

Planning and Development Act 2000, as amended

Planning Authority: Mayo County Council

Planning Register Reference Number: 2460708

Appeal by Colin Doyle of 12 Cottage Gardens, Ennis, County Clare against the decision made on the 25th day of April, 2025 by Mayo County Council to grant subject to conditions a permission to Mayo Data Hub Limited care of John Spain Associates of 39 Fitzwilliam Place, Dublin in accordance with the plans and particulars lodged with the said Council.

Proposed Development: The construction of a single data centre building located to the north of the site, with an overall gross floor area of circa 29,076 square metres across two levels and an overall maximum height of circa 22.764 metres at parapet level. The data centre building includes data halls and associated electrical and mechanical plant rooms (circa 23,908 square metres), an administrative and staff services block (circa 5,052 square metres) and circulation and stairs (circa 116 square metres) two number external terraces are proposed to the east of the building (circa 309 square metres) and an external generator yard to the south of the building (circa 5,205 square metres) accommodating 25 number backup/dispatchable generators and associated flues (to a height of circa 21.164 metres) within an enclosed compound. The construction of a sprinkler tank and pump house to the northeast of the site, the sprinkler tank is an overall height of circa 7.2 metres and the pump house is a single storey building with an overall height

of circa 4.15 metres and gross floor area of circa 40.23 square metres. The construction of an entrance hut at the main access to the south of the site, the hut is an overall height of circa 3.225 metres and gross floor area of circa 11.6 square metres. Construction of two number site access points from the south and internal road network and circulation areas, footpaths, cyclist infrastructure, the provision of 56 number car parking spaces (including 12 EV charging spaces and seven disabled spaces, three of them EV), 20 number cycle parking spaces, hard and soft landscaping and planting, site lighting, PV panels and plant at roof level, foul water connection connecting to existing WWTP in Killala Business Park, boundary treatments, green walls and all associated and ancillary works including underground foul and storm water drainage network and utility cables and all ancillary works and services. An EPA-Industrial Emissions Directive (IE) licence will be applied for to facilitate the operation of the proposed development at Mullafarry and Tawnaghmore Upper, Killala, County Mayo.

Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

Reasons and Considerations

Having regard to the information on file, the application has failed to demonstrate that they have a fixed connection agreement to the grid, and that there is existing capacity in the electricity grid (without which the broader principles and allowances set out in the Government Statement on the role of Data Centres can be assessed), the lack of significant on site renewable energy to power the proposed development, the lack of evidence provided in relation to the applicant's engagement with Compulsory Power Purchase Agreements (CPPAs) in Ireland, and in the absence of a future occupier of the development to engage in EU Emission Trading Systems (ETS), it is

considered the applicant has failed to demonstrate that the proposed development would be in accordance with the overarching objectives of the Climate Action Plan 2025, by reference to reducing Greenhouse Gas emissions and the broader principles and allowances set out in the Government Statement on the Role of Data Centres. Notwithstanding a number of renewable wind energy projects in the vicinity of the appeal site, the applicant has not provided any evidence that the proposed development could avail of locally generated renewable power for the development and that there is sufficient capacity in the grid to service the development. The proposed development is considered to be premature in the absence of this detail and would, therefore, be contrary to Objectives EDO 67 and EDO 69 of the Mayo County Development Plan 2022-2028. The proposed development would therefore be contrary to the proper planning and development of the area.

Environmental Impact Assessment (EIA):

The Commission completed an Environmental Impact Assessment in relation to the proposed development, taking into account:

- (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 Inspector's report and addendum report.

The Commission considered that the environmental impact assessment report, 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 completed an environmental impact assessment in relation to the proposed development and concluded that, notwithstanding the implementation of the mitigation measures proposed as set out in the Environmental Impact Assessment Report, the EIAR relies to a large extent

on the electricity sectoral ceilings be met and net zero decarbonisation of Greenhouse Gas (GHG) emissions by 2050 as committed to in the Programme for Government and set out in the Climate Act 2021.

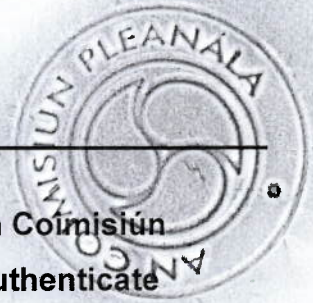
The Commission also concluded that the proposed development would be likely to have significant effects relating to emissions of GHG from energy generated from fossil fuels by the national grid during the operational phase of the development. Although the applicant has identified there is a significant level of renewable energy projects in the North Mayo area they have not indicated how the development would avail of these projects and have not provided any supporting documentation from any System Operators agreeing to a connection to power the proposed development.

Marie O'Connor

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Planning Commissioner of An Coimisiún

**Pleanála duly authorised to authenticate
the seal of the Commission.**



Dated this *15th* day of *September* 2026