

Decisions on planning applications accompanied by an Environmental Impact Assessment Report (EIAR)

Notice is hereby given pursuant of Part II, Amendment of Miscellaneous Enactments of S.I. No. 352; Section 10 of the European Communities (Public Participation) Regulations 2010, Section 34(1A) of the Planning Development Act 2000 (as amended) and Section 172(1) of the Planning Development Act 2000 (as amended), that:

Kildare County Council made a decision to **Grant** Planning Permission for the following on the **07/09/2023**.

Planning Ref: **23/60047**

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

Development: 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

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

The applicant and any person who made submissions or observations in writing to the planning authority in relation to the planning application in accordance with Section 37(1) of the Planning and Development Acts, 2000 (as amended) may appeal such a decision to An Bórd Pleanála.

A person may question the validity of any decision of the planning authority by way of an application for judicial review, under Order 84 of the Rules of the Superior Courts (S.I. No. 15 of 1986), in accordance with section 50 of the Planning and Development Act, 2000 (as amended)

A person may question the validity of any decision on an appeal by An Bórd Pleanála by way of an application for judicial review, under Order 84 of the Rules of the Superior Courts (S.I. No. 15 of 1986), in accordance with Section 50 of the Planning and Development Act, 2000 as amended.

Information in relation to the making of an appeal may be obtained from An Bórd Pleanála's website at www.pleanala.ie. Also refer to Section 50 of the Planning and Development Act 2000 as amended by Sections 32 and 33 of the Planning and Development Act 2010 in relation to judicial review. General information on judicial review procedures is contained on the following website; www.citizensinformation.ie

Details with regard to the planning reference referred to in this notice may also be viewed on this website on the online planning system by entering the planning reference no. **23/60047** in the Planning File reference field.