KILDARE COUNTY COUNCIL, WATER SERVICES DEPARTMENT

Planning Reference:	2460787 FI
Applicant:	Herbata Limited
Development Description:	for a Data Centre and will comprise of: The demolition of 3 no. dwelling houses, associated garages and farm outbuildings / agricultural buildings (total floor area 1,591m2); The construction of 6 no. ……. and all associated ancillary site development works
Address:	Townlands of Halverstown,Jigginstown and Newhall,Naas,County Kildare.
Date:	17/07/2025

Preamble/Introduction

The applicant's response submission in relation to further information sought has been assessed by Water Services Planning, namely "Planning Engineering Report – Updated" and associated engineering surface water / SuDS layout drawings carried out by HDR & Donnachadh O'Brien Associates. Revisions to initial planning submission has been assessed which includes revision to proposed greenfield run off rate calculations, corresponding revised stormwater layouts, impact to site specific flood risk assessment, aswell as revised rainwater harvesting system proposals.

Assessment / Recommendation - No objection subject to the following conditions:

1. The proposed surface water drainage system shall be designed in terms of incorporating appropriate Sustainable Drainage Systems (SuDS). The applicant shall comply with the Kildare County Development Sustainable Drainage Systems (SuDS) Guidance Document and incorporate a sequence of SuDS techniques that work together in a Management Train to control the flow, volume and frequency of run-off as well as preventing or treating pollution as water flows through the development. SuDS design shall maximise nature-based solutions and the sustainable drainage systems shall be designed, inspected, and supervised by a qualified engineer who shall certify the works as compliant with

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regard planning compliance, design and construction. The sustainable drainage systems 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". The applicant shall ensure that surface water from the development does not discharge to a point where neighbouring developments would be at risk of flooding.

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

2. The Sustainable Drainage Systems (SuDS) Strategy and Sustainable Drainage Systems (SuDS) Scheme Design detailed within the *Report* "Planning Engineering Report – Updated" carried out by *HDR & Donnachadh O'Brien Associates*, and outlined on planning-stage design drawings PROPOSED SURFACE WATER DRAINAGE – OVERALL REV P18 contained within the Planning Drawings Pack both received on 23/06/2025 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.

3. **Prior to commencement of development,** the Applicant shall submit a Sustainable Drainage Systems (SuDS) Maintenance Plan for the written approval of the Planning Authority. The plan shall include a schedule of activities providing details and frequency of maintenance tasks required for all SuDS and Surface water drainage elements proposed. This maintenance regime shall have planned preventative and response elements and cover all emergency maintenance and repairs.

   The Applicant shall keep full records akin to the statutory 'Safety File' including paper, digital and photographic of all sustainable drainage systems. Records to include the operation, implementation and maintenance & repair of the sustainable drainage systems.

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

4. The applicant shall be responsible for repairing and reinstating any failures to the Sustainable Drainage Systems (SuDS) infrastructure designed and constructed in accordance with Planning Condition 1 and 2 above.

   Reasons: To prevent flooding and in the interests of sustainable drainage

5. **Prior to commencement of development,** the applicant is required to clarify the operation of the proposed rainwater harvesting system for the use of industrial process cooling water. The applicant is required to outline how the proposed data centres will be cooled and how harvested rainwater will be treated. Clarify the frequency and volume of process cooling water required as part of the proposed development. The applicant is also required to submit a drawing showing the layout of proposed process cooling network in relation to proposed stormwater

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and wastewater drainage networks. Process cooling water shall not be discharged post treatment to the surface water drainage or local watercourse network without prior Section 4 trade effluent discharge licence consent from the Local Authority under the Water Pollution Act 1977. Alternatively, the applicant requires a Section 16 trade effluent discharge licence consent from Uisce Eireann under the Water Pollution Act 1977 if applying to discharge process cooling water to the public wastewater drainage network. Rainwater Harvesting is welcomed by Kildare County Council as part of Sustainable Drainage design proposals.

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

6. **Prior to commencement of development**, the applicant is required to carry out and submit a design health and safety risk assessment for the proposed pond areas for written approval from the planning authority. Refer to Kildare County Council's Sustainable Drainage Design Guidance document for guidance on Health and Safety guidance for pond areas and how to design safely in open areas without the need for fencing measures. The applicant shall ensure landscape and engineering design proposals are correlated in this regard. Cross and longitudinal sections of all proposed ponds shall be submitted as part of the above-mentioned design risk assessment

   Reason: To ensure proper and sustainable servicing of the proposed development and to ensure health and safety has been adequately implemented into surface water drainage design

7. **Prior to commencement of development** the applicant is required to obtain written agreement from the Office of Public Works (OPW) for Section 50 consent to construct proposed Bluebell Stream emergency access crossing. The applicant shall submit written agreement from the OPW to the Planning authority prior to commencement of development.

   Reason: To ensure proper approvals / consents are obtained from relevant statutory bodies and to prevent flooding.

8. 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 servicing of the development.

9. Roadside drainage shall be provided at the entrance which shall discharge to soakaways 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

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be lowered and levelled to the road level and provided with water run-off cuttings as directed by the 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

10. No works shall take place until a scheme to minimise the risk of offsite flooding caused by surface water run-off and groundwater during construction works and prevent pollution has been submitted to, and approved in writing by, the local planning authority. The scheme shall subsequently be implemented as approved.
Reason: To prevent flooding and in the interests of sustainable drainage.

11. All surface water outfalls to the Bluebell stream shall include a non-return valve. Details of same shall be submitted to the planning authority **prior to commencement of development**
Reason: To ensure proper servicing of the development and to prevent flooding.

12. All works shall comply with the Greater Dublin Regional Code of Practice for Drainage Works.
Reason: To ensure proper servicing of the development and to ensure mandatory design standards are complied with.

13. No works shall take place until a scheme to minimise the risk of offsite flooding caused by surface water run-off and groundwater during construction works and prevent pollution has been submitted to, and approved in writing by, the local planning authority. The scheme shall subsequently be implemented as approved.
Reason: To prevent flooding and in the interests of sustainable drainage.

Signed:

Ronan Toft, E.E.
17/07/2025

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