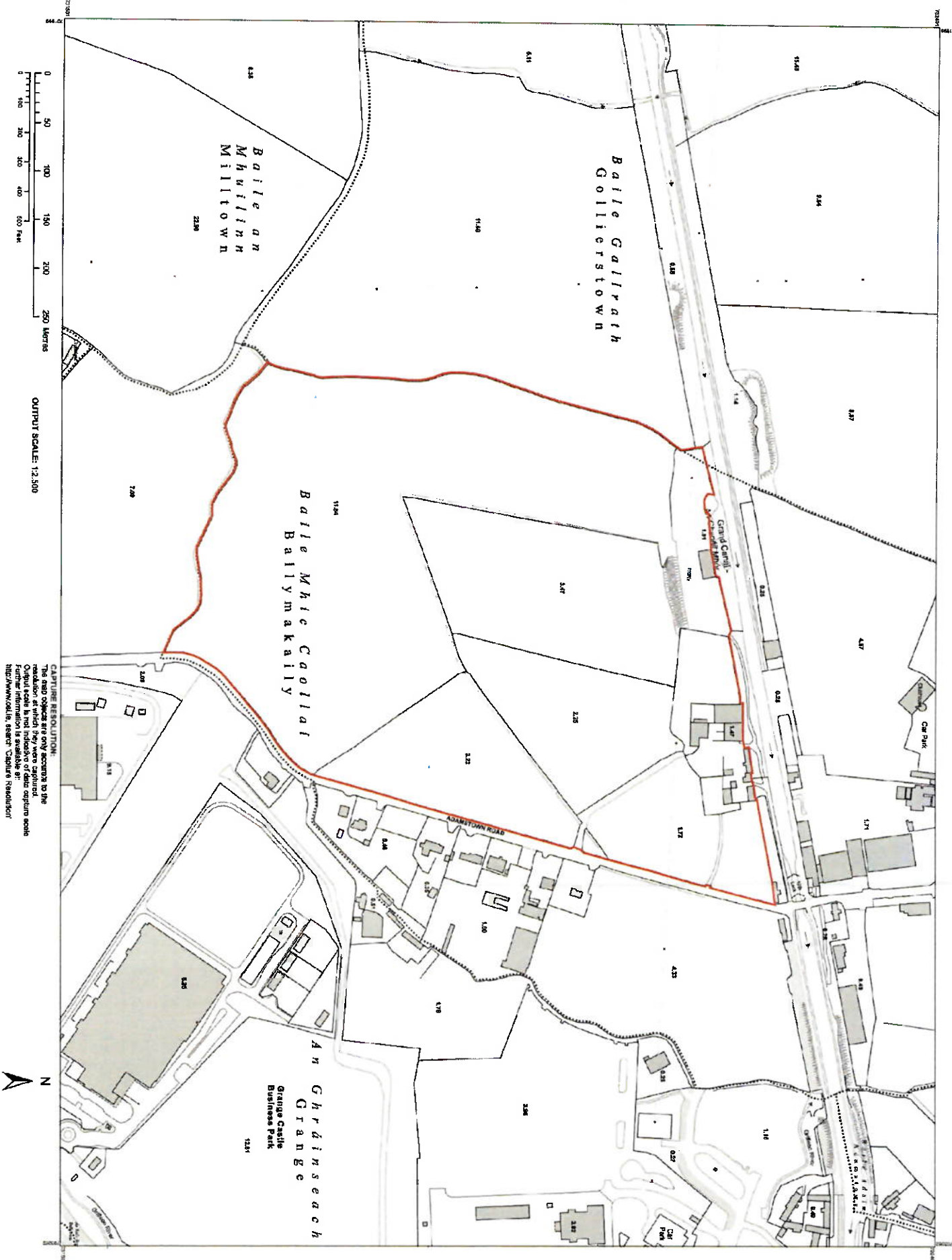


OSi PLACE Map



CAPTURE RESOLUTION:
The map objects are only accurate to the resolution at which they were captured. Further information is available at <http://www.osi.ie> under 'Capture Resolution'.

N

Ordnance Survey
National Mapping Agency

CENTRE COORDINATES:
ITM 702631 731951

PUBLISHED:
18/10/2018

MAP SERIES:
1:2,500

MAP SHEETS:
3255-B

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Ordnance Survey of Ireland 2018
Scale: 1:2500

LEGEND:
Help: www.osi.ie
Legend: Large Scale Legend

OSi PLACE MAP

SCALE: 1:2500

1

BCEI
BIR COMPUTER ENVIRONMENTS, INC.
10400 Rodgers Road
Houston, Texas 77070
Phone: 281-374-8844
Fax: 281-374-8892

WINTHROP
ENGINEERING EXCELLENCE

PINNACLE
CONSULTING ENGINEERS
WOLVERSTONE HOUSE, 61 BERNERS STREET
LONDON, W1T 3JG
Tel: 0207 3434210

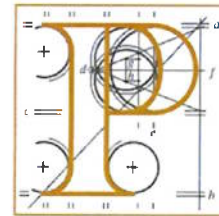
edgeconnex
EDCDUB04 - 30.8MW DATA CENTRE
GRANGE CASTLE BUSINESS PARK,
LUCAN, CO.DUBLIN, IRELAND

OSI - MAP
STATUS: PRELIMINARY
Scale: 1:2500@A1
SHEET NO.: A0.20
PROJECT NO.: 18.02

OSI - MAP
Scale: 1:2500@A1
SHEET NO.: A0.20
PROJECT NO.: 18.02

Our Case Number: ABP-305948-19

Planning Authority Reference Number: SD19A/0042



**An
Bord
Pleanála**

South

South Dublin County Council
Planning Department
County Hall
Tallaght
Dublin 24

Senior Executive Officer
Land Use Planning & Transportation
21 JAN 2020
South Dublin County Council
Fee: €
Time: 9.25
Type: *Posh*
17 FEB 2020

Date: 20 January 2020

Re: Phased development of 4 single storey data halls all with associated plant at roof level, 32 standby generators, office and service areas, service road infrastructure, car parking, ESB substation/transformer yard, An EIAR was submitted with the application.
Newcastle Road, Lucan, Co Dublin

Dear Sir / Madam,

An Bord Pleanála has asked me to refer to the documents already received from you in relation to the above-mentioned appeal.

To enable consideration of the appeal to proceed, the following further documentation relevant to the application and to your decision is required:-

- (a) design statement submitted with the application, *No record of this submitted. See their attached cover letter includes all the documents submitted*
- (b) history doc's SD19A/004, *?*
- (c) pre-planning records ref: PP168/18 dated 6th November, 2019, *✓*
- (d) Surface Water Drainage Report and Irish Water Report as referred to in the planner's report dated 29th March, 2019, *✓*

N/A

Tell
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Láithreán Gréasáin
Ríomhphost

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Email

(01) 858 8100
1890 275 175
(01) 872 2684
www.pleanala.ie
bord@pleanala.ie

64 Sráid Maoilbhríde
Baile Átha Cliath 1
D01 V902

64 Marlborough Street
Dublin 1
D01 V902

- (e) revised site plan indicating revised Temporary Gas Generated Power Plant, submitted with the further information submitted on 29th August, 2019

Would you be good enough to have these documents forwarded by **return of post** please.

Yours faithfully,



Doina Chiforescu
Administrative Assistant
Direct Line: 01-8737133

BP10



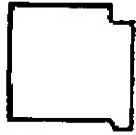
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Baile Átha Cliath 1
D01 V902

64 Marlborough Street
Dublin 1
D01 V902



gilligan architects

20 Anglesea Road
Ballsbridge
Dublin 4
Ireland

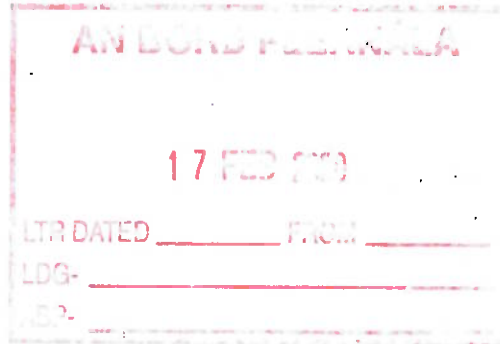
t: +353 1 660 4255
f: +353 1 668 5358

mail@gilliganarchitects.ie
www.gilliganarchitects.ie

4th February 2019

Our Reference: 18.052/4.07/02

Planning Department,
South Dublin County Council,
County Hall,
Town Centre,
Tallaght,
Dublin 24.



Re : Permission for Data Centre development at this site within the townland of Ballymakilly to the west of the Newcastle Road, Lucan, Co. Dublin

Dear Sir/Madam,

On behalf of EdgeConnex Ireland Limited., we wish to apply for planning permission for a development which will consist of:

"The development will consist of a phased development that will include 4 no. single storey data halls all with associated plant at roof level; 32 no. standby generators with associated flues (each 15m high); associated office and service areas; service road infrastructure and car parking; as well as ESB sub-station / transformer yard with an overall gross floor area of 17,685sqm.

The development will also include a temporary gas-powered generation plant within a walled yard containing 19 no. generator units with associated flues (each 17m high) to be located to the west of the proposed data halls. The phased development will be as follows:

Phase 1

- 2 no. single storey data halls (6,950sqm) with roof plant and 16 no. stand-by generators with associated flues (each 15m high) as well as associated water tower and pump room and other services;
- Single storey goods receiving area / store and single storey office area (1,522sqm) located attached and to the north-east of the data halls;
- Temporary gas-powered generation plant with 15 generators with associated flues (each 17m high) to be located within a compound to the west of the proposed data halls;
- Attenuation pond; and
- Two storey ESB sub-station (494sqm) with associated transformer yard and single storey transformer building (247sqm) within compound.





Phase 2

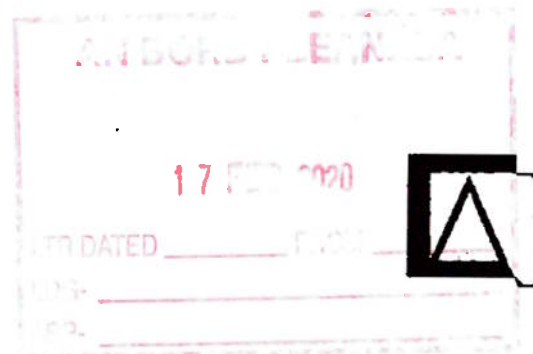
- 2 no. single storey data halls (6,950sqm) with roof plant and 16 no. stand-by generators with associated flues (each 15m high) as well as associated water tower and pump room and other services;
- Single storey goods receiving area / store and single storey office area (1,522sqm) located attached and to the east of the data halls under this Phase and attached and to the north of the offices proposed under Phase 1; and
- 4 no. additional generators with associated flues (each 17m high) to be constructed within the temporary gas-powered generation plant.

The development will also include ancillary site works, connections to existing infrastructural services as well as fencing, signage, and will include new vehicular access off the realigned R120 to provide a new vehicular access into the site as well as internal service roads and entrance gate, and a car park for 39 car parking spaces (including 4 disabled car parking spaces) and sheltered bicycle parking to serve the development. The development will be enclosed with landscaping to all boundaries of the overall site of 22.1ha. An application for enabling works to facilitate this development has been made under Reg. Ref. SD19A/004. An Environmental Impact Assessment Report (EIAR) has been submitted with this application. An EPA-Industrial Emissions (IE) licence will be applied for to facilitate the operation of Phase 2 of the permission."

In support of this application we enclose the following:

- Completed Planning Application form,
- 1 Copies Site Planning Notice (Yellow)
- 10 no. copies of planning report by Marston Planning Consultancy;
- 10 no. copies of EIAR and Appendix
- 1no. USB contain soft copy of EIAR & Appendix
- 1 Copies of Newspaper Notice – Irish Daily Mail.
- 10 no. copies of each of the following drawings prepared by Gilligan Architects

Drawing no.	Description	Scale	Format
P1.01	PLANNING - OS PLACE MAP	1:2500	A1
P1.02	PLANNING - EXISTING SITE LAYOUT PLAN	1:1000	A0
P1.03	PLANNING - PROPOSED SITE LAYOUT PLAN	1:1000	A0
P1.04	PLANNING - PROPOSED SITE PHASING	1:1000	A0
P2.01	PLANNING - PROPOSED GROUND FLOOR PLAN	1:200	A0
P2.02	PLANNING - PROPOSED ROOF PLAN	1:200	A0
P2.03	PLANNING - PROPOSED ESB SUBSTATION	1:200	A0
P2.04	PLANNING - PROPOSED TEMPORARY GAS GENERATOR COMPOUND	1:200	A0
P3.01	PLANNING - PROPOSED SECTIONS	1:200	A0
P4.01	PLANNING - PROPOSED ELEVATIONS	1:200	A0
P4.05	PLANNING - PROPOSED INTERNAL SITE ELEVATIONS	1:500	A0
P5.01	PLANNING - PROPOSED SITE ACCESS	1:50	A1



10 no. copies of each of the following drawings prepared by Pinnacle Consulting Engineers:

Drawing no.	Description	Scale	Format
P181103-PIN-ZZ-ZZ-DR-C-200-SO-P01	Proposed Foul Sewer & Surface Water Layout	1:500	A0
P181103-PIN-ZZ-ZZ-DR-C-201-SO-P01	Proposed Levels & Watermain Layout	1:500	A1
P181103-PIN-ZZ-ZZ-DR-C-202-SO-P01	Standard Wastewater Infrastructure Details	1:500	A1
P181103-PIN-ZZ-ZZ-DR-C-203-SO-P01	Standard Water Infrastructure Details	1:500	A1
P181103-PIN-ZZ-ZZ-DR-C-210-SO-P01	Areas Summary	1:500	A1
P181103-PIN-ZZ-ZZ-DR-C-204-SO-P01	Proposed Pond Details	N/A	A3
P181103-PIN-ZZ-ZZ-DR-D-100-SO-P01	AutoTrack - HGV Access/Egress	1:250	A1
P181103-PIN-ZZ-ZZ-DR-D-101-SO-P02	Road Markings, Signage & Autotrack Layout	1:500	A1
P181103-PIN-ZZ-ZZ-DR-D-102-SO-P01	AutoTrack - Bin Truck Access/Egress	1:200	A1
P181103-PIN-ZZ-ZZ-DR-D-103-SO-P01	General Layout	1:500	A1

- 10 nos. Copies of "Flood risk assessment" prepared by Pinnacle Consulting Engineers.
- 10 nos. Copies of "Engineering Planning Report" prepared by Pinnacle Consulting Engineers.
- 10 nos. Copies of "Transportation Assessment Report" prepared by Pinnacle Consulting Engineers.

10 no. copies of each of the following drawings prepared by Ethos Engineering:

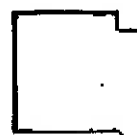
Drawing no.	Description	Scale	Format
EDC4-ETH-ZZ-00-DR-E-SS100_rev2	Site Lighting Services Layout	1:400	A1
	3D Luminance:	NTS	A3
	3D Pseudo Colours:	NTS	A3

- 10 nos. Copies of "Heat Recovery Feasibility" prepared by Ethos Engineering.

10 no. copies of each of the following drawings prepared by KFL Landscape Architecture:

Drawing no.	Description	Scale	Format
0331_DR_101	Landscape Master Plan	1:1000	A1
0331_DR_102	Landscape Cross Sections	As Shown	A1
0331_DR_103	Planting Plan and Planting Schedule	1:1000	A1
0331_DR_104	Earth Modelling Levels	1:1000	A1
D1 - Grange Castle-TCP-12-18	The Tree File Drawing - Tree constraints Plan	1:1000	A1

- 10 nos. Copies of "Landscape Report and Works Specification" prepared by KFL Landscape Architecture.



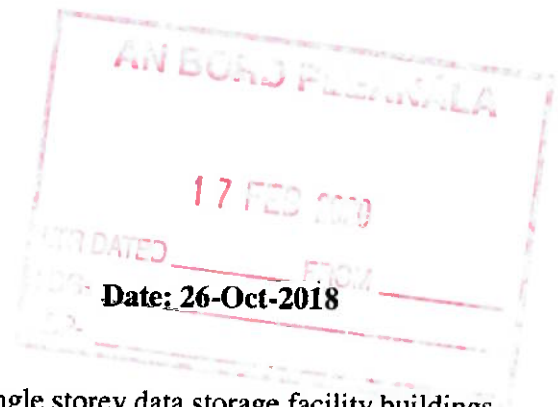
- 10 nos. Copies of "The Tree File Report - Tree Survey report" prepared by KFL Landscape Architecture.
- 10 nos. Copies of "Provision of Information regarding appropriate assessment screening" prepared by Scott Cawley.
- 10 nos. Copies of "Contaminated Land Preliminary & Generic Risk Assessment" prepared by Causeway Geotech.
- Cheque in the sum of €38,000.00 being the required planning fee.

Yours Faithfully,


Jason Murphy
Gilligan Architects Ltd.



Anthony Marston
23, Grange Park
Foxrock
Dublin 18
D18 T3Y4



Register Reference: PP168/18

Development: Construction of two pairs of single storey data storage facility buildings within the southern part of the overall lands with a temporary gas powered generation plant to be located to their west. The data halls will include emergency generators (to the west of each data hall), emission stacks for each data hall etc. Each data hall with parapet will be c. 10m in height. The development will include an ESB substation and will include suitable attenuation, suitable boundary treatment and landscaping.

Location: Within the townlands of Ballymakailly and The Grange, to the west of Newcastle Road, Lucan, Co Dublin

Applicant: Arthur Cox, Edgeconnex Ireland Ltd

App. Type: Pre Planning Meetings

Dear Sir/Madam,

With reference to the above, I acknowledge receipt of your application for a **Pre-Planning consultation** received on 25-Oct-2018.

Your request has been assigned to the area planner, **EUGENIA THOMPSON** who will contact you in due course.

Please note: Advice or opinions offered at consultation(s) is given in good faith and cannot prejudice the determination of a subsequent planning application: Section 247 of the Planning and Development Act, 2000 (as amended) states the following in this regard:

'The carrying out of consultations shall not prejudice the performance by a planning authority of any other of its functions under this Act, or any regulations made under this Act and cannot be relied upon in the formal planning process or in legal proceedings.'

Should you have any queries, you can contact our office at:

Email: preplanning@sduplinecoo.ie

Phone: 01-4149000 Ext - 2304

Please include the Register Reference above in all correspondence.

Yours faithfully,

Margaret Burke,
Pre-Planning Co-ordinator

for Senior Planner

SOUTH DUBLIN COUNTY COUNCIL



APPLICATION FORM B **FOR PRE-PLANNING CONSULTATION**

Land Use, Economic and Transport Planning Department, County Hall,
Tallaght, Dublin 24
Telephone: 01 4149000 Email: preplanning@sdublincoco.ie

IMPORTANT NOTES

Please read prior to completing this form

Your consultation will be carried out over the phone or by email.
Guidance is available on <u>specific</u> proposed developments only. General planning advice is not provided.
You are strongly advised to review the Pre-Planning Guidance documents available on www.sdcc.ie/planning in advance of consultation, so that the maximum benefit can be obtained from the process.
This form, with the exception of the applicant's contact details, and supporting documents, are made available to the public when a planning application is submitted for the proposed development.
All pre-planning documentation received is chronologically logged and scanned, placed in a queue and subsequently referred to the relevant area planners.
A <u>Site Location Map</u> must be submitted, with the site to be discussed clearly outlined in red, along with <u>sketches</u> of the proposed development. Your request will not be logged until sufficient information has been received
Completed forms should be returned <ul style="list-style-type: none">• by email to preplanning@sdublincoco.ie ONLY• or by post Planning Registry, SDCC, County Hall, Tallaght, Dublin 24, D24 YNN5
Should you require any assistance in completing this form, please contact: 01-4149000 Ext 7161

Please note that advice or opinions offered at consultations are given in good faith and cannot prejudice the determination of a subsequent planning application.

1. NAME OF APPLICANT:

Edgeconnex

Address to be supplied at end of this application form - Question 10

2. PERSON ACTING ON BEHALF OF THE APPLICANT (IF ANY):

Anthony Marston, Marston Planning Consultancy

Address to be supplied at end of this application form - Question 11

3. ADDRESS OF STRUCTURE OR LAND:

within the townlands of Ballymakailly and The Grange to the west of Newcastle Road, Lucan, Co. Dublin

4. LEGAL INTEREST IN THE STRUCTURE OR LAND:

Is the applicant the registered owner of the property/lands?

YES ☒ NO ☐

If NO, a letter of consent from the owner of the lands must be submitted with this application

Consultations are not available on sites up for auction. This is in accordance the Development Management guideline for Planning Authorities 2007

5. IS THE STRUCTURE OR LAND CURRENTLY THE SUBJECT OF ANY PLANNING ENFORCEMENT PROCEEDINGS

YES ☐ NO ☒

If YES, state the Planning Authority's reference number

6. PLANNING REFERENCE NOS. OF ANY PREVIOUS APPLICATIONS ON THE SITE (IF KNOWN):

Reg. Ref. No	Nature of Proposed Development	Decision (grant/refusal)

--	--

Margaret Burke

From: Anthony Marston <anthony@marstonplanning.ie>
Sent: 25 October 2018 16:41
To: Siobhan Duff; Margaret Burke
Cc: Fergus Browne; Jason Frehill
Subject: Edgeconnex - new application and request for pre-planning meeting
Attachments: A0.20 - OSI PLACE MAP.PDF; A0.51 - PROPOSED SITE LAYOUT PLAN.PDF; Pre plan app form.doc

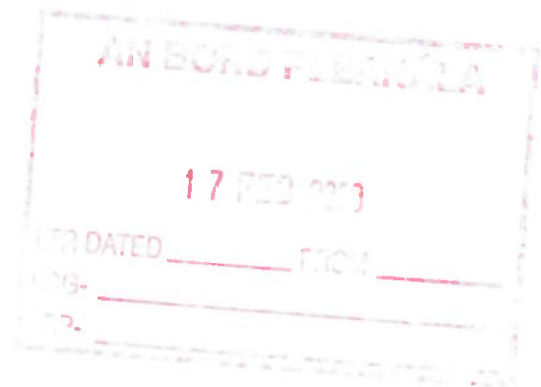
Dear Siobhan

I have been asked to contact you to set up a pre-planning meeting on behalf of Edgeconnex in relation to a data centre development on lands to the west of the R120. I have attached an OS Map, Site Layout Map, and a screenshot of the site relative to the existing zoning of the site. The zoning of the site is EE, which is the same as per the lands utilised by Edgeconnex on the site to the east of the R120. The northern part of the site is zoned as RU, and this will only be utilised for attenuation and landscaping.

Some initial discussion have been held with Roads and they have accepted in principle, subject to detail design, a new access to serve these lands being located midway along the eastern boundary and positioned so that it does not interfere with any existing access points to residential properties to the east of the realigned R120. It is therefore positioned opposite an undeveloped parcel of land to the east of the road. There are more than adequate sightlines in both directions. The proposal will include landscaping along the roadside and will include similar mitigation as previously used by Edgeconnex on elevations of the data hall that front towards the public road.

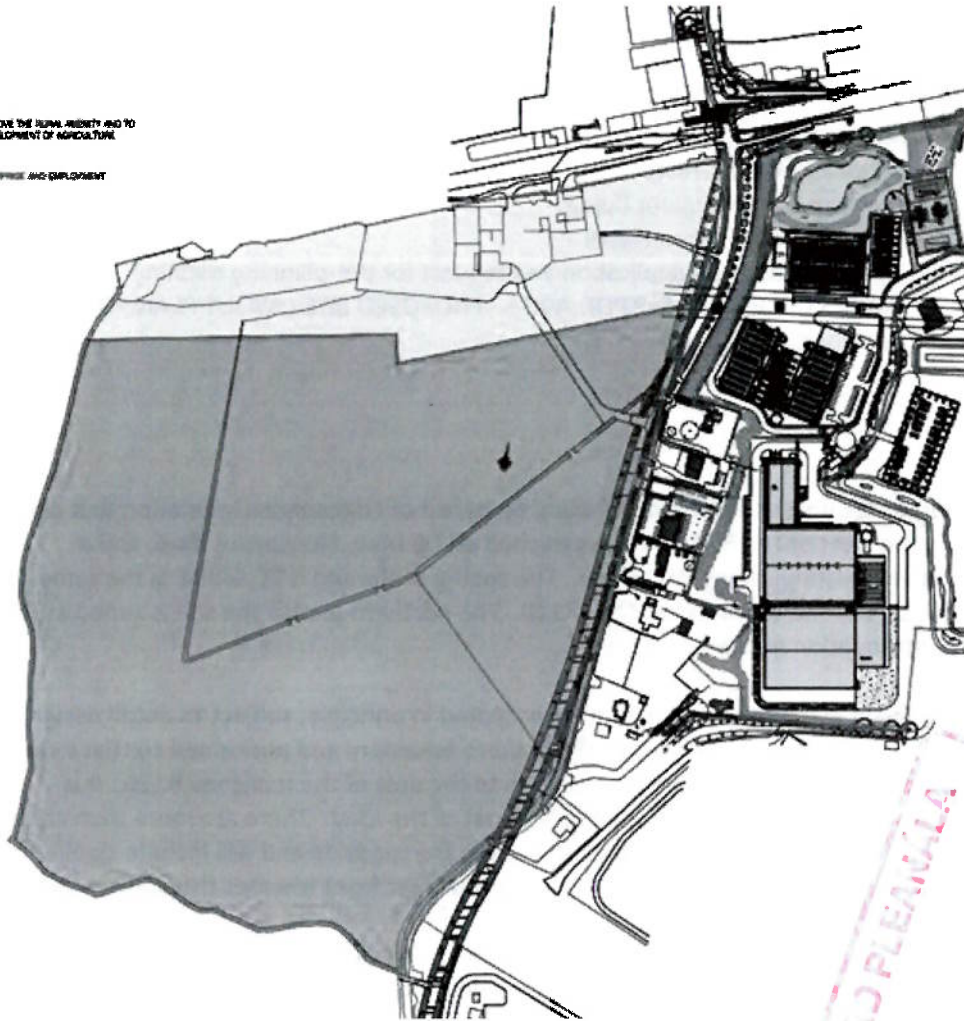
I would be grateful if this meeting could be arranged as swiftly as possible. The clients representative is not in Ireland for the next few weeks and I was hoping that it might be possible for him to call in to listen to the meeting.

Many thanks in anticipation.



NO IMPROVE THE HUMAN RESIDENT AND TO
THE DEVELOPMENT OF AGRICULTURE

OF ENTERPRISE AND EMPLOYMENT
6



Regards

Anthony Marston
Marston Planning Consultancy

m:086-3837100
www.marstonplanning.ie

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**SOUTH DUBLIN COUNTY COUNCIL
PLANNING DEPARTMENT**

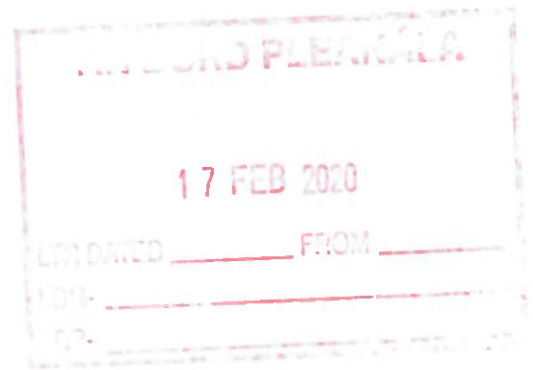
PRE-APPLICATION CONSULTATION

Pre Planning Ref. No. PP168/18

Applicant: Edgeconnex Ireland Ltd.

Date: 06/11/2018

Location: Grange Castle Business Park



Proposal (pre-planning application form): 'Construction of two pairs of single storey data storage facility buildings within the southern part of the overall lands with a temporary gas powered generation plant to be located to their west. The data halls will include emergency generators (to the west of each data hall), emission stacks for each data hall etc. Each data hall with parapet will be c. 10m in height. The development will include an ESB substation and will include suitable attenuation, suitable boundary treatment and landscaping'.

Note: The proposal presented in the meeting was modified from the above to include a single 8,500 sq. m data centre, 12 m in height (excluding flues). The facility would employ c. 30/40 people.

Zoning objective:

Objective EE, which seeks 'To provide for enterprise and employment related uses'.

Objective RU, which seeks 'To protect and improve rural amenity and to provide for the development of agriculture', to the north of the site, adjacent to the Grand Canal.

SDCC staff present: Fergus Browne, Siobhan Duff, Kieran Groarke, Rosaleen Dwyer, Adrian Barrett, Robert Roche, Laurence Colleran.

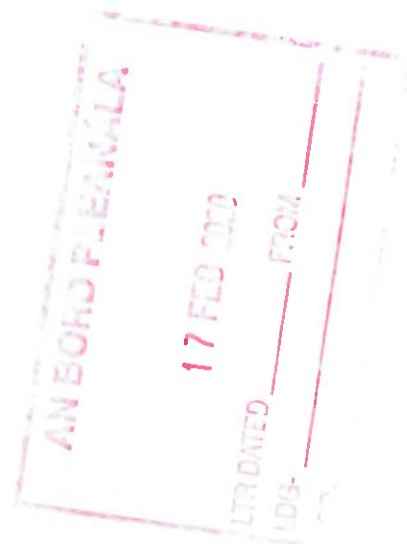
Attendance: Anthony Marston, David Gilligan, Shaun O' Reilly.

Comments:

- High quality architecture and design is required, which would be consistent, but not identical to the existing Edgeconnex development and adjacent data centres to the east of the R120, south of the Grand Canal.
- Green walls and green roofs should be considered and encouraged.
- A bat survey would be required – particularly if the demolition of the buildings to the north is proposed. Applicant advised that the demolition works may not form part of the initial application.
- Advised that a winter survey for bats should be undertaken to investigate the potential for bats and to ascertain if any winter roosts are present.
- Further survey work would be required during the appropriate season.
- New bat guidelines on lighting from the UK should be consulted.
- The design of the building should consider noise from the outset to ensure that appropriate design measures are taken to minimise the impact on sensitive noise receptors.
- Environmental Health Officer expressed concerns about the noise impact from the temporary gas generator and in particular the cumulative noise from existing and granted facilities.

- Environmental Health Officer advised that the individual components of the building required for achieving appropriate noise levels should be itemised in the noise report, to enable appropriate conditions to be attached, in the event of a grant of permission.
- Heritage Officer expressed concerns about the cumulative impact of noise on bat populations.
- Agreed that the scoping document for the EIAR would be an informal process.
- Agreed that landscape screening should be predominantly along the perimeter of the site. Screening should take account of the view from the canal and the adjacent RU zone which should be protected.
- An indicative layout should be provided for future phases, which should include indicative landscaping.
- Attenuation/wetlands within the RU zone would be considered, but it was emphasised that a green infrastructure solution would be required.
- A habitat and biodiversity survey should be carried out.
- Tree and hedgerow surveys required.
- Archaeological survey advised.
- Roads stated that future connectivity to Grange Castle lands to the west should be considered.
- Car parking standards are maximum.

It should be noted as detailed under Section 247 of the Planning and Development Act 2000, the carrying out of consultations shall not prejudice the performance of the Planning Authority of any other of its functions under this Act, or any regulations made under this Act and cannot be relied upon in the formal planning process or in legal proceedings.



Water Services Planning Report

Register Reference No.: SD19A/0042

Development:

Phased development that will include 4 single storey data halls all with associated plant at roof level; 32 standby generators with associated flues (each 15m high); associated office and service areas; service road infrastructure and car parking; ESB sub station/transformer yard with an overall gross floor area of 17,685sq.m; temporary gas powered generation plant within a walled yard containing 19 generator units with associated flues (each 17m high) to be located to the west of the proposed data halls on a site within the townland of Ballymakailly; Phase 1, 2 single storey data halls (6,950sq.m.) with roof plant and 16 stand-by generators with associated flues (each 15m high) as well as associated water tower and pump room and other services; single storey goods receiving area/store and single storey office area (1,522sq.m.) located attached and to the north east of the data halls; temporary gas powered generation plant with 15 generators with associated flues (each 17m high) to be located within a compound to the west of the proposed data halls; attenuation pond; two storey ESB sub-station (494sq.m) with associated transformer yard and single storey transformer building (247sq.m) within compound; Phase 2, 2 single storey data halls (6,950sq.m.) with roof plant and 16 stand-by generators with associated flues (each 15m high) as well as associated water tower and pump room and other services; single storey goods receiving area/store and single storey office area (1,522sq.m) located attached and to the east of the data halls under this Phase and attached and to the north of the offices proposed under Phase 1; 4 additional generators with associated flues (each 17m high) to be constructed within the temporary gas powered generation plant; also ancillary site works; connections to existing infrastructural services as well as fencing; signage; vehicular access off the realigned R120 to provide a new vehicular access into the site as well as internal service roads and entrance gates; car park for 39 car parking spaces (including 4 disabled car parking spaces); sheltered bicycle parking to serve the development. The development will be enclosed with landscaping to all boundaries of the overall site of 22.1ha. Application for enabling works to facilitate this development has been made under Reg. Ref. SD19A/0004. An Environmental Impact Assessment Report (EIAR) has been submitted with this application. An EPA-Industrial Emissions (IE) licence will be applied for to facilitate the operation of Phase 2 of the permission.

Location:

Newcastle Road, Lucan, Co Dublin

Water Services Planning Report

Report Date : 11-Mar-2019

Surface Water Report:

No objection subject to:

Flood Risk No objection

- The Developer shall ensure that there is complete separation of the foul and surface water drainage systems within the site, both in respect of installation and use.
 - All new precast surface water manholes shall have a minimum thickness surround of 150mm Concrete Class B.
 - All works for this development shall comply with the requirements of the Greater Dublin Regional Code of Practice for Drainage Works which can be viewed /downloaded from the South Dublin County Council website at the following link <http://www.sdcc.ie/sites/default/files/publications/greater-dublin-regional-code-of-practice-for-drainage-works.pdf>
-

Water Report:

Referred to IW

Foul Drainage Report:

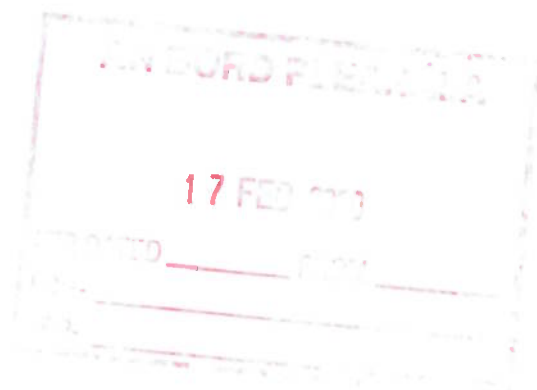
Referred to IW

Signed: _____
Brian Harkin SEE.

Date: _____

Endorsed: _____
Chris Galvin SE.

Date: _____



Water Services Planning Report

Register Reference No.: SD19A/0042 AI

Development:

Phased development that will include 4 single storey data halls all with associated plant at roof level; 32 standby generators with associated flues (each 15m high); associated office and service areas; service road infrastructure and car parking; ESB sub station/transformer yard with an overall gross floor area of 17,685sq.m; temporary gas powered generation plant within a walled yard containing 19 generator units with associated flues (each 17m high) to be located to the west of the proposed data halls on a site within the townland of Ballymakailly; Phase 1, 2 single storey data halls (6,950sq.m.) with roof plant and 16 stand-by generators with associated flues (each 15m high) as well as associated water tower and pump room and other services; single storey goods receiving area/store and single storey office area (1,522sq.m.) located attached and to the north east of the data halls; temporary gas powered generation plant with 15 generators with associated flues (each 17m high) to be located within a compound to the west of the proposed data halls; attenuation pond; two storey ESB sub-station (494sq.m) with associated transformer yard and single storey transformer building (247sq.m) within compound; Phase 2, 2 single storey data halls (6,950sq.m.) with roof plant and 16 stand-by generators with associated flues (each 15m high) as well as associated water tower and pump room and other services; single storey goods receiving area/store and single storey office area (1,522sq.m) located attached and to the east of the data halls under this Phase and attached and to the north of the offices proposed under Phase 1; 4 additional generators with associated flues (each 17m high) to be constructed within the temporary gas powered generation plant; also ancillary site works; connections to existing infrastructural services as well as fencing; signage; vehicular access off the realigned R120 to provide a new vehicular access into the site as well as internal service roads and entrance gates; car park for 39 car parking spaces (including 4 disabled car parking spaces); sheltered bicycle parking to serve the development. The development will be enclosed with landscaping to all boundaries of the overall site of 22.1ha. Application for enabling works to facilitate this development has been made under Reg. Ref. SD19A/0004. An Environmental Impact Assessment Report (EIAR) has been submitted with this application. An EPA-Industrial Emissions (IE) licence will be applied for to facilitate the operation of Phase 2 of the permission.

Location:

Newcastle Road, Lucan, Co Dublin

Water Services Planning Report

Report Date : 18-Oct-2019

Surface Water Report:

No objection subject to:

Flood Risk No Objection

- The Developer shall ensure that there is complete separation of the foul and surface water drainage for the proposed development.
 - All new precast surface water manholes shall have a minimum thickness surround of 150mm Concrete Class B.
 - All works for this development shall comply with the requirements of the Greater Dublin Regional Code of Practice for Drainage Works.
-

Water Report:

Referred to IW

Foul Drainage Report:

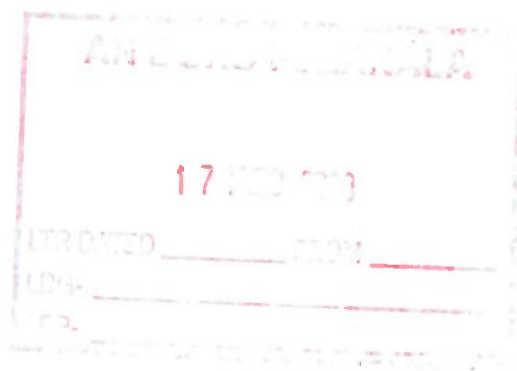
Referred to IW

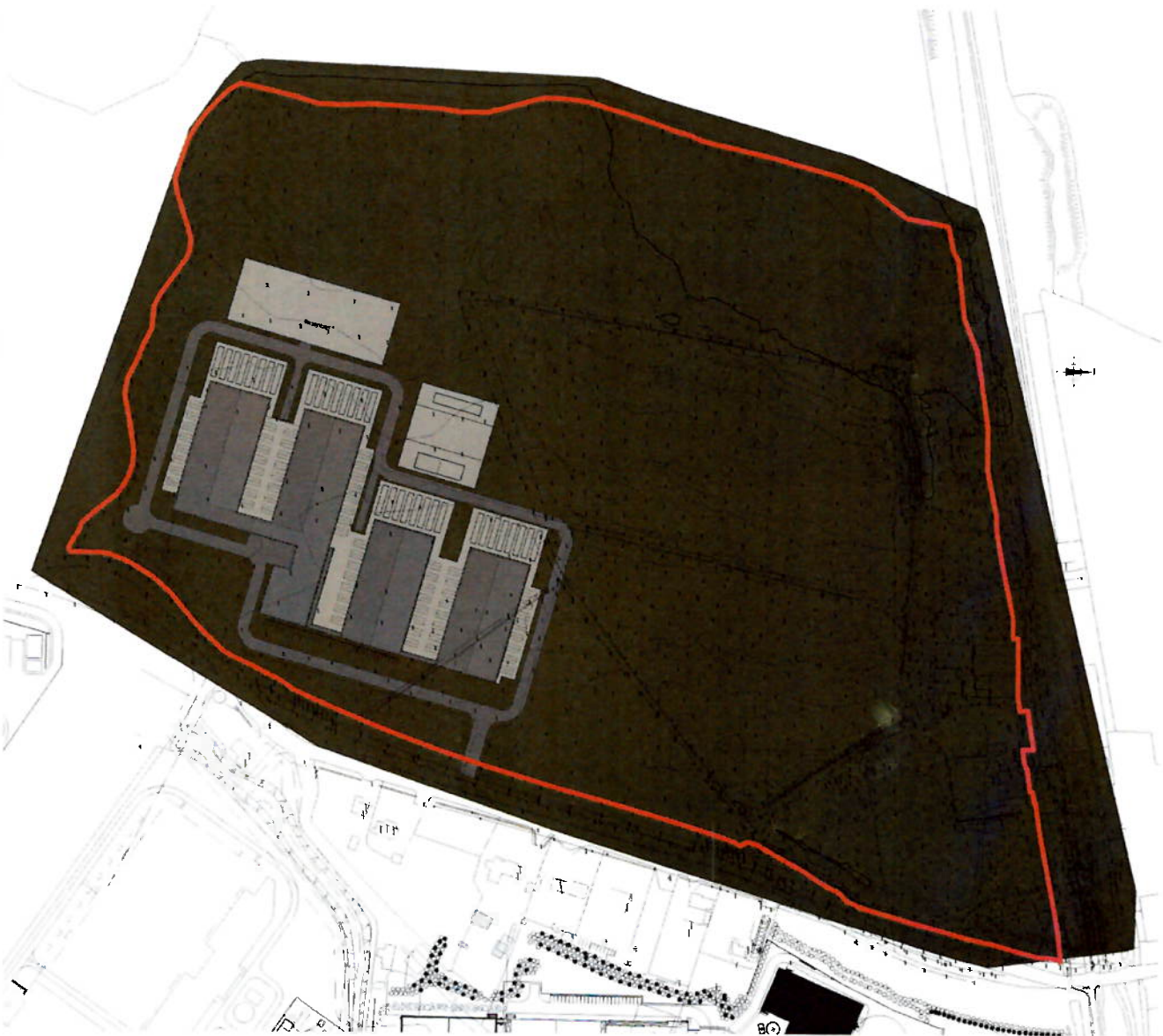
Signed: _____
Brian Harkin SEE.

Date: _____

Endorsed: _____
Chris Galvin SE.

Date: _____





Proposed Site Layout Plan
SCALE: 1:2000
1

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gilligan architects

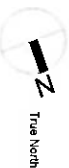
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Rev	Date	Revised By	Issued By/Date
1	17 FEB 2017	James Vane	James Vane
PROJECT NUMBER: 18052			
KEY PLAN			



STATUS
PRELIMINARY

PROPOSED SITE LAYOUT PLAN
Scale: 1:2000 @ A1

DRAWN: Author
REVIEW: Checker
PROJECT NO: 18052
SHEET NO: A0.51
This drawing is the property of the Client and is not to be used for any other purpose without the written consent of the Client.
All dimensions are in millimeters unless otherwise stated.