Submission Details

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Submitter

Name	Uisce Eireann
Address	PO Box 6000, Dublin 1 Ireland.
Note	

In relation to application

File Number	2460787
Name	Limited Herbata
Address	Townlands of Halverstown, Jigginstown and Newhall, Naas COUNTY KILDARE.

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Uisce Éireann Ref: PN24000009891

Planning Ref: 2460787

Planning Authority: Kildare County Council

Issue Date: 11 September 2024

Development Location:

Townlands of Halverstown, Jigginstown and Newhall,, Naas, County Kildare.

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. two storey data centre buildings, each with loading bays, external plant area including electrical and mechanical plant rooms, fuel compound, sprinkler tanks and associated ancillary development; Data centre building Nos. 1, 2, 3, 4 and 6 will consist of: a data hall (24,756m2, overall height 19m), an administration block (2,505m2 overall height 15m) and include an external screened plant area of 18m in height and 6,164m2; Gas turbines, gas engine and battery energy storage systems will be provided within each plant area; Data centre building No. 5 will consist of: a data hall (24,756m2, overall height 19m), an administration block (2,505m2 overall height 15m) and include an external screened plant area of 18m in height and 6,375m2 in area and includes infrastructure for district heating; Gas turbines, gas engine and battery energy storage systems will be provided within the plant area; Adjacent to each data centre building will be a screened sprinkler tank compound (408m2 to 528 m2 in area) comprising of 3 no. above ground sprinkler pump containers, (1 no. 240m3 and 2 no. 268.8m3 containers) and a screened fuel compound (331m2 in area) comprising 1 no. 38m3 fuel pump container and 6 no. 64m3 tanks; and Solar panels with a total area of 3,600m2 will be provided on the roof of each data centre building and rainwater harvesting is included in the development. The proposed development of the Data Centre also comprises: A screened Gas Networks Ireland (GNI) compound (61m2 in area) with 1 no. kiosk (3m in height and 19.5m2 in area) with a biomethane gas injection point; A screened above Ground Installation (AGI) compound (1,753m2 in area) with 4 no. kiosks each of 3m in height and 51.5 m2 in area; A district heating building (5m in height and 341m2 in area) district heating plant and in ground piping for district heating system; Security hub building (4.1m in height and 42m2 in area) at main entrance to the proposed development; A single storey admin workshop/office (504m2 in area) and water treatment plant (315m2 in area) building (4.8m in height) and associated hydrant pump room (5m in height and 80m2 in area) and 2 no. hydrant pump room storage tanks (5m in height and c.251m3 in area); A new access/egress from the R409 and a new emergency access/egress from the L2030 via the M7 Business Park and including a bridge over Bluebell stream: A cycle path and footpath along the south side of the R409 along the length of the campus site's road frontage and extending east to existing cycle and pedestrian facilities; A bus stop on the R409; Construction of a temporary construction access off R409 and temporary construction compound within the boundary of the site; and Ancillary site development works that will include swales, detention & attenuation ponds and the installation of pipes ad connections to the public water supply, foul and storm water drainage networks, and the installation of utilities; Other ancillary site development works will include hard and soft landscaping, including removal of existing hedgerows, planted mounding, lighting,

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Stiúrthóirí / Directors: Tony Keohane (Cathaoirleach / Chairman), Niall Gleeson (POF / CEO), Christopher Banks, Fred Barry, Gerard Britchfield, Liz Joyce, Patricia King, Eileen Maher, Cathy Mannion, Michael Walsh.
Oifig Chláraithe / Registered Office: Teach Colvill, 24-26 Sráid Thalbóid, Baile Átha Cliath 1, D01 NP86 / Colvill House, 24-26 Talbot Street, Dublin, Ireland D01NP86
Is cuideachta ghníomhaíochta ainmnithe atá faoi theorainn scaireanna é Uisce Éireann / Uisce Éireann is a design activity company, limited by shares.
Cláraithe in Éirinn Uimh.: 530363 / Registered in Ireland No.: 530363.

fencing (max 2.4m)/integrated boundary treatments, bat houses, smoking shelters, signage, central services road and internal access roads, loading bays, gates, 210 no. car parking spaces and 104 no. bicycle parking spaces; The development will be integrated into the surrounding landscape and native woodland planting to all frontages, including a 30-40m landscaped buffer along the M7. Planning permission is sought for a period of 10 years. This application to Kildare County Council relates to a development for the purposes of an activity requiring an industrial omissions licence. The proposed development the subject of this application to Kildare County Council, is part of a wider Project (for Environmental Impact Assessment and Appropriate Assessment Screening purposes). The Project comprises two main elements, namely: (a) The Data Centre as described above which forms the planning application being submitted to Kildare County Council; and (b) A Substation which will comprise of a new 110 kV Gas Insulated Switchgear (GIS) grid substation, the undergrounding of an existing 110kV transmission line; 2 no. dropdown towers, internal road layout, fencing, and utilities, along with associated and ancillary works. The Substation will be the subject of a separate application for approval to An Bord Pleanala under section 182A of the Planning and Development Act 2000 (as amended). An Environmental Impact Assessment Report has been prepared in respect of the overall Project, comprising both the Substation and the Data Centre, and will be submitted to Kildare County Council with this application

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A Chara,

Please accept this submission in respect to the above-referenced planning application. Uisce Éireann (UÉ) has reviewed the plans and particulars submitted with the application and have the following observation(s).

Uisce Éireann's Recommendation: No Objection in Principle

Uisce Éireann's Assessment/Observation(s):

The applicant has engaged with Uisce Éireann via a Pre-Connection Enquiry (PCE) and Uisce Éireann can confirm that a Confirmation of Feasibility (COF) has been issued to the applicant advising that (water/ wastewater) connection(s) are feasible without infrastructure upgrades by Uisce Éireann.

In relation to Water, the COF letter states a connection is feasible without infrastructure upgrades being required by Uisce Éireann. It further states that this PCE only validates a water usage of 1.3 litres per second. If the applicant requires a greater water flow in the future, to facilitate the development, then the applicant is required to submit an updated PCE for further assessment.

In relation to Wastewater, the COF letter states a connection is feasible without infrastructure upgrades being required by Uisce Éireann. It further states, the applicant should install a private rising mains from the site to connect to the existing 300mm wastewater gravity network along Newbridge Road and this PCE is only valid to a maximum discharging load of 5 litres per second during the cooling event. If applicant requires to discharge a greater flow in the future, the applicant needs to re-apply for a new PCE for further assessment.

Pre-consultation with Uisce Éireann - Proposed Water Supply Strategy

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UÉ notes, due to the nature of the development, there are several waters demands required for the operation of the facility, such as the Potable Water Supply, Processing Water supply and the Firefighting Water Supply.

UÉ understands a new dedicated water supply is proposed to be taken from the existing 225mm diameter public water supply located along the R409 to serve the potable water supply demands of the site. The applicant's estimated average hour water demand and peak hour water demand generated by the proposed development are 0.26 litres per second and 1.30 litres per second as calculated in accordance with Uisce Éireann Code of Practice for Water.

As per the pre-planning consultations held with the applicant, UÉ can confirm that the Data Centre's processing water supply is not permitted to be taken from the public water supply system. UÉ notes, it is proposed to provide water for the industrial processes via rainwater harvesting from the data hall building roofs. Run-off will be collected in a dedicated drainage network, treated in the onsite water treatment works and stored in underground tanks located below the car park to each data hall. Surplus run-off will overflow from this network into the Surface water drainage network. The tanks have been sized to provide full annual storage of 481.5 cubic metres storage per data centre building. UÉ further notes, a back-up supply for process demand will be provided by retaining a permanent volume of water in the proposed attenuation ponds on the site that can be used for process water top up and the system will have associated pumping facilities that can supplement the feed to the on-site water treatment facility and be used as a top-up supply to the data centre storage tanks. It is understood the supply of rainwater via rainwater harvesting from the proposed development will have an annual rainfall run-off volume of 3,392 cubic metres with the total volume of the storage tanks being supplied being 3,052.8 cubic metres.

UÉ notes the recommended firefighting water demand purposes for the proposed site is 100 litres per second per data hall. (4 hydrants operating simultaneously at a flow rate of 25 litres per second). UÉ cannot guarantee a fire-fighting flow of water during summer months and recommend that the full quantity of water supply for fire-fighting purposes be stored on site. This volume will be provided in a static water storage tanks (360 cubic metres between 2 tanks) which will be pressure boosted to an internal fire-fighting watermain with 8 No. Fire hydrants located in accordance with Building Regulation requirements around each Data Hall building. Additionally, pond number 2 has been identified as being suitable for providing additional supply of water for fire-fighting purposes that can be accessed directly by the fire tenders in the event of a fire and having a volume of an additional 600 cubic metres.

By rainwater harvesting, it is anticipated that 100% of the water requirements for the pre-treatment central process plant shall be met and that 70% of the requirements for WC and urinal flushing shall be met. The low level cut out switch for the domestic supply fed via the external underground rainwater harvesting tank shall be set at an appropriate level to ensure a guaranteed supply to the mechanical pre-treatment central process plant. As per the COF letter issued by UÉ a new water connection is feasible but limited to potable water demand of 1.3 litres per second and the public water supply shall not be used for process water.

UÉ understands a separate Strategic Infrastructure Development (SID) application will be lodged with An Bord Pleanála for the proposed substation and associated service works to facilitate the proposed Data Centre development.

UÉ can confirm a separate COF letter was issued for these proposals stating both water and wastewater connections are feasible without infrastructure upgrades by UÉ. In terms of a wastewater connection, the COF states there is no Uisce Éireann wastewater infrastructure adjacent to the site. The proposed connection is via private infrastructure which hasn't been

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Uisce Éireann is a statutory consultee under the Planning and Development Act 2000 (as amended). Uisce Éireanns job is to deliver the highest quality drinking water to taps every day and ensure that wastewater is properly treated and safely returned to the environment. To ensure the satisfactory completion of a development, any permission, approval, or consent granted pursuant to the Planning and Development Act 2000 (as amended) that requires a new connection(s) to water services should include a condition that requires the applicant or developer to enter into a connection agreement(s) with Uisce Éireann prior to the commencement of development. Any person discharging trade effluent to a sewer, must have a Trade Effluent Licence issued pursuant to section 16 of the Local Government (Water Pollution) Act, 1977 (as amended). Trade effluent is defined in the Local Government (Water Pollution) Act, 1977 (as amended).

connected to Uisce Éireann wastewater network yet. Therefore prior to the connection, the applicant will have to obtain permission to connect to the private infrastructure and the infrastructure must be completed, of adequate capacity, in function and connected to the Uisce Éireann infrastructure.

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Uisce Éireann's recommendations

There can be no deterioration in the water quality and/or treatability of water at UÉs abstraction point(s) and/or watercourse(s) hydrologically and/or hydrogeologically connected to UÉs abstraction point(s) arising from the works proposal. Appropriate mitigation and monitoring measures, should be implemented in full to ensure no adverse impacts to nearby water resources.

In the context of above and the information provided with the planning application and the EIAR, in order to ensure the adequate provision of water and wastewater facilities, UÉ respectfully requests any grant of permission be conditioned as follows:

1. The applicant/operator shall comply with the Water Framework Directive and River Basin Management Plan objectives to ensure that the development will not negatively impact on the water quality of source/receiving waters during both construction and operational phases.

2. The applicant/operator shall meet the requirements of EIA Directive 2014/52/EU.

3. The applicant/operator shall comply with the requirements of the Groundwater Directive, Article 6(1) of Directive 2000/60/EC.

4. The applicant shall ensure there is no deterioration in surface and ground water quality as a result of any pre-construction works and/or the operation of and/or the decommissioning of the development as proposed.

5. The applicant shall ensure that there will be no negative impact to any of UÉ's Groundwater Source(s) which may be in proximity to the development during construction, operational phases and/or any decommissioning and/or remediation of lands, arising from the development to ensure compliance with the Groundwater Directive (80/68/EEC).

6. In the interest of Public Health and Environmental Sustainability the applicant/operator will comply with best practice Groundwater Protection Schemes set in the GSI Groundwater Protection Schemes.

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

8. In relation to Wastewater the current Pre-Connection Enquiry is only valid to a maximum discharging load of 5 litres per second during the cooling event. If the applicant requires to discharge a greater flow in the future, the applicant needs to re-apply for a new Pre-Connection Enquiry for further assessment.

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9. In relation to Water, the current Pre-Connection Enquiry only validates a water usage for the proposed development of 1.3 litres per second. If the applicant requires a greater water flow in the future, to facilitate the development, then the applicant is required to submit an updated Pre-Connection Enquiry for further assessment.

10. Where the applicant proposes to connect to a public water/wastewater network operated by Uisce Éireann, the applicant shall 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..

11. All development is to be carried out in compliance with Uisce Éireann Standards codes and practices.

12. Separation distances as per Uisce Éireann's standards, codes and practices shall be achieved in respect to Uisce Éireann infrastructure within and/or adjacent to the site to ensure appropriate protection and access to same.

13. Design and construction shall be progressed so as not to impact on Uisce Éireann Infrastructure.

Queries relating to the terms and observations above should be directed to planning@water.ie

PP Ali Robinson

Signed on behalf of Dermot Phelan
Connections and Developer Services

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