
Appendix 4.2 G
Correspondence with KCC Roads Department

THIS PAGE IS INTENTIONALLY BLANK

Richard Kiernan

From: Donnachadh O'Brien <d.obrien@doba.ie> on behalf of Donnachadh O'Brien
Sent: Thursday 4 May 2023 17:21
To: George Willoughby
Cc: Richard Kiernan; Stephen Deegan; Colm Lynch; David Reel
Subject: Re: Herbata Data Centre, Halverstown.- Bicycle Parking

George,

We are proposing a total of 52. It's 8 spaces per data centre building and there are 6 No. data centre buildings and 4 spaces at the Site Administration building which is a total of 52 bicycle spaces across the site.

Sent from my iPhone

On 4 May 2023, at 18:15, George Willoughby <gwilloughby@kildarecoco.ie> wrote:

Donnachadh,

Could you please confirm that you are proposing to provide a total of **12 bicycle parking spaces** and not 52 bicycle parking spaces on the site.

Regards,

George

George Willoughby
BA/BAI CEng MIEI
Chartered Engineer
Senior Executive Engineer
Kildare County Council
Roads, Transportation & Public Safety Department

From: Donnachadh O'Brien <d.obrien@doba.ie>
Sent: Wednesday, April 26, 2023 9:06 AM
To: George Willoughby <gwilloughby@kildarecoco.ie>
Cc: Richard Kiernan <richard.kiernan@doba.ie>; Stephen Deegan <SDeegan@kildarecoco.ie>; Colm Lynch <Clynch@kildarecoco.ie>; David Reel <Dreel@kildarecoco.ie>
Subject: RE: Herbata Data Centre, Halverstown.- Bicycle Parking

Warning

This email originated from outside Kildare County Council. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thanks George,

I have had a conversation with Aisling Tormey, and we noted that we would be making a strong case for the reduction in the 91m setback, as per the report we submitted to you. Ultimately, this appears to be a matter for KCC Planning department and we would hope that they would take their lead from KCC Roads comments below in relation to accepting the proposed setback.

I would also like to get your thoughts on **Bicycle parking** on the site.

The nature of the site and the likely trip generation from workers using bicycles is unlikely to require full provision the bicycle parking required under current development plan standards. There are 6 data centre buildings on the site and a campus admin building.

Data centres have extremely low staff number proportional to the floor area of the building and Table 1 below is an extract from Systra's scoping note issued previously which shows the total staff number per building, ignoring shift working patterns. There is a total of 28 staff and conservatively we have estimated 25 trips per day from visitors/customers, who are unlikely to be cycling to the facility

If we apply the Development Plan standards only to the office gross floor area of each Data Centre this would equate to a requirement for 49 spaces, with only 28 staff serving each building, which makes no sense.

We are therefore proposing to provide a total of 52 bicycle parking spaces on the site.

1. 8 No. per Data centre building - this provides cycle parking for 30% of the total number permanent staff on site.
2. 4 No for Admin building

Would be grateful if you could advise if you are in agreement with the above provision given the very specific nature of this development

<image003.png>

<image004.png>

Kind Regards

Donnachadh O'Brien
Director & Chartered Engineer
087-2231452
d.obrien@doba.ie

<image001.png>

CONFIDENTIALITY NOTICE

This email and any files transmitted with it are confidential and may also be privileged and intended solely for the use of the individual or entity to whom they are addressed. Any unauthorised direct or indirect dissemination, distribution or copying of this message and any attachments is strictly prohibited. If you have received this email in error please notify us immediately by e-mail or by telephone on 045 984042. Please note that any views or opinions presented in this email are solely those of the author and do not necessarily represent those of Donnachadh O'Brien & Associates Consulting Engineers Ltd. Any professional advice or opinion contained within this email is subject to our terms and

Please think of the Environment before printing this E-Mail.

From: George Willoughby <gwilloughby@kildarecoco.ie>
Sent: 21 April 2023 12:23
To: Donnachadh O'Brien <d.obrien@doaba.ie>
Cc: Marie Whelan <mwhelan@kildarenrdo.com>; Stephen Deegan <SDeegan@kildarecoco.ie>; Aisling Tormey <ATormey@kildarenrdo.com>; Aidan Farrell NRDO <afarrell@kildarenrdo.com>; Colm Lynch <Clynch@kildarecoco.ie>; David Reel <Dreel@kildarecoco.ie>; Yasir Khan <YKhan@kildarecoco.ie>
Subject: RE: Herbata Data Centre, Halverstown.

Donnachadh,

Please note the comments from Aisling Tormey of the Kildare NRO below and the attached comments from Aidan Farrell of the Kildare NRO.

I recommend that you proceed with your planning application which will enable the Kildare NRO and the TII to make a submission on the design details submitted.

Regards,

George

George Willoughby
BA/BAI CEng MIEI
Chartered Engineer
Senior Executive Engineer
Kildare County Council
Roads, Transportation & Public Safety Department

From: Aisling Tormey <ATormey@kildarenrdo.com>
Sent: Friday, April 21, 2023 11:34 AM
To: George Willoughby <gwilloughby@kildarecoco.ie>; Aidan Farrell NRDO <AFarrell@kildarenrdo.com>
Cc: Marie Whelan <MWhelan@kildarenrdo.com>; Stephen Deegan <SDeegan@kildarecoco.ie>
Subject: RE: Herbata Data Centre, Halverstown.

Warning

This email originated from outside Kildare County Council. Do not click links or open attachments unless you recognize the sender and know the content is safe.

George,

We note the proposal is still in contravention of the 91m set back as set out in the KCC CDP. A planning application has not yet been submitted. Accordingly, we are not in a position to agree to a reduction in setback distances at this stage. We also note TII have not yet been consulted.

Kind regards

Aisling Tormey BA BAI CEng MIEI

Chartered Engineer

Senior Executive Engineer

Kildare County Council National Roads Office | Block B, Maudlins, Naas, County Kildare W91 T864

Office Ph: +353 (0) 45 988 900 | **Mob:** +353 (0) 87 1503285 | **Fax:** +353 (0) 45 875 845

email: atormey@kildarenrdo.com

From: George Willoughby <gwilloughby@kildarecoco.ie>

Sent: Monday, April 17, 2023 12:02 PM

To: Aisling Tormey <ATormey@kildarenrdo.com>; Aidan Farrell <AFarrell@kildarenrdo.com>

Cc: Marie Whelan <MWhelan@kildarenrdo.com>; Stephen Deegan <SDeegan@kildarecoco.ie>; Colm

Lynch <CLynch@kildarecoco.ie>; David Reel <Dreel@kildarecoco.ie>; Yasir Khan

<YKhan@kildarecoco.ie>; Donnachadh O'Brien <d.obrien@doba.ie>

Subject: FW: Herbata Data Centre, Halverstown.

Aisling, Aidan,

I wish to confirm that the KCC Roads Planning Section has examined the additional information submitted by Donnachadh O'Brien Consulting Engineers and Our Section has **no objection** to the proposed VRU Improvement Works on the Caragh Bridge R409 to service the development and the proposed set back proposals from the M7 Motorway.

I would appreciate confirmation that the Kildare NRO are also in agreement with this by this Wednesday 19th April (COB) if possible.

Regards,

George

George Willoughby

BA/BAI CEng MIEI

Chartered Engineer

Senior Executive Engineer

Kildare County Council

Roads, Transportation & Public Safety Department

From: Donnachadh O'Brien <d.obrien@doba.ie>

Sent: Monday, April 17, 2023 10:08 AM

To: George Willoughby <gwilloughby@kildarecoco.ie>

Cc: Stephen Deegan <SDeegan@kildarecoco.ie>; Richard Kiernan <richard.kiernan@doba.ie>

Subject: Herbata Data Centre, Halverstown.

Warning

This email originated from outside Kildare County Council. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi George,

We spoke last week about further pre-planning engagement with TII and KCC Roads department in relation to the works along the R409 Caragh Road, as suggested by both Kildare NDRO office as the last formal pre planning. We would welcome if you could suggest a time and day for a meeting as soon as possible to co-ordinate the R409 works and those impacting the provision of path and cycleway on the site-side of the R409, including across the M7 bridge.

I have attached a report from the planning consultants , RPS, in respect to the 91m setback. We have pointed out precedence and other examples north and south of the site where other commercial developments have been granted and constructed with less than 91m. I think this document will be useful to review prior to the meeting as we would like to agree this issue with KCC prior to lodgement. The key conclusions of the report are in red below.

The subject proposals follow a considered design process and include a generous setback from the motorway and a high quality landscaping arrangement.

There is local planning policy pertaining to a 91m setback from the motorway in the Naas LAP. It is not considered that the rigid application of the 91m setback is appropriated in this instance because:

- There are numerous examples of buildings within 91m of the motorway in the immediate vicinity of the subject site;*
- There has been no requirement to set back development 91m from the motorway in the general vicinity of the subject site in a large number of planning decisions made by KCC and ABP in recent years;*
- A setback of at least 57.5m and 40m landscaping is proposed in the subject development, this addresses visual and noise impacts and is considered to allow for any potential future upgrade that may be required; and*
- The requirement for a 91m setback from motorway is not applied consistently in LAPs within Kildare and other counties and there does not appear to be any overarching planning or technical requirement for such a setback.*

It is considered that the proposed development accords with sustainable development objectives and adopts an exemplary approach to data centre development within the State.

Kind Regards

Donnachadh O'Brien
Director & Chartered Engineer
087-2231452
d.obrien@doba.ie

<image001.png>

CONFIDENTIALITY NOTICE

This email and any files transmitted with it are confidential and may also be privileged and intended solely for the use of the individual or entity to whom they are addressed. Any unauthorised direct or indirect dissemination, distribution or copying of this message and any attachments is strictly prohibited. If you have received this email in error please notify us immediately by e-mail or by telephone on 045 984042. Please note that any views or opinions presented in this email are solely those of the author and do not necessarily represent those of Donnachadh O'Brien & Associates Consulting Engineers Ltd. Any professional advice or opinion contained within this email is subject to our terms and

conditions of business. The recipient should check this email and any attachments for the presence of viruses. The company accepts no liability for any damage caused by any virus transmitted by this email.

Please think of the Environment before printing this E-Mail.

<image002.jpg>

Tá an ríomhphost seo príobháideach agus ní ceadmhach úsáid an ríomhphoist seo d'éinne ach don té ar seoladh chuige é. D'fhéadfadh go mbeadh eolas ann atá faoi phribhléid agus rúnda de réir an dlí. Munar duit an ríomhphost seo, déan teagmháil leis an seoltóir chomh luath agus is féidir. D'fhéadfadh nach iad tuairimí Chomhairle Contae Chill Dara na tuairimí atá curtha in iúl sa ríomhphost seo. Déanann Comhairle Contae Chill Dara iarracht ríomhphoist a chosaint ó víris. Mar sin féin, moltar duit gach ríomhphost a scanadh, mar ní ghlacann an Chomhairle aon dliteanas i leith damáiste do do chórais. Le haghaidh eolas ar do chearta príbháideachta agus ar conas a bhainistimid sonraí pearsanta, logáil isteach ar

<https://scanner.topsec.com/?d=2891&r=show&u=https%3A%2F%2Fkildarecoco.ie%2FYourCouncil%2FGovernanceandCompliance%2FDataProtection%2F&t=9049ce10de41f63072c1541f7ee63eddeafe46c1>

Chun do chuid sonraí pearsanta a nuashonrú cuir ríomhphost chugainn ag customercare@kildarecoco.ie Caithfidh tú deis a thógáil don Chomhairle cé thú féin a chinntiú trí cruthúnas céannachta agus/nó seoladh a sholáthar, sula ndéanaimid aon athruithe.

This message is intended only for the use of the person(s) to whom it is addressed. It may contain information which is privileged and confidential within the meaning of applicable law. If you are not the intended recipient, please contact the sender as soon as possible. The views expressed in this communication may not necessarily be the views held by Kildare County Council. Kildare County Council endeavours to protect e-mails and their attachments from viruses. However, you are advised to scan all messages, as the council does not accept any liability for contamination or damage to your systems, however caused. For information on your privacy rights and how we manage personal data, log on to <https://scanner.topsec.com/?d=2891&r=show&u=https%3A%2F%2Fkildarecoco.ie%2FYourCouncil%2FGovernanceandCompliance%2FDataProtection%2F&t=9049ce10de41f63072c1541f7ee63eddeafe46c1> To update your personal information, email us at customercare@kildarecoco.ie You must enable the Council to verify your identity by providing proof of identity and/or address, before we make any changes.

Our Website kildarecountycouncil.ie 'Follow' us on Twitter - 'Like' us on Facebook

<image002.jpg>

Tá an ríomhphost seo príobháideach agus ní ceadmhach úsáid an ríomhphoist seo d'éinne ach don té ar seoladh chuige é. D'fhéadfadh go mbeadh eolas ann atá faoi phribhléid agus rúnda de réir an dlí. Munar

duit an ríomhphost seo, déan teagmháil leis an seoltóir chomh luath agus is féidir. D'fhéadfadh nach iad tuairimí Chomhairle Contae Chill Dara na tuairimí atá curtha in iúl sa ríomhphost seo. Déanann Comhairle Contae Chill Dara iarracht ríomhphost a chosaint ó víris. Mar sin féin, moltar duit gach ríomhphost a scanadh, mar ní ghlacann an Chomhairle aon dliteanas i leith damáiste do do chórais. Le haghaidh eolas ar do chearta príbháideachta agus ar conas a bhainistimid sonraí pearsanta, logáil isteach ar <https://kildarecoco.ie/YourCouncil/GovernanceandCompliance/DataProtection/> Chun do chuid sonraí pearsanta a nuashonrú cuir ríomhphost chugainn ag customercare@kildarecoco.ie Caithfidh tú deis a thógáil don Chomhairle cé thú féin a chinntiú trí cruthúnas céannachta agus/nó seoladh a sholáthar, sula ndéanaimid aon athruithe.

This message is intended only for the use of the person(s) to whom it is addressed. It may contain information which is privileged and confidential within the meaning of applicable law. If you are not the intended recipient, please contact the sender as soon as possible. The views expressed in this communication may not necessarily be the views held by Kildare County Council. Kildare County Council endeavours to protect e-mails and their attachments from viruses. However, you are advised to scan all messages, as the council does not accept any liability for contamination or damage to your systems, however caused. For information on your privacy rights and how we manage personal data, log on to <https://kildarecoco.ie/YourCouncil/GovernanceandCompliance/DataProtection/> To update your personal information, email us at customercare@kildarecoco.ie You must enable the Council to verify your identity by providing proof of identity and/or address, before we make any changes.

Our Website kildarecountycouncil.ie 'Follow' us on Twitter - 'Like' us on Facebook



Tá an ríomhphost seo príobháideach agus ní ceadmhach úsáid an ríomhphost seo d'éinne ach don té ar seoladh chuige é. D'fhéadfadh go mbeadh eolas ann atá faoi phribhléid agus rúnda de réir an dlí. Munar duit an ríomhphost seo, déan teagmháil leis an seoltóir chomh luath agus is féidir. D'fhéadfadh nach iad tuairimí Chomhairle Contae Chill Dara na tuairimí atá curtha in iúl sa ríomhphost seo. Déanann Comhairle Contae Chill Dara iarracht ríomhphost a chosaint ó víris. Mar sin féin, moltar duit gach ríomhphost a scanadh, mar ní ghlacann an Chomhairle aon dliteanas i leith damáiste do do chórais. Le haghaidh eolas ar do chearta príbháideachta agus ar conas a bhainistimid sonraí pearsanta, logáil isteach ar <https://kildarecoco.ie/YourCouncil/GovernanceandCompliance/DataProtection/> Chun do chuid sonraí pearsanta a nuashonrú cuir ríomhphost chugainn ag customercare@kildarecoco.ie Caithfidh tú deis a thógáil don Chomhairle cé thú féin a chinntiú trí cruthúnas céannachta agus/nó seoladh a sholáthar, sula ndéanaimid aon athruithe.

This message is intended only for the use of the person(s) to whom it is addressed. It may contain information which is privileged and confidential within the meaning of applicable law. If you are not the intended recipient, please contact the sender as soon as possible. The views expressed in this communication may not necessarily be the views held by Kildare County Council. Kildare County Council endeavours to protect e-mails and their attachments from viruses. However, you are advised to scan all messages, as the council does not accept any liability for contamination or damage to your systems, however caused. For information on your privacy rights and how we manage personal data, log on to

<https://kildarecoco.ie/YourCouncil/GovernanceandCompliance/DataProtection/> To update your personal information, email us at customercare@kildarecoco.ie You must enable the Council to verify your identity by providing proof of identity and/or address, before we make any changes.

Our Website kildarecountycouncil.ie 'Follow' us on Twitter - 'Like' us on Facebook
<22217-RKD-ZZ-ZZ-DR-A-1010.pdf>