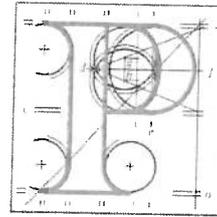


**Case Number:** ABP-318180-23

**Planning Authority Reference Number:** FW22A/0308

**Your Reference:** Universal Developers LLC



An  
Bord  
Pleanála

John Spain Associates  
39 Fitzwilliam Place  
Dublin 2  
D02 ND61

**Date:** 02 May 2025

**Re:** Construction of data centre and associated site works. An Environmental Impact Assessment Report (EIAR) has been submitted to the planning authority with the planning application. Cruiserath Road, Dublin 15.

Dear Sir / Madam,

I have been asked by An Bord Pleanála to refer to the above-mentioned appeal.

The Board has examined the appeal and is of the opinion that certain information is necessary for the purpose of enabling it to determine the appeal.

In accordance with section 132 of the Planning and Development Act, 2000, (as amended), you are required to submit, on or before **29<sup>th</sup> May 2025**, the following information:

1. **In order to demonstrate that the Transmission System Operator is satisfied that there is sufficient capacity in the national grid to service the development, you are required to provide a copy of the agreement with the Transmission System Operator that clearly demonstrates that you have a fixed connection agreement with the Transmission System Operator to connect the specific data centre buildings the subject of this appeal (i.e., Buildings E, F and G) to the grid.**
2. **In relation to the environmental impact assessment of the proposed development and the necessity, as set out in the Environmental Protection Agency 2022 "Guidelines on the information to be contained in Environmental Impact Assessment Reports (EIAR)", to identify a reasonably foreseeable worst-case scenario as a context for 'likely significant effects', the Board noted**
  - (a) ***the Climate Action Plan 2025 published on the 15th April 2025 and Section 11.1 Electricity State of Play that "There has been a steady decline in annual emissions from 9.89 MtCO<sub>2</sub>eq. in 2021 to 7.56 MtCO<sub>2</sub>eq. in 2023. While the EPA Projections Report 2023-2050 indicates an overshoot of over 1 MtCO<sub>2</sub>eq. in the period 2021 to 2025, and an overshoot of over 5 MtCO<sub>2</sub>eq. in the second period 2026 to 2030, these are both significant improvements on the projected overshoots (5.2 MtCO<sub>2</sub>eq. and 8.2 MtCO<sub>2</sub>eq. respectively) set out in the Climate Action Plan 2024".***

Teil	Tel	(01) 858 8100
Glao Áitiúil	LoCall	1800 275 175
Facs	Fax	(01) 872 2684
Láithreán Gréasáin	Website	www.pleanala.ie
Ríomhphost	Email	bord@pleanala.ie

64 Sráid Maoilbhríde	64 Marlborough Street
Baile Átha Cliath 1	Dublin 1
D01 V902	D01 V902

**(b) the aforementioned Environmental Protection Agency Report "Ireland's Greenhouse Gas Emissions Projections 2023-2050" published in May 2024. In particular in the associated document "Input Assumptions for Ireland's Greenhouse Gas Emissions Projections", Table 1: Policy Input Assumptions contained modelling assumption details outlined in the With Existing Measures and With Additional Measures scenarios.**

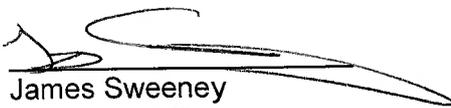
**In light of the publication of the Climate Action Plan 2025 by Government and Ireland's Greenhouse Gas Emissions Projections 2023-2050 by the Environmental Protection Agency since the preparation of the Environmental Impact Assessment Report and its addendum, to assist the Board in carrying out its Environmental Impact Assessment you are required to:**

- (i) re-affirm, or otherwise, the findings of its environmental assessment in relation to climate based on its modelling assumptions, and**
- (ii) provide details of, and observations regarding, the significant differences that may arise in the emerging context noting the points raised in 2(a) and (b) above.**

If the information required is not received before the end of the specified period, the Board will dismiss or otherwise determine the appeal without further notice to you in accordance with section 133 of the 2000 Act, (as amended). Your submission in response to this notice must be received by the Board not later than **5.30 p.m. on the date specified above.**

Please quote the above appeal reference number in any further correspondence.

Yours faithfully,



James Sweeney  
Executive Officer  
Direct Line:

BP71 Registered Post

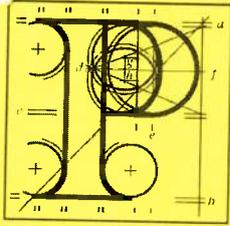
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An  
Bord  
Pleanála

**Board Direction**  
**BD-019530-25**  
**ABP-318180-23**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 24/04/2025.

The Board decided to defer consideration of this case and to issue a Section 132 notice to the applicant regarding the following:

1. In order to demonstrate the Transmission System Operator is satisfied that there is sufficient capacity in the national grid to service the development, the applicant is required to provide a copy of the agreement with the Transmission System Operator that clearly demonstrates the applicant has a fixed connection agreement with the Transmission System Operator to connect the specific data centre buildings the subject of this appeal (i.e., Buildings E, F and G) to the grid.
2. In relation to the environmental impact assessment of the proposed development and the necessity, as set out in the Environmental Protection

Agency 2022 “Guidelines on the information to be contained in Environmental Impact Assessment Reports (EIAR)”, to identify a reasonably foreseeable worst-case scenario as a context for ‘likely significant effects’, the Board noted

- a. the Climate Action Plan 2025 published on the 15<sup>th</sup> April 2025 and Section 11.1 Electricity State of Play that “*There has been a steady decline in annual emissions from 9.89 MtCO<sub>2</sub>eq. in 2021 to 7.56 MtCO<sub>2</sub>eq. in 2023. While the EPA Projections Report 2023-2050 indicates an overshoot of over 1 MtCO<sub>2</sub>eq. in the period 2021 to 2025, and an overshoot of over 5 MtCO<sub>2</sub>eq. in the second period 2026 to 2030, these are both significant improvements on the projected overshoots (5.2 MtCO<sub>2</sub>eq. and 8.2 MtCO<sub>2</sub>eq. respectively) set out in the Climate Action Plan 2024*”.
- b. the aforementioned Environmental Protection Agency Report “Ireland's Greenhouse Gas Emissions Projections 2023-2050” published in May 2024. In particular in the associated document “Input Assumptions for Ireland's Greenhouse Gas Emissions Projections”, Table 1: Policy Input Assumptions contained modelling assumption details outlined in the *With Existing Measures* and *With Additional Measures* scenarios.

In light of the publication of the Climate Action Plan 2025 by Government and Ireland's Greenhouse Gas Emissions Projections 2023-2050 by the Environmental Protection Agency since the preparation of the Environmental Impact Assessment Report and its addendum, to assist the Board in carrying out its Environmental Impact Assessment the applicant is required to

- i. re-affirm, or otherwise, the findings of its environmental assessment in relation to climate based on its modelling assumptions, and

- ii. provide details of, and observations regarding, the significant differences that may arise in the emerging context noting the points raised in 2(a) and (b) above.

(Allow 4 weeks)

Note to Processing: Please return the file to Board thereafter.

**Board Member:**

Eamonn James Kelly  
Eamonn James Kelly

**Date:** 29/04/2025

