions in this permission.

REASON: To enable the Planning Authority to check the proposed development when completed, by reference to approved particulars.

2. The dish antennae shall be coloured either matt black or in a colour similar to the cladding colour on the building to which their supports are attached.

REASON: To ensure that these features will be as minimally visible as possible.

Date: 6th September 1996

Signed:


COUNTY MANAGER

Planning Ref: 96/411

Planning Decision

Managers Order

Local Government (Planning & Development) Acts
County Council of the County of Kildare

Date: 27th May 1996

Our Ref: JD/MB/411/96

Comhairle
Chondae
Chill Dara

Planning Section
St. Mary's, Naas.
Phone (045) 897071
Fax (045) 879772



REGISTERED POST

Hewlett Packard (Manu.) Ltd.
C/o Robinson Keeffe Devane
59 Northumberland Road
Dublin 4

NOTIFICATION OF A DECISION UNDER SECTION 26 OF THE ACT OF 1963

PLANNING REGISTER NUMBER: 96/411
APPLICATION RECEIPT DATE: 29/03/96
FURTHER INFORMATION DATE: 00/00/00

In pursuance of the powers conferred upon them by the above-mentioned Acts, Kildare County Council have by order dated 27th May 1996 decided to **GRANT APPROVAL** to the above named for development of land, in accordance with the documents submitted namely:- Alterations to previously approved plans for a manufacturing facility and development of an overall site for industrial purposes at Barnhall, Parsonstown, Rinawade Upper and Rinawade Lower townlands, near Leixlip, Co. Kildare as follows: 1. Extension totalling 245 sq. M. To: (a) Cafeteria (b) Aerobics/Exercise area (c) Kitchen Loading Area (d) Main Entrance Lobby 2. New smoking enclosures (5 no.) 3. New bicycle shelters (2no.) 4. Modifications to underground drainage 5. Minor modifications to building elevations 6. Alterations to sprinkler pump house 7. Extension to office roof plant enclosure 8. Revised elevational treatment of office stair towers 9. Revised elevational treatment to ESB compound control building and client MV switch room 10. Revised surface water retention and sprinkler pond layout 11. Revised main site entrance 12. Revised loading bay layout 13. Revised site roadway at security hut subject to the 3 conditions set out in the Schedule attached.

The reasons for the imposition of the said conditions are also included. If there is no appeal against the said decision a grant of permission in accordance with the decision will be issued after the expiration of the period within which an appeal may be made to An Bord Pleanála (see footnote). It should be noted that until a grant of permission has been issued the development in question is **NOT AUTHORISED** and work should not be commenced.

Date: 27th May 1996

Signed: _____

COUNTY SECRETARY
KILDARE COUNTY COUNCIL

**Local Government (Planning & Development) Acts
County Council of the County of Kildare**

**Comhairle
Chondae
Chill Dara
Planning Section
St. Mary's, Naas.
Phone (045) 897071
Fax (045) 879772**



Any appeal against the decision of a Planning Authority under Section 6 of the Act of 1963 as amended by Section 10 of the Act of 1992 may be made to An Bord Pleanala, Floor 3, Block 7, Irish Life Centre, Lower Abbey St., Dublin 1. 1st and 3rd party objections must be received by the Board within one month beginning on the day of the making of the decision by the Planning Authority. The appeal must be fully complete from the start you are not permitted to submit any part of it later on, even within the time limit.

Any appeal made to An Bord Pleanala will be invalid unless a fee of £200 (any application for commercial/housing development or two or more houses) or in any other case £100 is received by the Bord within the statutory appeal period.

Local Government (Planning & Development) Acts
County Council of the County of Kildare

Comhairle
Chondae
Chill Dara
Planning Section
St. Mary's, Naas.
Phone (045) 897071
Fax (045) 879772



RE/ Approval for alterations to previously approved plans for a manufacturing facility and development of an overall site for industrial purposes at Barnhall, Parsonstown, Rinawade Upper and Rinawade Lower townlands, near Leixlip, Co. Kildare as follows:

1. Extension totalling 245 sq. M. To:
 - (a) Cafeteria
 - (b) Aerobics/Exercise area
 - (c) Kitchen Loading Area
 - (d) Main Entrance Lobby
 2. New smoking enclosures (5 no.)
 3. New bicycle shelters (2no.)
 4. Modifications to underground drainage
 5. Minor modifications to building elevations
 6. Alterations to sprinkler pump house
 7. Extension to office roof plant enclosure
 8. Revised elevational treatment of office stair towers
 9. Revised elevational treatment to ESB compound control building and client MV switch room
 10. Revised surface water retention and sprinkler pond layout
 11. Revised main site entrance
 12. Revised loading bay layout
 13. Revised site roadway at security hut
-

1. The development shall be carried out in accordance with drawings and specifications submitted to the Planning Authority on 29/3/96 except where altered or amended by conditions in this permission.

REASON: To enable the Planning Authority to check the proposed development when completed by reference to approved particulars.

2. The overall conditions regarding services, external finishes, landscaping and other matters, as set out in planning permission ref. 923/95, shall continue to apply except in so far as altered by the development proposed in this application.

REASON: In the interests of clarity.

3. The development shall not impair existing land or road drainage.

REASON: To prevent interference with existing land or road drainage in the interests of proper development.

Date: 27th May 1996

Signed: _____

COUNTY SECRETARY

**Local Government (Planning & Development) Acts
County Council of the County of Kildare**

**Comhairle
Chondae
Chill Dara**
Planning Section
St. Mary's, Naas.
Phone (045) 897071
Fax (045) 879772



RECEIPT NO:
AMOUNT: £
MANAGER'S ORDER NO: **7527**

REGISTER REFERENCE NO: 411/96

APPLICANT'S NAME: Hewlett Packard (Manu.) Ltd.

ADDRESS: c/o Robinson Keefe Devane
59 Northumberland Road
Dublin 4

NATURE OF APPLICATION: Approval for Alterations to previously approved plans for a manufacturing facility and development of an overall site for industrial purposes as follows:

1. Extension totalling 245 sq. M. To:
(a) Cafeteria (b) Aerobics/Exercise area (c) Kitchen
Loading Area (d) Main Entrance Lobby
2. New smoking enclosures (5 no.)
3. New bicycle shelters (2no.)
4. Modifications to underground drainage
5. Minor modifications to underground drainage
6. Alterations to sprinkler pump house
7. Extension to office roof plant enclosure
8. Revised elevational treatment of office stair towers
9. Revised elevational treatment to ESB compound
control building and client MV switch room
10. Revised surface water retention and sprinkler pond
layout
11. Revised main site entrance
12. Revised loading bay layout
13. Revised site roadway at security hut

LOCATION OF DEVELOPMENT: Barnhall, Parsonstown, Rinawade Upper and Rinawade
Lower townlands, near Leixlip, Co. Kildare

RECOMMENDATION: That APPROVAL be GRANTED

ORDER: Pursuant to the provisions of the Local Government (Planning & Development) Acts 1963/93 and the Regulations made thereunder, and having considered only the proper planning and development of the area, regard being had to the provisions of the County Development Plan and other relevant matters referred to in Section 26 of the said Act of 1963 and reports from Council's Technical Officers thereon, the Council hereby decides to **GRANT APPROVAL** for the said development subject to the 3 conditions set out on the attached schedule, and the applicant be notified accordingly.

It is further decided that at the expiration of ONE month from the date of receipt by the applicant of the notification of decision, provided there is no appeal before An Bord Pleanala affecting this decision herein before contained, then the aforementioned application be and is granted.

Made this 27th day of May 1996

SIGNED:


COUNTY MANAGER
KILDARE COUNTY COUNCIL



RE/ Approval for alterations to previously approved plans for a manufacturing facility and development of an overall site for industrial purposes at Barnhall, Parsonstown, Rinawade Upper and Rinawade Lower townlands, near Leixlip, Co. Kildare as follows:

1. Extension totalling 245 sq. M. To:
 - (a) Cafeteria
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REASON: In the interests of clarity.

3. The development shall not impair existing land or road drainage.

REASON: To prevent interference with existing land or road drainage in the interests of proper development.

Date: 27th May 1996

Signed:


COUNTY MANAGER

Planning Ref: 95/923

Planner(s) Report

Planning Decision

Managers Order

KILDARE COUNTY COUNCIL PLANNING DEPARTMENT

PLANNING REPORT

File Ref. No.
923/95

NAME OF APPLICANT: Hewlett Packard (Manufacturing) Ltd.
ADDRESS: Earlsfort Centre, Lower Hatch street, Dublin 2
DEVELOPMENT: Manufacturing facility of 42,640 sq.. metres and development of overall site of 80.56 hectares for industrial purposes, at Barnhall, Parsonstown, Rinawade Upper and Rinawade Lower townlands, near Leixlip [see notice for full description]
APPLICATION FOR:- PERMISSION
Date Inspected:- numerous occasions **Due Date:-** 3/11/95

REPORT

This proposed development consists of essentially two parts - firstly, a manufacturing facility of 42,640 square metres, including warehousing, offices, canteen, and manufacturing areas, associated car parking and landscaping, and a 110Kv ESB compound and substation, and secondly the development of the entire 80.56 hectare site for industrial purposes, including site services, roadways, services and landscaping.

The development is located on a site to the south of the M4 Motorway, to the south and west of Leixlip town, and outside its boundaries. The site was used some years ago by Irish Meat Packers as a meat plant, but that use has long since been abandoned, and the site is currently semi-derelict, with the remains of the buildings formerly used by Irish Meat Packers. These are being demolished at present (the demolition does not require planning permission).

The planning application has been the subject of a recommendation for a material contravention, as a result of its non-industrial zoning, to the Council meeting of August 31st. (See my report to the County Manager on file dated 30/8/95) The initiation of the material contravention procedure was approved by the Councillors at that meeting, and the proposal was on display for the statutory period of three weeks beginning on the publication of the newspaper notice, on September 4th. The material contravention came before the meeting of the Council today, and was approved by the members. The net effect of this decision is that permission must be granted, but that the conditions are drafted by the Council officials. The decision must be issued before November 3rd 1995.

PLANNING HISTORY

There have been no recent planning applications on this site. There were a large number of applications in the 1970's and early 1980's relating to the former use of the site as a meat plant. These are listed in a schedule in the documents submitted by the applicants.

ENVIRONMENTAL IMPACT STATEMENT

An Environmental Impact statement was submitted with this planning application. As the County Engineer is preparing an Assessment of this, I will not be dealing with its contents specifically, although of course some of the planning issues in the application are addressed there, and I will be covering these aspects in this recommendation.

INTERNAL CONSULTATIONS

The various engineering sections and health and fire authorities have been asked to report on this application from their points of view and expertise.

The Area Engineer (18/7/95 & 18/8/95) - no objection, notices on site.

The County Medical Officer (16/8/95) - further details required re demolition works - removal of asbestos and protection of workers etc.. This aspect of the development does not need planning permission, and so cannot be included in any decision on this file. The matter of asbestos removal will be governed, in any event, by other legislation.

The Chief Fire Officer (31/8/95) - no objection, subject to 6 conditions.

Roads Engineer (10/8/95) - no objection, subject to 7 conditions.

The Sanitary Services Engineer (18/7/95) - no objection, subject to 4 conditions.

The Environmental Engineer (9/10/95) - no objection, subject to 26 conditions.

REPRESENTATIONS/OBJECTIONS

(a) Prescribed Bodies

The relevant Prescribed Bodies were consulted about this application and about the material contravention. All but one of these - the National Roads Authority - has responded. These responses are as follows:-

1. Office of Public Works, Historic Properties Division and Monuments Division, by two letters, both of 11/8/95;
2. Arts Council, by letter of 28/8/95;
3. An Taisce, by letter of 21/8/95;
4. Eastern Regional Fisheries Board, by letter of 21/8/95;
5. Fingal County Council, by letter of 15/8/95;
6. South Dublin County Council, by letter of 30/8/95;
7. Bord Fáilte, by letter of 17/8/95;
8. Environmental Protection Agency, by letter of 28/8/95.

(b) Third Parties

Objections and Representations were received from the following:-

9. Helen & John Shackleton, by letters of 25/8/95 and 8/9/95;
10. Professor V. Rice, by letter of 30/8/95;

1. John Colgan, (Leixlip Town Commissioner), by letter of 23/7/95;
12. Celbridge Community Council, by letter received 11/8/95;
13. Gerry and Eileen Collins, by letter of 11/8/95;
14. Desmond Kelly, by letter of 30/8/95;
15. K. O'Malley & Co. Ltd., on behalf of M. & E. Finnegan and N. & J. Lambert, by letter of 21/9/95;
16. Reid Associates, by letter of 18/9/95 and Wood & Associates, by letter and report of 30/8/95 both on behalf of F & R O'Riordain.

I will now deal with these in turn.

1. **OPW.** The OPW has no objection to the development, but expresses concern about the impact of the development, and of its implications for "further development for more sensitive areas" It also indicates concern about any housing around the Wonderful Barn (the EIS incorrectly showed land around it zoned for housing, but this was corrected later). I would agree with this view, and fully support it. But it has no hearing on the current planning application. The OPW states also that it is opposed to any interchange west of the R404 motorway bridge. This aspect will have implications for any new motorway bridge, currently being considered. However, again this does not relate to the current planning application.

The OPW makes a considerable number of points regarding landscaping works, screening, boundaries, the impact on the Vista to Castletown from the Wonderful Barn and colour/design for the development. I consider that all of these points are valid, and have incorporated them into the conditions below.

2. **Arts Council.** The Arts Council is seeking landscaping/screening of the proposed buildings, because of their height. I consider that this point is valid, and have incorporated it in the conditions below.

3. **An Taisce.** An Taisce makes a number of points. They suggest that the scheme be relocated to zoned land, and express concern that this land is agricultural and is part of the green belt between Celbridge and Leixlip. They consider that the development will be more intensive than the former IMP plant. These aspects of the objection have effectively been dealt with by the decision of the members of the Council to grant the material contravention. In addition, an Taisce raises some concerns about the EIS, on engineering matters of waste, IPCL licences, asbestos, noise and road impacts. These will be dealt with by the County Engineer in his Assessment of the EIS.

4. **Eastern Regional Fisheries Board.** The ERFB raises a number of queries regarding drainage, especially surface water drainage. These are being dealt with by the County Engineer in his report.

5. **Fingal County Council.** This Council raises some concern about surface water drainage, and suggests two remedies to the perceived problem. Again, this matter is being covered by the County Engineer in his report.

6. **South Dublin County Council.** This Council is concerned about the impact of traffic from the development on the R403, part of which is within that Council's functional area, and requests the imposition of a condition requiring the payment (to it) of a contribution of £75,000 towards upgrading of this road. I have spoken to the County Engineer on this matter, and he will be considering it in the context of roads contributions generally.

7. **Bord Failte.** This is a letter of acknowledgement, and an indication of no specific observations. No further comment necessary.
 8. **Environmental Protection Agency.** The EPA has confirmed that the development is not covered by the First Schedule to the EPA Act 1992. The implication of this is that environmental conditions can be imposed in the planning application.
 9. **Helen & John Shackleton.** These local residents object to the development on two main grounds - the destruction of trees and the noise implications of the development. They have also indicated opposition to the roads proposals being made by the Council for the widening of the R404, and the provision of a new bridge and roundabout. Their second letter is essentially one of protest, due to the tree felling that took place in early September, carried out apparently by the applicant's agents on site during demolition works.
- I understand that the roads scheme is to be altered to reduce the number of trees along the road frontage being felled, to reduce the size and location of the roundabout and to modify the bridge design. These aspects will be covered in any event in the report on the Part X procedure, to be submitted to the Council in due course. Since this aspect is not part of the proposed development in this planning application, it cannot be dealt with here. The noise issue can, in my view, be covered by a noise limitation condition, which makes a distinction between day and night-time/off peak levels.
10. **Prof. V. Rice.** This submission is principally about the roads scheme, which gives access to the site. The comments above apply.
 11. **John Colgan.** This submission, which is not an objection, makes a number of points on the content of the EIS, and highlights two points - surface water runoff and traffic. These aspects are being dealt with in the County Engineer's report. Mr Colgan also makes some comments on the appropriate type of landscaping to be used. I do not agree with his analysis in this regard - neither does the OPW.
 12. **Celbridge Community Council.** This submission again deals with the roads issues, and will be covered in the County Engineer's report. My comments above also apply.
 13. **Gerry and Eileen Collins.** This objection is on three grounds - the roundabout, the new bridge and the destruction of trees and hedgerows. In so far as these objections relate to the roads proposals, my comments above apply. In relation to landscaping, I consider that the damaging effects of roads improvements may be mitigated by substantial new landscaping and mounding works.
 14. **Desmond Kelly.** This objection is to the development on the basis that it will interfere with the rural amenity of the area, and will interfere with a right of way. As regards the former, I consider that this issue of principle is dealt with by the decision of the Councillors. In so far as it relates to screening and landscaping, I will be including detailed conditions for landscaping to mitigate the impact of the development on the visual amenities of the area. In regard to the right of way issue, I can find no indication of a right of way across the site, and if there is one, it is in any event a civil legal matter separate from planning. I am satisfied that the applicants have sufficient legal interest in the property to enable them to apply for planning permission.
 15. **K. O'Malley, on behalf of M & E. Finnegan and N. & J. Lamhert.** This representation focuses on surface water drainage, and indicates concern about the capacity of the sewerage network to take future development. That aspect will be dealt with by the County Engineer in his report. The representation also expresses concern about the ESB line feeding into the compound for the

development. That aspect is to be dealt with under the separate planning application, recently submitted by the ESB, for the line.

16. Reid Associates, and Wood Associates, on behalf of F & R. O'Riordain. These representations relate to the roads scheme principally, and deal with the current application in that context only. The representation specifically does not object to the present proposal. My comments above about the Part X procedure therefore apply.

Summary of Objections/Representations

The main concerns are:-

A) Landscaping/Integration of the Development into the Landscape.

This concern can be addressed by landscaping, by careful use of colours on the building, by the provision of mounding, and by limitations on boundary fencing, lighting and car parking treatment. The key issue in this regard is the impact on the preserved vista from the Wonderful Barn. In this context, the car parking within the 120 metre wide vista reservation must be addressed - it is essential that car parking within this area be fully screened from the Barn. However, this can be addressed by conditions.

B) Surface water run-off

This concern relates to the capacity of existing drains to take run-off, the speed of this run-off, and the characteristics of this run-off, whether contaminated or not. These issues are being addressed by the County Engineer in his report, and will be incorporated in conditions to be recommended by him or his engineers.

C) Roads

This concern relates primarily to the design and location of the proposed roundabout and bridge, but includes the roadwidening of the R404 along one side of the site, and the access points to the site. In my view, these concerns can be best addressed by modifications to the Council's own roads proposals in this regard, and should not affect the proposed industrial development for H.P. as envisaged in this planning application. Conditions for mounding and tree planting along the future roadside boundary can also help to mitigate this issue.

RECOMMENDATION

Having considered all of the engineering reports, and the representations and submissions, I have come to the conclusion that permission should be granted. Since the material contravention has been decided by the Council members this morning, the decision to grant has already been made. Accordingly, the only issue at this stage is the imposition of planning conditions. These are set out below.

One aspect of the development that needs to be stressed is that there are two parts to the application:- the buildings comprising c. 42,640 square metres of space, and secondly the use of the overall landholding of 80.56 hectares for industrial purposes. The latter involves a decision in principle, for a period of ten years. All the buildings in the future phases will have to be the subject of separate

planning applications for **APPROVAL** - and **NOT** permission, since permission would require a further material contravention. All such approval applications would have conditions regarding visual amenity and appearance, regarding pollution control, car parking etc., in the normal way. This is significant, since it is not possible now to determine the size, disposition nor uses of the future buildings on the site.

The following conditions should therefore be imposed.

1. **AA3** plans, drawings, particulars, specifications and Environmental Impact Statement submitted to the Planning Authority on 7/7/95, photomontages submitted on 14/7/95, corrections to EIS submitted on 14/8/95 and 16/8/95, and alternative designs for office building submitted on 31/8/95, except where altered or amended by the conditions of this permission.

Reason:- **AA3**

2. This permission shall have a duration of ten (10) years, beginning on the date of granting.

Reason:- To allow for the orderly development of this large site over a sustained period.

3. The development of the overall site for industrial purposes shall, with the exception of the buildings and associated site development works and services now proposed, be subject to applications for approval for all additional buildings, car parking, site services and all other development works. Such applications for approval shall be made within nine years of the date of this permission.

Reason:- To permit the development of the overall site for industrial purposes at this stage, in the absence of detailed proposals for future phases, and to ensure that all future individual buildings and other developments are the subject of planning applications for approval.

4. The external finishes of all buildings and structures, including side cladding, glazing and roofing, screens and enclosures around air handling and other plant, canopies and links, and all external plant and machinery, shall be coloured so as to integrate the development into the landscape as far as possible and so as to minimise the visual impact of the buildings and structures. Details, including colour samples and coloured elevations, shall be submitted to the Planning Authority for its written consent, and such consent obtained, before development commences on site.

Reason:- To ensure that the external finishes of the proposed development will integrate it into the landscape as far as possible and to minimise its visual impact.

5. Any flues and vents from the roofs of the buildings shall be matt black in colour.

Reason:- In the interests of visual amenity.

6. No advertising signs nor lettering/logos shall be erected on any part of the exteriors of the buildings, nor within the site as a whole, without a prior grant of planning approval. No such signs nor lettering shall be internally illuminated.

Reason:- To permit the Planning Authority to assess the impact of such development as part of an application for approval.

7. External lighting on the site shall be restricted to loading bays, carparks (except as provided for in condition 9), and site roads, as indicated in EIS section 14. No lighting shall be provided on any perimeter fencing, and no building other than the office block shall be floodlit. The height of all external light standards shall not exceed 8 metres (except as provided for in condition 9).

Reason:- To limit the amount of lighting on site so as to minimise the impact on the visual amenity of the area.

8. All lighting shall be so arranged and designed as to prevent leakage of light off site, and to prevent light shining onto passing traffic or towards the M4 motorway. Security lighting shining from the buildings at high level or parapets shall not be used. No lighting shall be allowed to shine towards the woods in Castletown Demesne.

Reason:- In the interests of visual amenity and traffic safety.

9. All lighting within any car parking areas located to the north-west of the production/warehouse block and within the 120 metre wide vista area to the Wonderful Barn, shall be no more than 1.5 metres in height, and so designed and arranged as not to be visible from the north-east or south-west, nor from the Barn.

Reason:- To limit the visual impact of lighting in this area.

10. No significant alteration of existing site ground levels shall take place, other than within the immediate environs of the proposed buildings, except for the creation of the holding/retention ponds, for site roads and services, and for mounding/landscaping works required by this permission. All surplus spoil shall be taken off site, and shall be disposed solely to licensed landfill sites, or in other locations consented to in writing by the Planning Authority in advance.

Reason:- To clarify the extent of alterations of ground levels, and to ensure that all surplus spoil is removed from site and disposed of properly.

11. Archaeological investigation and monitoring shall be carried out on the overall site, and in particular on features 2, 3 and 4, as identified in submitted documentation, in strict accordance with the procedures and recommendations contained in Section 10 and Appendix 5 of the E.I.S. All such investigation shall take place before development commences on site; all such monitoring shall take place during the construction phase. In both cases, this work shall be carried out by a licensed professional archaeologist acceptable to the Office of Public Works and to the Planning Authority. Reports, at least every three months, shall be submitted to the Office of Public Works and to the Planning Authority by such archaeologist, indicating the results of such investigation/monitoring. The archaeologist shall be empowered to halt development or excavation works, as the case may be, where he/she considers it appropriate in order to prevent damage to any archaeological features or remains.

Reason:- To ensure that all archaeological features or remains are not damaged as a result of this development.

12. All security fencing, including around the electricity compound as well as the site, shall be dark green plastic coated galvanised steel mesh, to a maximum height of 2.5 metres, and not palisade or other fencing. All fencing shall be kept back from the existing stone wall of Castletown Demesne by at least 10 metres. No signs shall be placed on the fencing, other than normal warning signs.

Reason:- To ensure that this fencing does not impinge on the landscape, and will not interfere with the environs of Castletown Demesne.

13. All proposed work to the boundary stone wall of Castletown Demesne and to the stiles shall be undertaken in consultation with, and subject to the prior written consent of, the Planning Authority and the Office of Public Works.

Reason:- to ensure that this work is properly carried out.

14. The proposed avenue of trees and associated site level raising and mounding works for the central 40 metre wide section of the vista shall be composed of trees of the same species and age. The species to be used shall be agreed in writing with the Planning Authority before development begins. The provision of the entire avenue and screening planting associated with this shall be carried out as part of the first phase of the development.

Reason:- To facilitate the proper provision of this important landscaping feature.

15. The landscaping/mounding proposals shall be modified by the following changes:-

(a) a continuous mound, with planting located on the top and both side slopes of the mound, shall be provided along the full northern (motorway) boundary of the site, from the eastern edge of the vista to the eastern edge of this site boundary (where it adjoins the R404);

(b) an area of woodland planting shall be provided on the north-east side of the site, between the access road and the motorway. This shall mirror the planted area on the eastern side;

(c) a dense continuously planted band of woodland planting shall be provided along the western boundary of the overall site, between the motorway and the R404, with the exception of the avenue. This shall be planted at centres of 1.5 metres and shall have a minimum width of 20 metres (the electricity compound shall be relocated if necessary to achieve this);

(d) a densely planted wide wooded area shall be provided on all sides of the electricity compound except where the overhead supply cables themselves enter, or where vehicular access is required;

(e) mounding around the car parking area within the 120 metre wide vista from the Wonderful Barn shall be planted on all side slopes and shall be redesigned so that car parking can be fully screened from the top of the viewing area of the Barn;

(f) the triangle of woodland planting proposed on the northern/north-western side of the vista shall be increased in size and extended in a south-westerly direction;

(g) mounding, planted on both side slopes and on top, shall be provided along the boundary of the site with the R404, following road improvements, except where existing trees are being retained and at the entrance, from the motorway bridge to the retention ponds. This mounding shall be not less than 2.5 metres high.

A detailed landscaping programme, providing for these changes, and providing for long-term maintenance and management of all landscaped areas, shall be submitted to the Planning Authority, in triplicate, before building works begin, for its written consent. It shall incorporate proposals for grassing/meadow creation of all open areas within the site where future development may be proposed. The developer shall comply with any stipulations, including time and extent of planting, and types of trees and shrubs to be used, as may be attached to such consent.

Reason:- To provide for necessary changes to the submitted landscape proposals in order to improve the visual amenity of the site, integrate the development into the area, and in particular to

protect the vista from the Wonderful Barn, and to ensure that a detailed programme for planting, maintenance and management is put in place for this overall site.

16. All existing overhead electricity and Telecom cables cross or bounding the site shall be undergrounded and shall not be diverted to the perimeters of the site. With the exception of the proposed 110 Kv supply from the north towards the compound, all other lines and services shall be undergrounded. All cables crossing the 120 metre wide vista shall be undergrounded.

Reason:- In the interests of visual amenity, and to prevent damage to trees on site due to possible interference with the cables.

17. The applicants shall agree with the Planning Authority, in writing, which of the alternative office elevations shall be erected, before development begins, and shall comply with any stipulations that the Authority may impose in respect of these, having regard to the overall conditions of this permission and in particular condition 4.

Reason:- In the interests of clarity and proper development.

18. - 32. as M. Holligan's report nos. 1 - 15

33. - 38. as M. Holligan's report nos. 21 - 38

39. - 40. As J. Murphy's report nos. 1 and 2

41. - 44. As C.F.O.'s report nos. 1 - 4

45. as roads no. 1 (Co. Engineer to check number of spaces)

46. as roads no. 4

47. as roads no. 5 (Co. Engineer to check this re any new amended roads scheme)

48. as roads no. 6 (Co. Engineer to check amount)

49. as roads no. 7 (Co. Engineer to check this)

50. Contributions (water/sewerage)

Note:-

- CFO's nos. 5 & 6 to go in covering letter in the usual way - these are not valid planning conditions, since they relate to the Building regulations.
- M. Holligan's nos. 16 - 20 to go in covering letter in the usual way - these are not valid planning conditions, since they require compliance with other legislation.

Philip Jones
Philip Jones
Senior Executive Planner
9/10/95

C. Manager.
I agree generally with the above recommendations, subject to 2 reservations
(1) I consider condition 15(a) to be very severe as I am not satisfied that a blanket tree cover as suggested
P.T.O.

would be the best landscape solution in this case. The developers landscape proposal for the northern boundary of the site seem reasonable and subject to agreement on detail would be acceptable. I therefore recommend that condition No 15(a) be restated as follows

Condition No 15(a). The landscape work on the northern boundary (motorway) of the site shall be generally in line with the landscape proposals submitted with the application, the details of which shall be agreed with the planning authority before building work is commenced.

(2) Condition No 15(g)

I consider that mounding of 2.5m high is not suitable for this boundary and I recommend that the later part of the condition recommending mounds of 2.5m high be dropped

Subject to the above I recommend approval. A copy of my environmental impact assessment for the project is attached.

John A. Carrick
11th Oct 1995

**Local Government (Planning & Development) Acts
County Council of the County of Kildare**

Date: 12th October 1995
Our Ref: JD/MC.923/95

**Comhairle
Chondae
Chill Dara**

Planning Section
St. Mary's, Naas.
Phone (045) 897071
Fax (045) 879772



copy

REGISTERED POST
Hewlett Packard (Manufacturing) Limited
c/o Robinson Keefe Devane
59 Northumberland Road
Ballsbridge
DUBLIN 4

NOTIFICATION OF A DECISION UNDER SECTION 26 OF THE ACT OF 1963

PLANNING REGISTER NUMBER: 923/95
APPLICATION RECEIPT DATE: 07/07/95

In pursuance of the powers conferred upon them by the above-mentioned Acts, Kildare County Council have by order dated 12th October 1995 decided to GRANT PERMISSION to the above named for development of land, in accordance with the documents submitted namely:- Manufacturing facility of 42,640 sq.m. and development of an overall site of 80.56 hectares for industrial purposes incorporating site development works and including: site entrances and roadways; car parking; water supply; foul sewer drainage; surface water drainage; balancing ponds; sprinkler ponds and pumphouses; landscaping; fencing; levelling and mounding; truck manoeuvring areas; and a 110kv ESB compound and substation at Parsonstown, Rinawade Upper and Rinawade Lower townlands near Leixlip, County Kildare - This application for planning permission will be accompanied by an Environmental Impact Statement - subject to the 55 conditions set out in the Schedule attached.

The reasons for the imposition of the said conditions are also included. If there is no appeal against the said decision a grant of permission in accordance with the decision will be issued after the expiration of the period within which an appeal may be made to An Bord Pleanála (see footnote). It should be noted that until a grant of permission has been issued the development in question is NOT AUTHORISED and work should not be commenced.

Date: 12th October 1995

Signed:


COUNTY SECRETARY
KILDARE COUNTY COUNCIL

Any appeal against the decision of a Planning Authority under Section 26 of the Act of 1963 as amended by Section 10 of the Act of 1992 may be made to An Bord Pleanála, Floor 3, Block 7, Irish Life Centre, Lower Abbey St., Dublin 1. 1st and 3rd party objections must be received by the Board within one month beginning on the day of the making of the decision by the Planning Authority. The appeal must be fully complete from the start - you are not permitted to submit any part of it later on, even within the time limit.

Any appeal made to An Bord Pleanála will be invalid unless a fee of £200 (any application for commercial/housing development or two or more houses) or in any other case £100 is received by the Bord within the statutory appeal period.



RE: Manufacturing facility of 42,640 sq.m. and development of an overall site of 80.56 hectares for industrial purposes incorporating site development works and including: site entrances and roadways; car parking; water supply; foul sewer drainage; surface water drainage; balancing ponds; sprinkler ponds and pumphouses; landscaping; fencing; levelling and mounding; truck manoeuvring areas; and a 110kv ESB compound and substation at Parsonstown, Rinawade Upper and Rinawade Lower townlands near Leixlip, County Kildare - This application for planning permission will be accompanied by an Environmental Impact Statement - Hewlett Packard (Manufacturing) Ltd - 923/95

1. The development shall be carried out in accordance with plans, drawings, particulars, specifications and Environmental Impact Statement submitted to the Planning Authority on 7/7/95, photomontages submitted on the 14/7/95, corrections to E.I.S. submitted on the 14/8/95 and 16/8/95, and alternative designs for office building submitted on the 31/8/95, except where altered or amended by conditions of this permission.

REASON: To enable the Planning Authority to check the proposed development when completed, by reference to approved particulars.

2. This permission shall have a duration of ten (10) years, beginning on the date of granting.

REASON: To allow for the orderly development of this large site over a sustained period.

3. The development of the overall site for industrial purposes shall, with the exception of the buildings and associated site development works and services now proposed, be subject to applications for approval for all additional buildings, car parking, site services and all other development works. Such applications for approval shall be made within nine years of the date of this permission.

REASON: To permit the development of the overall site for industrial purposes at this stage, in the absence of detailed proposals for future phases, and to ensure that all future individual buildings and other developments are the subject of planning applications for approval.

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4. The external finishes of all buildings and structures, including side cladding, glazing and roofing, screens and enclosures around air handling and other plant, canopies and links, and all external plant and machinery, shall be coloured so as to integrate the development into the landscape as far as possible and so as to minimise the visual impact of the buildings and structures. Details, including colour samples and colour elevations, shall be submitted to the Planning Authority for its written consent, and such consent obtained, before development commences on site.

REASON: To ensure that the external finishes of the proposed development will integrate it into the landscape as far as possible and to minimise its visual impact.

5. Any flues and vents from the roofs of the buildings shall be matt black in colour.

REASON: In the interests of visual amenity.

6. No advertising signs nor lettering/logos shall be erected on any part of the exteriors of the buildings, nor within the site as a whole, without a prior grant of planning approval. No such signs nor lettering/logos shall be internally illuminated.

REASON: To permit the Planning Authority to assess the impact of such development as part of an application for approval.

7. External lighting on the site shall be restricted to loading bays, car parks (except as provided for in condition 9) and site roads, as indicated in E.I.S. Section 14. No lighting shall be provided on any perimeter fencing, and no buildings other than the office block shall be floodlit. The height of all external light standards shall not exceed 8 metres (except as provided for in condition 9).

REASON: To limit the amount of lighting on site so as to minimise the impact on the visual amenities of the area.

8. All lighting shall be so arranged and designed as to prevent leakage of light off site, and to prevent light shining onto passing traffic or towards the M4 motorway. Security lighting shining from the buildings at high level or parapets shall not be used. No lighting shall be allowed to shine towards the woods in Castletown Demesne.

REASON: In the interests of visual amenity and traffic safety.

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9. All lighting within any car parking areas located to the northwest of the production/warehouse block and within the 120 metre wide vista area to the Wonderful Barn, shall be no more than 1.5 metres in height, and so designed and arranged so as not to be visible from the north east or south west, nor from the Barn.

REASON: To limit the visual impact of lighting in this area.

10. No significant alteration of existing site ground levels shall take place, other than within the immediate environs of the proposed buildings, except for the creation of the holding/retention ponds, for site roads and services, and for mounding/landscaping works required by this permission. All surplus spoil shall be taken off site and shall be disposed of solely in licensed landfill sites or in other locations consented to in writing by the Planning Authority in advance.

REASON: To clarify the extent of alterations of ground levels, and to ensure that all surplus spoil is removed from site and disposed of properly.

11. Archaeological investigation and monitoring shall be carried out on the overall site, and in particular on features 2, 3 and 4, as identified in submitted documentations, in strict accordance with the procedures and recommendations contained in Section 10 and in Appendix 5 of the E.I.S. All such investigation shall take place before development commences on site; all such monitoring shall take place during the construction phase. In both cases, this work shall be carried out by a licensed professional archaeologist acceptable to the Office of Public Works and to the Planning Authority. Reports, at least every three months, shall be submitted to the Office of Public Works and to the Planning Authority by such archaeologist, indicating the results of such investigation/monitoring. The archaeologist shall be empowered to halt development or excavation works as the case may be, where he/she considers it appropriate in order to prevent damage to any archaeological features or remains.

REASON: To ensure that all archaeological features or remains are not damaged as a result of this development.

12. All security fencing, including around the electricity compound, as well as the site, shall be dark green plastic coated galvanised steel mesh, to a maximum height of 2.5 metres, and not palisade or other fencing. All fencing shall be kept back from the existing stone wall of Castletown Demesne by at least 10 metres. No signs shall be placed on the fencing, other than normal warning signs

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REASON: To ensure that this fencing does not impinge on the landscape and will not interfere with the environs of Castletown Demesne.

13. All proposed work to the boundary stone wall of Castletown Demesne and to the stiles shall be undertaken in consultation with, and subject to the prior written consent of the Planning Authority and the office of Public Works.

REASON: To ensure that this work is properly carried out.

14. The proposed avenue of trees and associated site level raising and mounding works for the central 40 metre wide section of the vista shall be composed of trees of the same species and age. The species to be used shall be agreed in writing with the Planning Authority before development begins. The provision of the entire avenue and screening planting associated with this shall be carried out as part of the first phase of development.

REASON: To facilitate the proper provision of this important landscape provision.

15. The landscaping/mounding proposals shall be modified by the following changes:-

- (a) the landscape work on the northern boundary (motorway) of the site shall be generally in line with the landscape proposals submitted with this application, the details of which shall be agreed with the Planning Authority before building work is commenced.
- (b) an area of woodland planting shall be provided on the north-east side of the site between the access road and the motorway. This shall mirror the planted area on the eastern side.
- (c) a dense continuous band of woodland planting shall be provided along the western boundary of the overall site, between the motorway and the R404, with the exception of the avenue. This shall be planted at centres of 1.5 metres and shall have a minimum width of 20 metres. (The electricity compound shall be relocated, if necessary, to achieve this)
- (d) a densely planted wide wooded area shall be provided on all sides of the electricity compound except where the overhead supply cables themselves enter or where vehicular access is required
- (e) mounding around the car parking area within the 120 metre wide vista from the Wonderful Barn shall be planted on all side slopes, and shall be redesigned so that car parking can be fully screened from the top of the viewing area of the Barn.

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15. Cont'd/..

- (f) the triangle of woodland planting proposed on the northern/northwestern side of the vista shall be increased in size and extended in a south westerly direction.
- (g) mounding, planted on both side slopes and on top, shall be provided along the boundary of the site with the R404, following road improvements, except where existing trees are being retained and at the entrance, from the motorway bridge to the retention ponds.

A detailed landscaping programme, providing for these changes and providing for long-term maintenance and management of all landscaped areas, shall be submitted to the Planning Authority, in triplicate, before development works begin, for its written consent. It shall incorporate proposals for grassing/meadow creation of all open areas within the site where future development may be proposed. The developer shall comply with any stipulations, including time and extent of planting, and types of trees and shrubs to be used, as may be attached to such consent.

REASON: To provide for necessary changes to the submitted landscape proposals in order to improve the visual amenity of the site, integrate the development into the area, and in particular to protect the vista from the Wonderful Barn, to ensure that a detailed programme for planting, maintenance and management is put in place for this overall site.

16. All existing overhead electricity and telecom cables crossing or bounding the site shall be undergrounded and shall not be diverted to the perimeters of the site. With the exception of the proposed 110kv supply from the north towards the compound, all other lines and services shall be underground. All cables crossing the 120 metre wide vista shall be underground.

REASON: In the interests of visual amenity, and to prevent damage to trees on site due to possible interference with the cables.

17. The applicant shall agree with the Planning Authority, in writing, which of the alternative office elevations shall be erected, before development begins and shall comply with any stipulations that the Authority may impose in respect of these, having regard to the overall conditions of this permission and in particular condition 4.

REASON: In the interests of clarity and proper development.

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18. The continuous equivalent noise level, expressed as dB Laeq emanating from the complex shall not exceed 45 dBA when measured at any point along the boundary of the site between 20.00 hours and 07.00 hours from Monday to Friday inclusive, and all day on Saturdays, Sundays and Bank Holidays, and shall not exceed 55dBA at any point along the boundary of the site at all other times. The noise from the complex shall be free from perceptible tones and/or impulsive elements. The developer shall carry out a noise survey of the site at least once per year or as otherwise required by the Planning Authority. The nature of the survey shall be agreed with the Planning Authority in advance. Measurements shall be made in accordance with I.S.O. 1996 or other appropriate international standards acceptable to the Planning Authority. The duration of the measurements shall be agreed in advance with the Planning Authority.

REASON: To safeguard the amenities of the area for human occupancy and animal husbandry, and to avoid nuisance.

19. All oil storage tanks shall be provided with an adequately designed bund system complete with an impervious base. Filling and take-off points shall be located within the bund.

REASON: To prevent spillage of oil and protect ground and surface waters.

20. Bulk chemical and/or bulk solvent storage tanks located above ground shall be provided with an adequately designed bund system complete with an impervious base. Filling and take-off points shall be located within the bund.

REASON: To prevent spillage of bulk chemicals/solvents and protect ground and surface waters.

21. Drums of chemicals/oils, solvents, and/or toxic wastes, shall be stored in designated and secure storage areas. Storage areas shall be bunded or otherwise designed so that surface water and ground water can not be contaminated by any spillages.

REASON: To prevent spillages, and to protect ground and surface waters.

22. Provision shall be made for the containment of accidental spillages within the process plant and unloading bays to the satisfaction of the Planning Authority.

REASON: To prevent accidental spillages contaminating surface and ground waters.

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23. The developer shall ensure that there is no contamination of surface waters or ground waters arising from the proposed development. A detailed emergency plan, shall be put in place and operated, to prevent any contamination of surface or ground waters that might arise from any chemical spillage or outbreak of fire.

REASON: To prevent pollution of surface waters and ground waters.

24. (a) Uncontaminated roof surface water shall be discharged to the public surface water sewer and thence to the Liffey Impoundment.
- (b) Uncontaminated surface water from the carparks and Yard areas shall be discharged via adequately sized and sited petrol-oil interceptors and the monitoring station to the retention ponds, prior to being discharged to the public surface water sewer and thence to the Liffey Impoundment.
- (c) Uncontaminated surface water from the internal roads shall be discharged via the monitoring station to the retention ponds, prior to being discharged to the public surface water sewer and thence to the Liffey Impoundment.
- (d) Uncontaminated surface water from the loading areas shall be collected and pumped to the existing piped drain from the site which discharges below the Liffey Impoundment.
- (e) In the event of fire or contamination to the surface waters referred to in (a), (b) and (c) above, the flows shall be automatically collected and stored in the retention ponds. The retained water shall be tested, prior to being disposed of in consultation with and to the satisfaction of the Planning Authority.
- (f) In the event of spillage and contamination of the surface waters referred to in (d) above, the flow shall be automatically collected in the storage tank(s) in the loading area(s) designed for that purpose for subsequent disposal off-site. In the event of a fire and contamination of the surface water referred to in (d) above, the surface water pumping station shall be automatically closed down. The fire water shall be collected in the retention ponds and tested prior to being disposed of, in consultation with and to the satisfaction of the Planning Authority.

REASON: To control the discharge of surface water and prevent the pollution of the receiving water.

25. Spill control shall be provided both inside and outside the buildings to ensure that all spills and contaminated run-offs are contained and cannot be discharged to the public surface water sewer nor directly to the foul sewer.

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25. Cont'd/..
REASON: To prevent polluting water entering the surface water sewer and prevent any such discharge to the public foul sewer.
26. Domestic effluent shall be discharged to the Local Authority foul sewer.
REASON: To ensure proper disposal of such effluent.
27. The characteristics of the discharged trade effluent to the public foul sewer shall comply with the limits of the licence to be issued by the Local Authority.
REASON: To prevent pollution and to provide a means of controlling such discharges to the public foul sewer.
28. The company shall monitor its effluent discharge(s) as required by the conditions set down on the effluent discharge licence to be issued by the Local Authority. Records of the monitoring shall be kept methodically by the company and copy records of all monitoring shall be given to the Planning Authority as required by the Authority.
REASON: To ensure monitoring of the effluent.
29. No material change shall be made in the quantity or composition of effluent proposed for discharge without the written consent of the Local Authority.
REASON: To prevent pollution and to allow the Local Authority to access any proposed changes in the effluent.
30. Provision shall be made to facilitate the measurement of effluent flows and the taking of effluent samples. The Local Authority and its Agents shall be provided with details of the locations of measuring and sampling points and shall have access to these points at all reasonable times.
REASON: To facilitate the measurement of effluent flows in the taking of effluent samples so as to avoid pollution.
31. Waste shall not be disposed of by open burning. All waste and by products shall be collected and stored in designated and controlled storage area(s).

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REASON: To ensure proper storage collection and disposal of wastes.

32. The developer shall control all operations on site which produce waste material. All waste streams generated on site shall be reduced in terms of tonnes of waste per tonne of product. The developer shall institute a formal waste management programme designed both to minimise waste arisings and maximise the amounts and types of waste which can be recycled and reused. The developer shall submit annually a report on its waste management programme to the Planning Authority.

REASON: To reduce the quantity of waste generated and in the interest of public health.

33. A record shall be kept of the types, quantities, date and manner of disposal of all waste streams. Such records shall be made available to the Local Authority on request.

REASON: To ensure proper recording is available of all wastes.

34. The developer shall employ the best manufacturing practises to minimise the environmental impact of all operations including storage, processing, pollution control measures, whether involving emissions to air, water or soil or waste generated by the development.

REASON: To protect the amenities of the area.

35. There shall be no objectionable odours arising from the plant's activities, detectable beyond the boundary of the site outlined in this permission.

REASON: To prevent objectionable odours and in the interest of residential amenity.

36. Natural gas shall be used in the boilers with 35 second gas oil to be used only as a standby fuel. The emergency generator shall use diesel fuel and shall be used only for emergency purposes and for reliability testing. The gas oil and diesel fuel shall comply with the requirements of the appropriate regulations. Nox emissions shall be minimised, by use of low Nox combustion equipment, to the greatest possible extent.

REASON: To control air emissions and prevent air pollution.

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37. The emission limit values for the boiler stacks when burning natural gas or gas oil and for the emergency generator when burning gas oil shall not exceed the following:

	Particulates (mg/Nm ³)	SO ₂ (mg/Nm ³)	NO _x (as NO ₂)*(2) (mg/Nm ³)	CO (mg/Nm ³)
Boilers (natural gas)	5	35	200	100
Boilers (gas oil)	< Ringlemann 1	*(1)	250	170
Generators (gas oil)	130*(3)	*(1)	4,000	650

- * Note 1: When burning liquid fuels, the sulphur content shall not exceed 0.2% by weight and shall comply with Irish and E.U. legislation.
* Note 2: NO_x equals the sum of NO and NO₂ expressed as NO₂.
* Note 3: Soot filters shall be used as far as possible.

REASON: To ensure proper control of emissions and to protect air quality.

38. The height of the emission stacks shall be 3m above the roof of the energy centre and the applicant shall ensure that air quality criteria for ambient air are met.

REASON: To control air emissions and prevent air pollution.

39. Water supply to be metered to the Local Authority's satisfaction.

REASON: To ensure proper planning and development.

40. 24 hour storage to be provided for water supply requirements.

REASON: To ensure proper planning and development.

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41. A minimum of 500 gals. per min. for 60 min. is required for firefighting in the watermain.

REASON: In the interests of fire safety.

42. Retention pond to be constructed in such a manner that the total contents of the sprinkler supply ponds can be contained before discharge to sewers or open sources.

REASON: In the interests of fire safety.

43. Fire Brigade access roads to be constructed in such a manner that they are suitable for travel of a 10 ton axle load in all weather conditions.

REASON: In the interests of fire safety.

44. Fire Detectors and Alarm Systems and Emergency Lighting to be designed and constructed so that adequate time and suitable conditions are available for total safe evacuation from all the buildings of all the occupants.

REASON: In the interests of fire safety.

45. (a) The applicant shall provide parking for a minimum of 975 cars as part of this development. The Planning Authority will monitor car parking on site and will request the provision of additional car parking spaces if the need arises. Car parking spaces shall be on a durable permanent macadam surface within the curtilage of the site. Each car space shall be marked in 2.5 x 5.0 metre bays in 100mm white lines with a durable permanent material. Circulation aisles shall be 6m wide.

- (b) The applicant shall agree the number of temporary car parking spaces and the location of the temporary car parking area(s) for construction staff with the Planning Authority. A drawing indicating the extent of and access to the parking area(s) shall be submitted prior to commencement of development.

REASON: In the interest of traffic safety.

46. Surface water shall be disposed of as follows:

- (a) surface water from roofs shall be collected separately and shall discharge in the existing network of water courses;

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- (b) surface water from internal roads and from car parks, delivery areas, etc. shall be collected and road gullies shall be provided in accordance with Section 3.17 of Recommendations for Site Development Works for Housing Areas by An Foras Forbartha.

All gullies shall be fitted with suitable locking type covers or gratings. This surface water shall be discharged into the on-site surface water drainage system.

REASON: In the interests of proper drainage and traffic safety.

47. Where it is proposed to pipe the existing main surface water channel through the site, the pipe sizes shall be increased to a 1,500mm diameter pipe instead of the 750mm diameter pipe proposed. Alternatively this stream may be retained in open channel of equivalent capacity. Details of invert levels and gradients shall be submitted for approval before development is undertaken.

REASON: To provide for the estimated storm run-off from the upper catchment of this stream.

48. The area of land coloured yellow on attached drawing number 95/923 shall be reserved for future road improvement works.

REASON: In the interest of traffic safety.

49. Before development is commenced the developer shall arrange for the payment to Kildare County Council of a special contribution towards expenditure which the Council has or may incur in respect of road improvements, new bridge, public lighting, footpath and other road services which facilitate the proposed development, plus the cost of the acquisition of the area of land coloured yellow on the attached drawing number 95/923. The amount of the contribution will be the subject of a special agreement with the Planning Authority.

REASON: The provision of the road improvements, new bridge, public lighting, footpath and other road services in the area facilitate the proposed development and it is considered reasonable that the developer contribute to the cost of providing these.

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50. Prior to the commencement of the development the applicant shall arrange for the payment to Kildare County Council of a special contribution required for repair and strengthening of any road which shall be used as a haul route by the applicant for the disposal of excess material from the development. The contribution shall be £72,000/km. The route to the tip shall be agreed with the Road Authority. No contribution shall be required if all the excess material is disposed of within the development site. The applicant shall be required to keep the approved haul route in a safe condition for traffic, and take all necessary steps to eliminate mud and dust from the route.

REASON: In the interest of traffic safety.

51. Before development is commenced the developer to arrange for the payment to Kildare County Council of contribution of £257,600 towards expenditure which the Council has or may incur in respect of the provision of WATER AND SEWERAGE services which facilitate the proposed development.

REASON: The provision of such services in the area facilitate the proposed development and it is considered reasonable that the developer should contribute to the cost of providing same.

52. Before development is commenced the developer shall arrange for the payment to Kildare County Council of a special contribution towards the cost of a proposed new surface water outfall to the River Liffey through Council property. The amount of this special contribution to be the subject of a special agreement with the Planning Authority.

REASON: The provision of surface water outfall drainage will facilitate the proposed development and it is considered reasonable that the developer should contribute to the cost of providing this service.

53. Before development is commenced the developer shall arrange for the payment to Kildare County Council of a special contribution towards expenditure which the Council has or may incur in respect of the provision of a trunk water main in the area. The amount of this special contribution to be the subject of a special agreement with the Planning Authority.

REASON: The provision of a trunk main will facilitate the proposed development and it is considered reasonable that the developer should contribute to the cost of providing same.

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54. Before development is commenced the developer shall arrange for a special payment to Kildare County Council towards expenditure which the Council will incur in respect of a proposed public sewer through the Guinness property which will facilitate the proposed development. The amount of this special contribution to be the subject of a special agreement with the Planning Authority.

REASON: The provision of the proposed new sewer will facilitate the proposed development and it is considered reasonable that the developer contributes to the cost of same.

55. Contributions towards the cost of services may be required by the Planning Authority at approval stage for any new buildings proposed in the future for the balance of this site as provided for in Part 2 of the application covering site development works.

REASON: The provision of services in the area would facilitate the proposed development and it is considered reasonable that the developer shall contribute to the cost of providing same.

Date: 12th October 1995

Signed: _____

COUNTY SECRETARY

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RECEIPT NO: 16669
AMOUNT: £10,000

Planning Section
St. Mary's, Naas.
Phone (045) 887071
Fax (045) 879772

MANAGER'S ORDER NO: 6719

REGISTER REFERENCE NO: 923/95

APPLICANT'S NAME: Hewlett Packard (Manufacturing) Ltd

ADDRESS: c/o Robinson Keefe Devane
59 Northumberland Road
Ballsbridge
DUBLIN 4

NATURE OF APPLICATION: Manufacturing facility of 42,640 sq.m. and development of an overall site of 80.56 hectares for industrial purposes incorporating site development works and including: site entrances and roadways; car parking; water supply; foul sewer drainage; surface water drainage; balancing ponds; sprinkler ponds and pumphouses; landscaping; fencing; levelling and mounding; truck manoeuvring areas; and a 110kv ESB compound and substation - This application for planning permission will be accompanied by an Environmental Impact Statement

LOCATION OF DEVELOPMENT: Parsonstown, Rinawade Upper & Rinawade Lower Townlands, near Leixlip, Co Kildare


RECOMMENDATION: That PERMISSION be GRANTED

ORDER: Pursuant to the provisions of the Local Government (Planning & Development) Acts 1963/93 and the Regulations made thereunder, and having considered only the proper planning and development of the area, regard being had to the provisions of the County Development Plan and other relevant matters referred to in Section 26 of the said Act of 1963 and reports from Council's Technical Officers thereon, the Council hereby decides to GRANT PERMISSION for the said development subject to the 55 conditions set out on the attached schedule, and the applicant be notified accordingly.

It is further decided that at the expiration of ONE month from the date of receipt by the applicant of the notification of decision, provided there is no appeal before An Bord Pleanála affecting this decision herein before contained, then the aforementioned application be and is granted.

Made this 12th day of October 1995

Signed:


COUNTY MANAGER
KILDARE COUNTY COUNCIL

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RE: Manufacturing facility of 42,640 sq.m. and development of an overall site of 80.56 hectares for industrial purposes incorporating site development works and including: site entrances and roadways; car parking; water supply; foul sewer drainage; surface water drainage; balancing ponds; sprinkler ponds and pumphouses; landscaping; fencing; levelling and mounding; truck manoeuvring areas; and a 110kv ESB compound and substation at Parsonstown, Rinawade Upper and Rinawade Lower townlands near Leixlip, County Kildare - This application for planning permission will be accompanied by an Environmental Impact Statement - Hewlett Packard (Manufacturing) Ltd - 923/95

1. The development shall be carried out in accordance with plans, drawings, particulars, specifications and Environmental Impact Statement submitted to the Planning Authority on 7/7/95, photomontages submitted on the 14/7/95, corrections to E.I.S. submitted on the 14/8/95 and 16/8/95, and alternative designs for office building submitted on the 31/8/95, except where altered or amended by conditions of this permission.

REASON: To enable the Planning Authority to check the proposed development when completed, by reference to approved particulars.

2. This permission shall have a duration of ten (10) years, beginning on the date of granting.

REASON: To allow for the orderly development of this large site over a sustained period.

3. The development of the overall site for industrial purposes shall, with the exception of the buildings and associated site development works and services now proposed, be subject to applications for approval for all additional buildings, car parking, site services and all other development works. Such applications for approval shall be made within nine years of the date of this permission.

REASON: To permit the development of the overall site for industrial purposes at this stage, in the absence of detailed proposals for future phases, and to ensure that all future individual buildings and other developments are the subject of planning applications for approval.

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4. The external finishes of all buildings and structures, including side cladding, glazing and roofing, screens and enclosures around air handling and other plant, canopies and links, and all external plant and machinery, shall be coloured so as to integrate the development into the landscape as far as possible and so as to minimise the visual impact of the buildings and structures. Details, including colour samples and colour elevations, shall be submitted to the Planning Authority for its written consent, and such consent obtained, before development commences on site.

REASON: To ensure that the external finishes of the proposed development will integrate it into the landscape as far as possible and to minimise its visual impact.

5. Any flues and vents from the roofs of the buildings shall be matt black in colour.

REASON: In the interests of visual amenity.

6. No advertising signs nor lettering/logos shall be erected on any part of the exteriors of the buildings, nor within the site as a whole, without a prior grant of planning approval. No such signs nor lettering/logos shall be internally illuminated.

REASON: To permit the Planning Authority to assess the impact of such development as part of an application for approval.

7. External lighting on the site shall be restricted to loading bays, carparks (except as provided for in condition 9) and site roads, as indicated in E.I.S. Section 14. No lighting shall be provided on any perimeter fencing, and no buildings other than the office block shall be floodlit. The height of all external light standards shall not exceed 8 metres (except as provided for in condition 9).

REASON: To limit the amount of lighting on site so as to minimise the impact on the visual amenities of the area.

8. All lighting shall be so arranged and designed as to prevent leakage of light off site, and to prevent light shining onto passing traffic or towards the M4 motorway. Security lighting shining from the buildings at high level or parapets shall not be used. No lighting shall be allowed to shine towards the woods in Castletown Demesne.

REASON: In the interests of visual amenity and traffic safety.

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9. All lighting within any car parking areas located to the northwest of the production/warehouse block and within the 120 metre wide vista area to the Wonderful Barn, shall be no more than 1.5 metres in height, and so designed and arranged so as not to be visible from the north east or south west, nor from the Barn.

REASON: To limit the visual impact of lighting in this area.

10. No significant alteration of existing site ground levels shall take place, other than within the immediate environs of the proposed buildings, except for the creation of the holding/retention ponds, for site roads and services, and for mounding/landscaping works required by this permission. All surplus spoil shall be taken off site and shall be disposed of solely in licensed landfill sites or in other locations consented to in writing by the Planning Authority in advance.

REASON: To clarify the extent of alterations of ground levels, and to ensure that all surplus spoil is removed from site and disposed of properly.

11. Archaeological investigation and monitoring shall be carried out on the overall site, and in particular on features 2, 3 and 4, as identified in submitted documentations, in strict accordance with the procedures and recommendations contained in Section 10 and in Appendix 5 of the E.I.S. All such investigation shall take place before development commences on site; all such monitoring shall take place during the construction phase. In both cases, this work shall be carried out by a licensed professional archaeologist acceptable to the Office of Public Works and to the Planning Authority. Reports, at least every three months, shall be submitted to the Office of Public Works and to the Planning Authority by such archaeologist, indicating the results of such investigation/monitoring. The archaeologist shall be empowered to halt development or excavation works as the case may be, where he/she considers it appropriate in order to prevent damage to any archaeological features or remains.

REASON: To ensure that all archaeological features or remains are not damaged as a result of this development.

12. All security fencing, including around the electricity compound, as well as the site, shall be dark green plastic coated galvanised steel mesh, to a maximum height of 2.5 metres, and not palisade or other fencing. All fencing shall be kept back from the existing stone wall of Castletown Demesne by at least 10 metres. No signs shall be placed on the fencing, other than normal warning signs

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12. Cont'd/...

REASON: To ensure that this fencing does not impinge on the landscape and will not interfere with the environs of Castletown Demesne.

13. All proposed work to the boundary stone wall of Castletown Demesne and to the stiles shall be undertaken in consultation with, and subject to the prior written consent of the Planning Authority and the office of Public Works.

REASON: To ensure that this work is properly carried out.

14. The proposed avenue of trees and associated site level raising and mounding works for the central 40 metre wide section of the vista shall be composed of trees of the same species and age. The species to be used shall be agreed in writing with the Planning Authority before development begins. The provision of the entire avenue and screening planting associated with this shall be carried out as part of the first phase of development.

REASON: To facilitate the proper provision of this important landscape provision.

15. The landscaping/mounding proposals shall be modified by the following changes:-

- (a) the landscape work on the northern boundary (motorway) of the site shall be generally in line with the landscape proposals submitted with this application, the details of which shall be agreed with the Planning Authority before building work is commenced.
- (b) an area of woodland planting shall be provided on the north-east side of the site between the access road and the motorway. This shall mirror the planted area on the eastern side.
- (c) a dense continuous band of woodland planting shall be provided along the western boundary of the overall site, between the motorway and the R404, with the exception of the avenue. This shall be planted at centres of 1.5 metres and shall have a minimum width of 20 metres. (The electricity compound shall be relocated, if necessary, to achieve this)
- (d) a densely planted wide wooded area shall be provided on all sides of the electricity compound except where the overhead supply cables themselves enter or where vehicular access is required
- (e) mounding around the car parking area within the 120 metre wide vista from the Wonderful Barn shall be planted on all side slopes, and shall be redesigned so that car parking can be fully screened from the top of the viewing area of the Barn.

Date: 12th October 1995

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15. Cont'd/..

- (f) the triangle of woodland planting proposed on the northern/northwestern side of the vista shall be increased in size and extended in a south westerly direction.
- (g) mounding, planted on both side slopes and on top, shall be provided along the boundary of the site with the R404, following road improvements, except where existing trees are being retained and at the entrance, from the motorway bridge to the retention ponds.

A detailed landscaping programme, providing for these changes and providing for long-term maintenance and management of all landscaped areas, shall be submitted to the Planning Authority, in triplicate, before development works begin, for its written consent. It shall incorporate proposals for grassing/meadow creation of all open areas within the site where future development may be proposed. The developer shall comply with any stipulations, including time and extent of planting, and types of trees and shrubs to be used, as may be attached to such consent.

REASON: To provide for necessary changes to the submitted landscape proposals in order to improve the visual amenity of the site, integrate the development into the area, and in particular to protect the vista from the Wonderful Barn, to ensure that a detailed programme for planting, maintenance and management is put in place for this overall site.

16. All existing overhead electricity and telecom cables crossing or bounding the site shall be undergrounded and shall not be diverted to the perimeters of the site. With the exception of the proposed 110kv supply from the north towards the compound, all other lines and services shall be underground. All cables crossing the 120 metre wide vista shall be underground.

REASON: In the interests of visual amenity, and to prevent damage to trees on site due to possible interference with the cables.

17. The applicant shall agree with the Planning Authority, in writing, which of the alternative office elevations shall be erected, before development begins and shall comply with any stipulations that the Authority may impose in respect of these, having regard to the overall conditions of this permission and in particular condition 4.

REASON: In the interests of clarity and proper development.

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18. The continuous equivalent noise level, expressed as dB Laeq emanating from the complex shall not exceed 45 dBA when measured at any point along the boundary of the site between 20.00 hours and 07.00 hours from Monday to Friday inclusive, and all day on Saturdays, Sundays and Bank Holidays, and shall not exceed 55dBA at any point along the boundary of the site at all other times. The noise from the complex shall be free from perceptible tones and/or impulsive elements. The developer shall carry out a noise survey of the site at least once per year or as otherwise required by the Planning Authority. The nature of the survey shall be agreed with the Planning Authority in advance. Measurements shall be made in accordance with I.S.O. 1996 or other appropriate international standards acceptable to the Planning Authority. The duration of the measurements shall be agreed in advance with the Planning Authority.

REASON: To safeguard the amenities of the area for human occupancy and animal husbandry, and to avoid nuisance.

19. All oil storage tanks shall be provided with an adequately designed bund system complete with an impervious base. Filling and take-off points shall be located within the bund.

REASON: To prevent spillage of oil and protect ground and surface waters.

20. Bulk chemical and/or bulk solvent storage tanks located above ground shall be provided with an adequately designed bund system complete with an impervious base. Filling and take-off points shall be located within the bund.

REASON: To prevent spillage of bulk chemicals/solvents and protect ground and surface waters.

21. Drums of chemicals/oils, solvents, and/or toxic wastes, shall be stored in designated and secure storage areas. Storage areas shall be bunded or otherwise designed so that surface water and ground water can not be contaminated by any spillages.

REASON: To prevent spillages, and to protect ground and surface waters.

22. Provision shall be made for the containment of accidental spillages within the process plant and unloading bays to the satisfaction of the Planning Authority.

REASON: To prevent accidental spillages contaminating surface and ground waters.

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23. The developer shall ensure that there is no contamination of surface waters or ground waters arising from the proposed development. A detailed emergency plan, shall be put in place and operated, to prevent any contamination of surface or ground waters that might arise from any chemical spillage or outbreak of fire.

REASON: To prevent pollution of surface waters and ground waters.

24. (a) Uncontaminated roof surface water shall be discharged to the public surface water sewer and thence to the Liffey Impoundment.
- (b) Uncontaminated surface water from the carparks and Yard areas shall be discharged via adequately sized and sited petrol-oil interceptors and the monitoring station to the retention ponds, prior to being discharged to the public surface water sewer and thence to the Liffey Impoundment.
- (c) Uncontaminated surface water from the internal roads shall be discharged via the monitoring station to the retention ponds, prior to being discharged to the public surface water sewer and thence to the Liffey Impoundment.
- (d) Uncontaminated surface water from the loading areas shall be collected and pumped to the existing piped drain from the site which discharges below the Liffey Impoundment.
- (e) In the event of fire or contamination to the surface waters referred to in (a), (b) and (c) above, the flows shall be automatically collected and stored in the retention ponds. The retained water shall be tested, prior to being disposed of in consultation with and to the satisfaction of the Planning Authority.
- (f) In the event of spillage and contamination of the surface waters referred to in (d) above, the flow shall be automatically collected in the storage tank(s) in the loading area(s) designed for that purpose for subsequent disposal off-site. In the event of a fire and contamination of the surface water referred to in (d) above, the surface water pumping station shall be automatically closed down. The fire water shall be collected in the retention ponds and tested prior to being disposed of, in consultation with and to the satisfaction of the Planning Authority.

REASON: To control the discharge of surface water and prevent the pollution of the receiving water.

25. Spill control shall be provided both inside and outside the buildings to ensure that all spills and contaminated run-offs are contained and cannot be discharged to the public surface water sewer nor directly to the foul sewer.

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25. Cont'd/...
REASON: To prevent polluting water entering the surface water sewer and prevent any such discharge to the public foul sewer.
26. Domestic effluent shall be discharged to the Local Authority foul sewer.
REASON: To ensure proper disposal of such effluent.
27. The characteristics of the discharged trade effluent to the public foul sewer shall comply with the limits of the licence to be issued by the Local Authority.
REASON: To prevent pollution and to provide a means of controlling such discharges to the public foul sewer.
28. The company shall monitor its effluent discharge(s) as required by the conditions set down on the effluent discharge licence to be issued by the Local Authority. Records of the monitoring shall be kept methodically by the company and copy records of all monitoring shall be given to the Planning Authority as required by the Authority.
REASON: To ensure monitoring of the effluent.
29. No material change shall be made in the quantity or composition of effluent proposed for discharge without the written consent of the Local Authority.
REASON: To prevent pollution and to allow the Local Authority to access any proposed changes in the effluent.
30. Provision shall be made to facilitate the measurement of effluent flows and the taking of effluent samples. The Local Authority and its Agents shall be provided with details of the locations of measuring and sampling points and shall have access to these points at all reasonable times.
REASON: To facilitate the measurement of effluent flows in the taking of effluent samples so as to avoid pollution.
31. Waste shall not be disposed of by open burning. All waste and by products shall be collected and stored in designated and controlled storage area(s).

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31. Cont'd/..
REASON: To ensure proper storage collection and disposal of wastes.
32. The developer shall control all operations on site which produce waste material. All waste streams generated on site shall be reduced in terms of tonnes of waste per tonne of product. The developer shall institute a formal waste management programme designed both to minimise waste arisings and maximise the amounts and types of waste which can be recycled and reused. The developer shall submit annually a report on its waste management programme to the Planning Authority.
- REASON: To reduce the quantity of waste generated and in the interest of public health.
33. A record shall be kept of the types, quantities, date and manner of disposal of all waste streams. Such records shall be made available to the Local Authority on request.
- REASON: To ensure proper recording is available of all wastes.
34. The developer shall employ the best manufacturing practises to minimise the environmental impact of all operations including storage, processing, pollution control measures, whether involving emissions to air, water or soil or waste generated by the development.
- REASON: To protect the amenities of the area.
35. There shall be no objectionable odours arising from the plant's activities, detectable beyond the boundary of the site outlined in this permission.
- REASON: To prevent objectionable odours and in the interest of residential amenity.
36. Natural gas shall be used in the boilers with 35 second gas oil to be used only as a standby fuel. The emergency generator shall use diesel fuel and shall be used only for emergency purposes and for reliability testing. The gas oil and diesel fuel shall comply with the requirements of the appropriate regulations. Nox emissions shall be minimised, by use of low Nox combustion equipment, to the greatest possible extent.
- REASON: To control air emissions and prevent air pollution.

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37. The emission limit values for the boiler stacks when burning natural gas or gas oil and for the emergency generator when burning gas oil shall not exceed the following:

	Particulates (mg/Nm ³)	SO ₂ (mg/Nm ³)	No _x (as NO ₂)*(2) (mg/Nm ³)	CO (mg/Nm ³)
Boilers (natural gas)	5	35	200	100
Boilers (gas oil)	< Ringlemann 1	*(1)	250	170
Generators (gas oil)	130*(3)	*(1)	4,000	650

- * Note 1: When burning liquid fuels, the sulphur content shall not exceed 0.2% by weight and shall comply with Irish and E.U. legislation.
* Note 2: NO_x equals the sum of NO and NO₂ expressed as NO₂ .
* Note 3: Soot filters shall be used as far as possible.

REASON: To ensure proper control of emissions and to protect air quality.

38. The height of the emission stacks shall be 3m above the roof of the energy centre and the applicant shall ensure that air quality criteria for ambient air are met.

REASON: To control air emissions and prevent air pollution.

39. Water supply to be metered to the Local Authority's satisfaction.

REASON: To ensure proper planning and development.

40. 24 hour storage to be provided for water supply requirements.

REASON: To ensure proper planning and development.

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41. A minimum of 500 gals. per min. for 60 min. is required for firefighting in the watermain.

REASON: In the interests of fire safety.

42. Retention pond to be constructed in such a manner that the total contents of the sprinkler supply ponds can be contained before discharge to sewers or open sources.

REASON: In the interests of fire safety.

43. Fire Brigade access roads to be constructed in such a manner that they are suitable for travel of a 10 ton axle load in all weather conditions.

REASON: In the interests of fire safety.

44. Fire Detectors and Alarm Systems and Emergency Lighting to be designed and constructed so that adequate time and suitable conditions are available for total safe evacuation from all the buildings of all the occupants.

REASON: In the interests of fire safety.

45. (a) The applicant shall provide parking for a minimum of 975 cars as part of this development. The Planning Authority will monitor car parking on site and will request the provision of additional car parking spaces if the need arises. Car parking spaces shall be on a durable permanent macadam surface within the curtilage of the site. Each car space shall be marked in 2.5 x 5.0 metre bays in 100mm white lines with a durable permanent material. Circulation aisles shall be 6m wide.
- (b) The applicant shall agree the number of temporary car parking spaces and the location of the temporary car parking area(s) for construction staff with the Planning Authority. A drawing indicating the extent of and access to the parking area(s) shall be submitted prior to commencement of development.

REASON: In the interest of traffic safety.

46. Surface water shall be disposed of as follows:

- (a) surface water from roofs shall be collected separately and shall discharge in the existing network of water courses;

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46. Cont'd/..

- (b) surface water from internal roads and from car parks, delivery areas, etc. shall be collected and road gullies shall be provided in accordance with Section 3.17 of Recommendations for Site Development Works for Housing Areas by An Foras Forbartha.

All gullies shall be fitted with suitable locking type covers or gratings. This surface water shall be discharged into the on-site surface water drainage system.

REASON: In the interest of proper drainage and traffic safety.

47. Where it is proposed to pipe the existing main surface water channel through the site, the pipe sizes shall be increased to a 1,500mm diameter pipe instead of the 750mm diameter pipe proposed. Alternatively this stream may be retained in open channel of equivalent capacity. Details of invert levels and gradients shall be submitted for approval before development is undertaken.

REASON: To provide for the estimated storm run-off from the upper catchment of this stream.

48. The area of land coloured yellow on attached drawing number 95/923 shall be reserved for future road improvement works.

REASON: In the interest of traffic safety.

49. Before development is commenced the developer shall arrange for the payment to Kildare County Council of a special contribution towards expenditure which the Council has or may incur in respect of road improvements, new bridge, public lighting, footpath and other road services which facilitate the proposed development, plus the cost of the acquisition of the area of land coloured yellow on the attached drawing number 95/923. The amount of the contribution will be the subject of a special agreement with the Planning Authority.

REASON: The provision of the road improvements, new bridge, public lighting, footpath and other road services in the area facilitate the proposed development and it is considered reasonable that the developer contribute to the cost of providing these.

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50. Prior to the commencement of the development the applicant shall arrange for the payment to Kildare County Council of a special contribution required for repair and strengthening of any road which shall be used as a haul route by the applicant for the disposal of excess material from the development. The contribution shall be £72,000/km. The route to the tip shall be agreed with the Road Authority. No contribution shall be required if all the excess material is disposed of within the development site. The applicant shall be required to keep the approved haul route in a safe condition for traffic, and take all necessary steps to eliminate mud and dust from the route.

REASON: In the interest of traffic safety.

51. Before development is commenced the developer to arrange for the payment to Kildare County Council of contribution of £257,600 towards expenditure which the Council has or may incur in respect of the provision of WATER AND SEWERAGE services which facilitate the proposed development.

REASON: The provision of such services in the area facilitate the proposed development and it is considered reasonable that the developer should contribute to the cost of providing same.

52. Before development is commenced the developer shall arrange for the payment to Kildare County Council of a special contribution towards the cost of a proposed new surface water outfall to the River Liffey through Council property. The amount of this special contribution to be the subject of a special agreement with the Planning Authority.

REASON: The provision of surface water outfall drainage will facilitate the proposed development and it is considered reasonable that the developer should contribute to the cost of providing this service.

53. Before development is commenced the developer shall arrange for the payment to Kildare County Council of a special contribution towards expenditure which the Council has or may incur in respect of the provision of a trunk water main in the area. The amount of this special contribution to be the subject of a special agreement with the Planning Authority.

REASON: The provision of a trunk main will facilitate the proposed development and it is considered reasonable that the developer should contribute to the cost of providing same.

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54. Before development is commenced the developer shall arrange for a special payment to Kildare County Council towards expenditure which the Council will incur in respect of a proposed public sewer through the Guinness property which will facilitate the proposed development. The amount of this special contribution to be the subject of a special agreement with the Planning Authority.

REASON: The provision of the proposed new sewer will facilitate the proposed development and it is considered reasonable that the developer contributes to the cost of same.

55. Contributions towards the cost of services may be required by the Planning Authority at approval stage for any new buildings proposed in the future for the balance of this site as provided for in Part 2 of the application covering site development works.

REASON: The provision of services in the area would facilitate the proposed development and it is considered reasonable that the developer shall contribute to the cost of providing same.

Date: 12th October 1995

Signed:


COUNTY MANAGER