

PIANIFICAZIONE E SVILUPPO DEI DC NEL TERRITORIO: PIANIFICAZIONE, PERMESSI, POTENZA.



Paride Falcetti
Program Manager at
Lombardini22

LOMBARDINI22 IS STRUCTURED WITH TWO BUSINESS UNIT

L22DC

Specialized in Data Center Consultancy & Design

DIDit

BUILDING FORWARD

Specialized in turnkey EPC solutions

We manage internally all the services related to
DC Design and Construction

eclettico
HOSPITALITY &
INTERIOR
LUXURY DESIGN
CRISTIANO PISTIS

L22 LIVING
LIVING
ADOLFO SUAREZ

L22 RETAIL
RETAIL
ADOLFO SUAREZ

DEGW
WORKPLACE
CONSULTANCY &
DESIGN
ALESSANDRO ADAMO

L22 U&B
URBAN & BUIL-
DING
MARCO AMOSSO

L22 CE
CIVIL ENGINEERING
MICHELE LEVATI

L22 EDU
EDUCATION &
STUDENT HOUSING
MARCO ZANIBELLI

L22 DC
DATA CENTER
MISSION CRITICAL
ALBERTO CACCIA
FEDERICA QUARTIERI

REAL ESTATE SECTORS

CDA

PAOLO FACCHINI
PARTNER & CHAIRMAN

FRANCO GUIDI
PARTNER & CEO

ELDA BIANCHI
PARTNER & CFO

ALESSANDRO ADAMO
PARTNER

MARCO AMOSSO
PARTNER

ROBERTO CEREDA
PARTNER

ADOLFO SUAREZ
PARTNER

Lombardini22
DESIGN THINKING

MANAGEMENT

JURI FRANZOSI
GENERAL MANAGER

FABIO DI NUNNO
HR DIRECTOR

MAURO DI CICCIO
ADMINISTRATIVE MANAGER

GIACOMO TOSCANO
MARKETING MANAGER

CROSS COMPETENCES

Quantity Survey &
Cost Control

Health & Safety

Fire Prevention

Licences & Permits

DESIGN&BUILD

DIDi
BUILDING FORWARD

DESIGN SERVICES

FUD

BRANDING,
VISUALIZATION,
R&D
MATTEO NOTO

L22 ESG

ENVIRONMENTAL,
SOCIAL & GOVERNANCE
CONSULTING
ELENA STOPPIONI

L22 E&S

ENGINEERING &
SUSTAINABILITY
PIETRO INGRASSIA

BIMLAND22

BUILDING
INFORMATION
MODELLING
PAOLO CITELLI

L22 PM

PROJECT &
CONSTRUCTION
SOLUTIONS
ALBERTO CACCIA

L22 DL

WORKS DIRECTION
& SUPERVISION
MARCO GHIRARDI

atmos

BUILDING PHYSICS
EMANUELE SICILIANO

TUNED

NEUROSCIENCE &
ARCHITECTURE
FRANCO GUIDI

DATA CENTER



PROJECT MANAGEMENT



SUSTAINABILITY



SmartScore



WiredScore



Esperti in Gestione dell'Energia



CHALLENGES

- No real understanding from the authorities of what a DC is and which could be the impacts and benefits from the project
- No clear zoning classification for DC at a national level: production or tertiary occupancy?
- Strong attention from the Landscape and Heritage Authority to mitigate the visual impact
- Strong attention from the Metropolitan City Of Milan that equated Dc development to Logistics
- Growing concern from local communities activated from:



SIZE OF THE PROJECT



USE OF LAND



ACOUSTIC EMISSION



VISUAL IMPACT



URBAN/BUILDING PERMITTING

EXISTING BUILDING REFURBISHMENT (titolo diretto)

- «CILA»/«SCIA»
- Building Permit («Permesso di Costruire»)

NEW BUILDING (titolo diretto)

- Building Permit («Permesso di Costruire»)

TWO STEP IMPLEMENTATION (titoli con autorizzazione indiretta)

- Implementation plan “Piano Attuativo” and related acts (Verification of “VAS”, “VIA”, STTM3, etc)
- “Convenzione urbanistica”



ENVIROMENTAL PERMITTING

BELOW 50 MWth



No EIA Procedure

WITHIN 50-150 MWth



EIA Screening Procedure

ABOVE 150 MWth



Full EIA Procedure



POWER PROCESS

BELOW 10 MWtotal



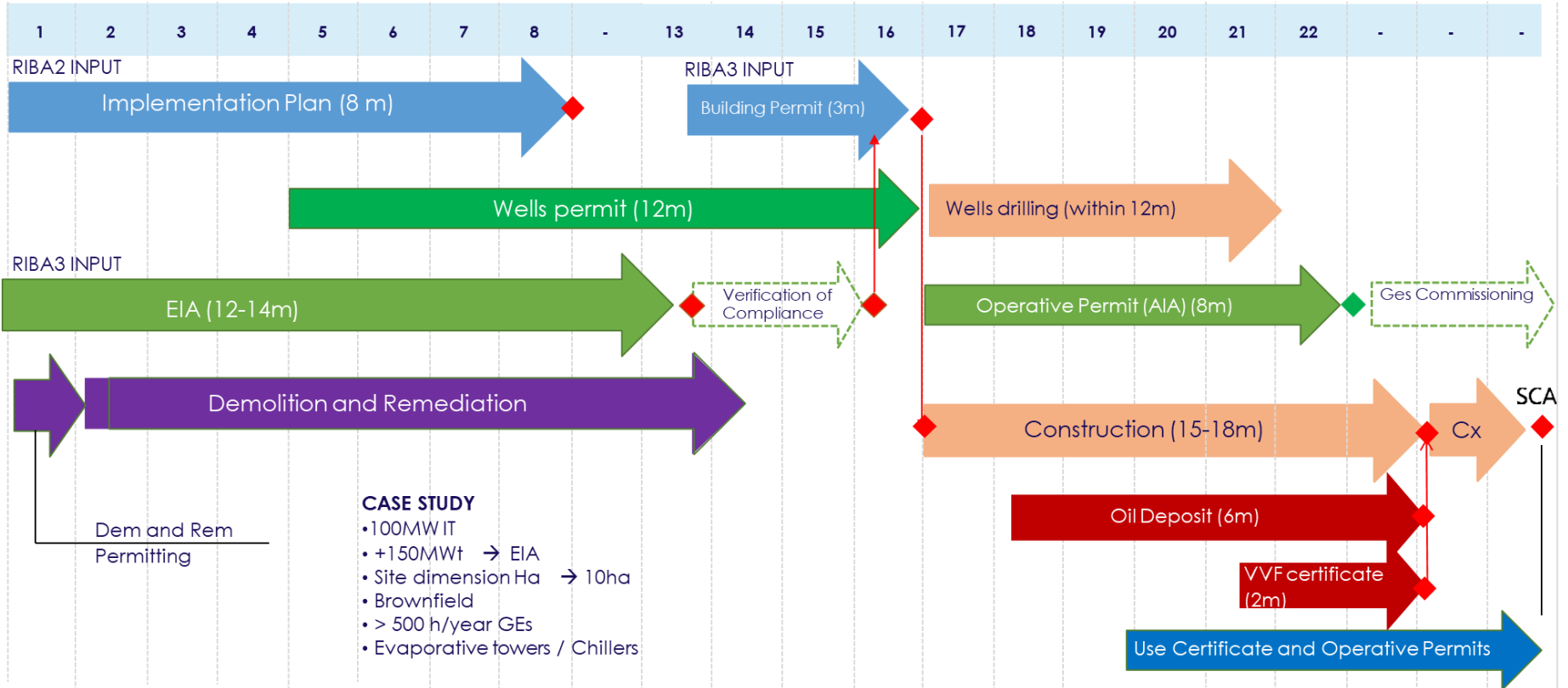
DSO Connection

ABOVE 10 MWtotal



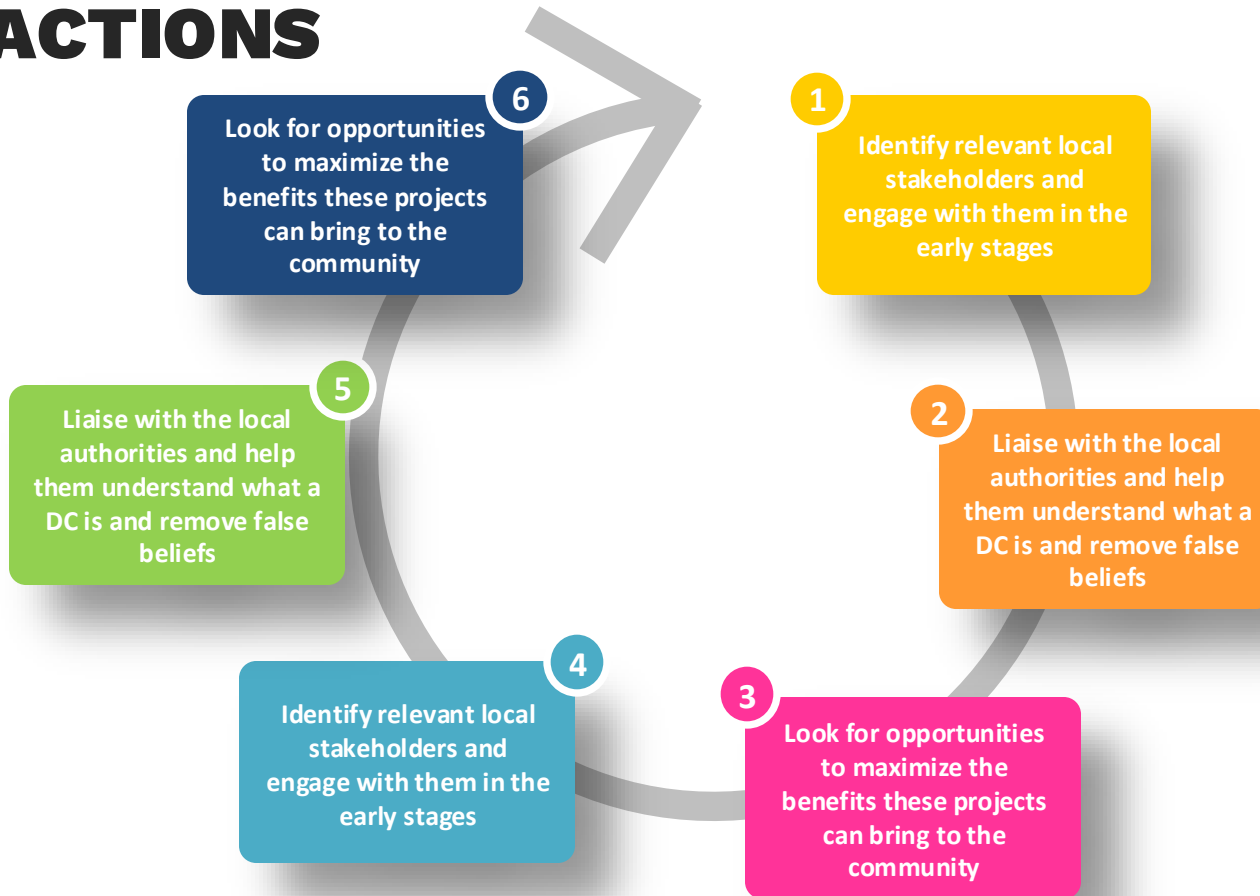
TSO Connection

INDICATIVE SCENARIO – CASE STUDY IDA



- CASE STUDY**
- 100MW IT
 - +150MWt → EIA
 - Site dimension Ha → 10ha
 - Brownfield
 - > 500 h/year GEs
 - Evaporative towers / Chillers

KEY ACTIONS





CASE STUDIES

1. DC BUILDING 15 Mw IT – Retrofit - Milan
QUICK PERMITTING PROCEDURE (SCIA)
 - First stage ca. 5mw completed
 - Second stage ca. 5mw on-going
 - Third stage concept review on-going for high density

2. CAMPUS 60 Mwit
Regeneration example: from research campus to data center campus
 - Dialogue with the local authority and local community
 - New qualitative public works that activate connection in the context
 - Heat reuse prearrangement for future district network connection

3. DC 15 MW IT – Retrofit - From textile industry to data center
 - Dialogue with the local authority
 - Leed gold certification obtained
 - Key landmark maintained

4. CAMPUS 190 MWit– Regeneration example
 - Dialogue with the local authority, local community and landscape authority
 - Lead to a qualitative public space design for public space

