



An
Coimisiún
Pleanála

Direction
CD-021607-25
ABP-318180-23

The submissions on this file and the Inspector's report were considered at a meeting held on 12/12/2025. At that meeting, the Commission decided to grant permission generally in accordance with the Inspector's recommendation subject to conditions.

Subsequently, it became apparent to the Commission that the Commission for Regulation of Utilities published a decision paper on the Large Energy Users connection policy (CRU2025236), also on the 12/12/25.

The Commission decided to reconvene at a meeting held on the 18/12/2025 to review and consider the content of this document, before it then reached a final overall determination of the case. Noting the CRU decision paper states "This paper sets out the CRU's decision in relation to the new LEU connection policy. These decisions will apply to all new connection applications for new or additional capacity captured under the scope of the decision" and that a connection agreement already exists with respect to the proposed development, the Commission remains satisfied to grant permission generally in accordance with the Inspector's recommendation, for the following reasons and considerations, and subject to the following conditions..

Planning

Commissioner:

Eamonn James Kelly

Date: 18/12/2025

Eamonn James Kelly

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the

- a. Climate Action Plan 2025,
- b. National Planning Framework First Revision (2025),
- c. Government Statement on the Role of Data Centres in Ireland's Enterprise Strategy,
- d. HT (High Technology) land use zoning objective which applies to the site,
- e. the location of the development within a wider development with an established data centre use,
- f. the existing grid connection on the site and the existing infrastructure within the site to supply the proposed development,
- g. a pre-existing agreement with the transmission service operator to provide power to the development,
- h. the initial agreement with the transmission service provider which considered the overall power demand for the entire development which was then factored into the national demands under the Sectoral Ceiling Emissions,
- i. the mitigation measures proposed for the operational phase of the development including the limited use of on-site generators,
- j. the evidence provided to demonstrate compliance with the Government Statement on the Role of Data Centres in Ireland's Enterprise Strategy,
- k. the infrastructure within the site to deliver a District Heating System in accordance with Objective DMS0259 of the Fingal Development Plan 2023-2029 and with the Fingal Climate Action Plan 2024-2029,
- l. its compliance with the requirements of Objective DMS092 of the Fingal Development Plan,
- m. the new information submitted by the applicant and third parties under Section 132 and 131 of the Planning and Development Act 2000 (as amended), and

- n. Commission for Regulation of Utilities Direction to System Operators related to data Centre Grid Connection Processing (CRU/21/124) 2021 and the decision paper on the Large Energy Users connection policy (CRU2025236) published by the Commission for Regulation of Utilities on the 12th December 2025,

it is considered that, subject to compliance with the conditions set out below, and the requirement for the developer to enter into a Corporate Purchase Power Agreement with a renewable energy provider prior to the operation to the data centre, the proposed development would be in accordance with the objectives and policies of the Fingal Development Plan 2023-2029, would be acceptable at this location and would have no unacceptable impacts on the environment or property in the vicinity. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

The Board performed its functions in relation to the making of its decision, in a manner consistent with Section 15(1) of the Climate Action and Low Carbon Act 2015, as amended by Section 17 of the Climate Action and Low Carbon Development (Amendment) Act 2021, (consistent with Climate Action Plan 2024 and Climate Action Plan 2025 and the national long term climate action strategy, national adaptation framework and approved sectoral adaptation plans set out in those Plans and in furtherance of the objective of mitigating greenhouse gas emissions and adapting to the effects of climate change in the State).

Environmental Impact Assessment

The Commission completed an Environmental Impact Assessment of the proposed development taking account of:

- (a) the nature, scale, location, and extent of the proposed development,
- (b) the Environmental Impact Assessment Report (EIAR) and associated documentation submitted in support of the application,
- (c) the submissions received from the applicant, planning authority, prescribed bodies and observers in the course of the application, and

(d) the Planning Inspector's report and addendum report.

The Commission considered that the Environmental Impact Assessment Report and Addendum Report on Climate, supported by the documentation submitted by the applicant, adequately identifies and describes the direct, indirect, secondary, and cumulative effects of the proposed development on the environment. The Commission agreed with the examination, set out in the Inspector's report, of the information contained in the Environmental Impact Assessment Report, the Addendum Report on Climate, and associated documentation submitted by the applicant and submissions made in the course of the application.

Reasoned Conclusion on the Significant Effects

Having regard to the examination of environmental information contained above, and in particular to the EIAR, addendum EIAR and supplementary information provided by the applicant, to third party submissions and prescribed bodies in the course of the application, the Commission considered that the main significant direct and indirect effects of the proposed development on the environment, and will be mitigated as follows;

Climate

The proposed development has potential to impact negatively on Climate as a result of the GHG emissions from electricity generation to power the data centre.

Mitigation measures for the construction and operational phases of the development have been included in the assessment and are assessed fully in the relevant section above. Subject to the implementation of these measures the residual impact on climate from the construction and operational phases would be minor adverse and non-significant.

The Commission completed an Environmental Impact Assessment in relation to the proposed development and concluded that, subject to the implementation of the mitigation measures proposed as set out in the Environmental Impact Assessment

Report, and subject to compliance with the conditions set out below, the effects of the proposed development on the environment, by itself and in combination with other plans and projects in the vicinity, would be acceptable. In doing so, the Commission adopted the report and conclusions of the Inspector.

Conditions

1. The proposed development shall be carried out and completed in accordance with the plans and particulars submitted with the planning application, as amended by the further information received on the 3rd day of August, 2023, except as may be otherwise required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The period during which the development hereby permitted may be carried out shall be 10 years from the date of this Order.

Reason: In the interest of clarity.

3. The mitigation measures contained in the submitted Environmental Impact Assessment Report (EIAR) and the addendum EIAR shall be implemented in full.

Reason: To protect the environment.

4. The recommendations set out in the inward noise impact assessment shall be carried out in full.

Reason: In the interest of public health.

5. Prior to the commencement of development, the developer shall submit for the written agreement of the planning authority, details of a Corporate Purchase Power Agreement that the developer has entered into, in accordance with the principles set out in the Renewable Electricity Corporate Power Purchase Agreements Roadmap (DECC, 2022). These principles require that the agreement should deliver additional GHG emissions reductions, not including existing renewable energy projects; are a complementary and separate funding source to the RESS scheme and therefore will assist in lowering electricity costs.

The Agreement shall specify the following:

- (a) The new renewable energy projects shall be located in Ireland and full details of these projects, including consent details, shall be provided;
- (b) The new renewable energy generation shall relate to energy that is not being generated at the date of this grant of permission.
- (c) The amount of electricity generated by the new renewable energy projects shall be equal to, or greater than, the electricity requirements of the data centres in operation at any given time.

Reason: To ensure that the renewable energy produced, associated with the development, is additional to current renewable energy projects and is sufficient, at a minimum, to offset the energy consumed by the development, generated from fossil fuels, in the interest of climate action and sustainable development.

6. Prior to the commencement of development, the developer shall submit details for the written agreement of the planning authority which demonstrate that the lowest possible numbers of generators with the lowest possible nitrogen oxide emissions have been selected for the site while achieving the required power for the site.

Reason: In the interest of sustainable development.

7. (a) Testing of generators across the full site shall take place in sequence. At no stage shall testing of generators occur concurrently.
- (b) Subject to availability, the fuel for use by the generators shall be renewable diesel.

Reason: In the interest of sustainable development.

8. A strategy in relation to the use of cranes during construction shall be agreed in writing with the Irish Aviation Authority (IAA) and the Dublin Airport Authority (DAA) prior to commencement of any development on site.

Reason: In the interests of aviation safety and public safety.

9. The attenuation and disposal of surface water shall comply with the requirements of the planning authority for such works and services. Prior to the commencement of development, the developer shall submit details for the disposal of surface water from the site for the written agreement of the planning authority.

Reason: To prevent flooding and in the interest of sustainable drainage.

10. Prior to the commencement of development, the developer shall submit details to demonstrate how a connection to a future district heating network will be facilitated on site. A draft agreement shall be submitted to the planning authority which affirms that they are willing to connect to the future district heating network should it become available in the future

Reason: In the interest of sustainability.

11. (a) All foul sewage and soiled water shall be discharged to the public foul sewer.
- (b) Only clean, uncontaminated storm water shall be discharged to the surface water drainage system or soakpits.

Reason: In the interest of public health.

12. Prior to the commencement of development, the developer shall enter into Connection Agreement(s) with Uisce Éireann (Irish Water) to provide for service connection(s) to the public water supply and/or wastewater collection network.

Reason: In the interest of public health and to ensure adequate water/wastewater facilities.

13. Details of the materials, colours and textures of all the external finishes to the proposed development and any signs shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

14. All service cables associated with the proposed development (such as electrical, telecommunications and communal television) shall be located underground. Ducting shall be provided by the developer to facilitate the provision of broadband infrastructure within the proposed development.

Reason: In the interest of visual amenity.

15. Prior to the commencement of development, the developer or any agent acting on its behalf, shall prepare a Resource Waste Management Plan (RWMP) as

set out in the EPA's Best Practice Guidelines for the Preparation of Resource and Waste Management Plans for Construction and Demolition Projects (2021) including demonstration of proposals to adhere to best practice and protocols. The RWMP shall include specific proposals as to how the RWMP will be measured and monitored for effectiveness; these details shall be placed on the file and retained as part of the public record. The RWMP must be submitted to the planning authority for written agreement prior to the commencement of development. All records (including for waste and all resources) pursuant to the agreed RWMP shall be made available for inspection at the site office at all times.

Reason: In the interest of proper planning and sustainable development.

16. Site development and building works shall be carried out only between the hours of 0700 and 1900 from Mondays to Fridays inclusive, between 0800 and 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: In order to safeguard the residential amenities of property in the vicinity.

17. Prior to commencement of works, the developer shall submit to, and agree in writing with the planning authority, a Construction Management Plan, which shall be adhered to during construction. This plan shall provide details of intended construction practice for the development, including hours of working, noise and dust management measures and off-site disposal of construction/demolition waste.

Reason: In the interests of public safety and amenity.

18. A comprehensive boundary treatment and landscaping scheme shall be submitted to, and agreed in writing with, the planning authority, prior to commencement of development. This scheme shall include the following:-

- (a) details of all proposed hard surface and/or permeable surface finishes, including samples of proposed paving slabs/materials for footpaths, kerbing and road surfaces within the development;
- (b) proposed locations of trees and other landscape planting in the development, including details of proposed species;
- (c) details of proposed street furniture, including bollards, lighting fixtures and seating; and
- (d) details of proposed boundary treatments at the perimeter of the site, including heights, materials and finishes.

The boundary treatment and landscaping shall be carried out in accordance with the agreed scheme.

Reason: In the interest of visual amenity.

19. The developer shall implement all the recommendations pertaining to tree retention and management, as outlined within the submitted tree report and 'Tree Survey and Protection Plan' and Drawing Number 220721-P10.

Reason: To secure the protection of trees on the site and to ensure the provision of amenity afforded by appropriate landscape design.

20. Prior to the occupation of the development, a Mobility Management Plan (MMP) shall be submitted to, and agreed in writing with, the planning authority. This Plan shall provide for incentives to encourage the use of public transport, cycling and walking by residents/occupants/staff employed in the development. The mobility strategy shall be prepared and implemented by the operator of the facility.

Reason: In the interest of encouraging the use of sustainable modes of transport.

21. A detailed construction traffic management plan shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. The plan shall include details of arrangements for routes for construction traffic, parking during the construction phase, the location of the compound for storage of plant and machinery and the location for storage of deliveries to the site.

Reason: In the interests of sustainable transport and safety.

22. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.