

CLIENT: RED ADMIRAL DC LIMITED

PROJECT NAME: ADMIRAL

PROJECT DETAILS: PROPOSED DATA CENTRE FACILITY AND
DECENTRALISED ENERGY RESOURCE, AT
GNEEVEBANE, OLDTOWN,
FARTHINGSTOWN, CASTLELOST, AND
KILTOTAN & COLLINSTOWN CO.
WESTMEATH

DOCUMENT: ENVIRONMENTAL IMPACT ASSESSMENT
REPORT (EIAR) - APPENDICES (VOLUME 3)



DATE JUNE 2026

PROJECT REF. SEP-0374

Document Control

Client: Red Admiral DC Limited

Project Name: Admiral

Project Ref.: SEP-0374

Document Ref.: SEP-0374/WF/Reports/EIAR_App_vol3

Document Checking:

Originator:	Various	Signed:	-
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Checked By:	C Staunton	Signed:	CS
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Approved By:	Client	Signed:	RADC
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Issue	Date	Status
v1	12.06.2025	Draft
v2	20.06.2025	Draft - Client Review
v3	03.07.2025	Revisions
v4	07.07.2025	Final Copy – s.34 app
v5	26.06.2026	Final Copy – s.182A app (Consolidated)



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APPENDIX 1.1

**Mr Colm Staunton,
Director,
Halston Environmental & Planning Ltd,
Westport Road,
Castlebar,
CO. MAYO.
F23 K162**

09 June 2025

**Re: Letter of Consent for Red Admiral DC Limited to undertake works on
Westmeath County Council owned lands at Kiltotan & Collintown,
Rochfortbridge, Co. Westmeath.**

Dear Mr Staunton,

Westmeath County Council consent to your client Red Admiral DC Limited including lands in our ownership at Kiltotan & Collintown, Rochfortbridge, Co. Westmeath in their planning application.

These lands, being that part of lands contained in Folio No. WH29725F and WH25177F which are hatched in purple to the southern side on the attached site location map drawing number CLDC-HAL-DC-XXPL-11000.

This letter of consent is solely to facilitate the making of the planning application, is without prejudice to the Council's consideration or determination of such planning application or to the Council's requirements in relation to the use and re-instatement of our said lands in the event that the proposed development may be permitted and does proceed.

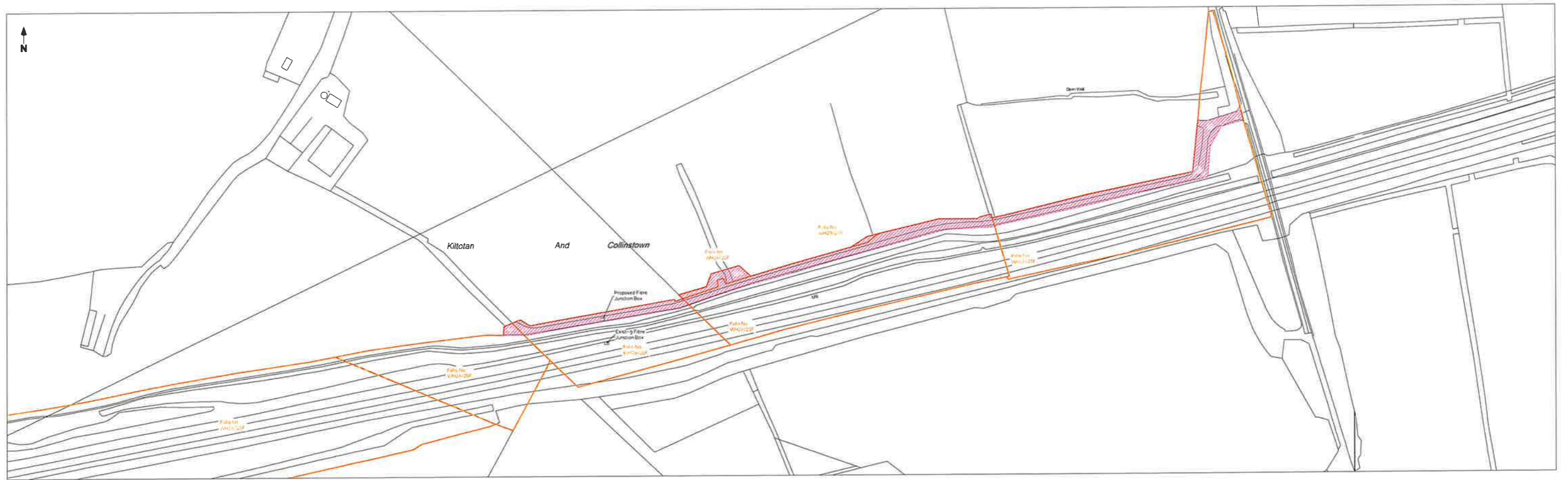
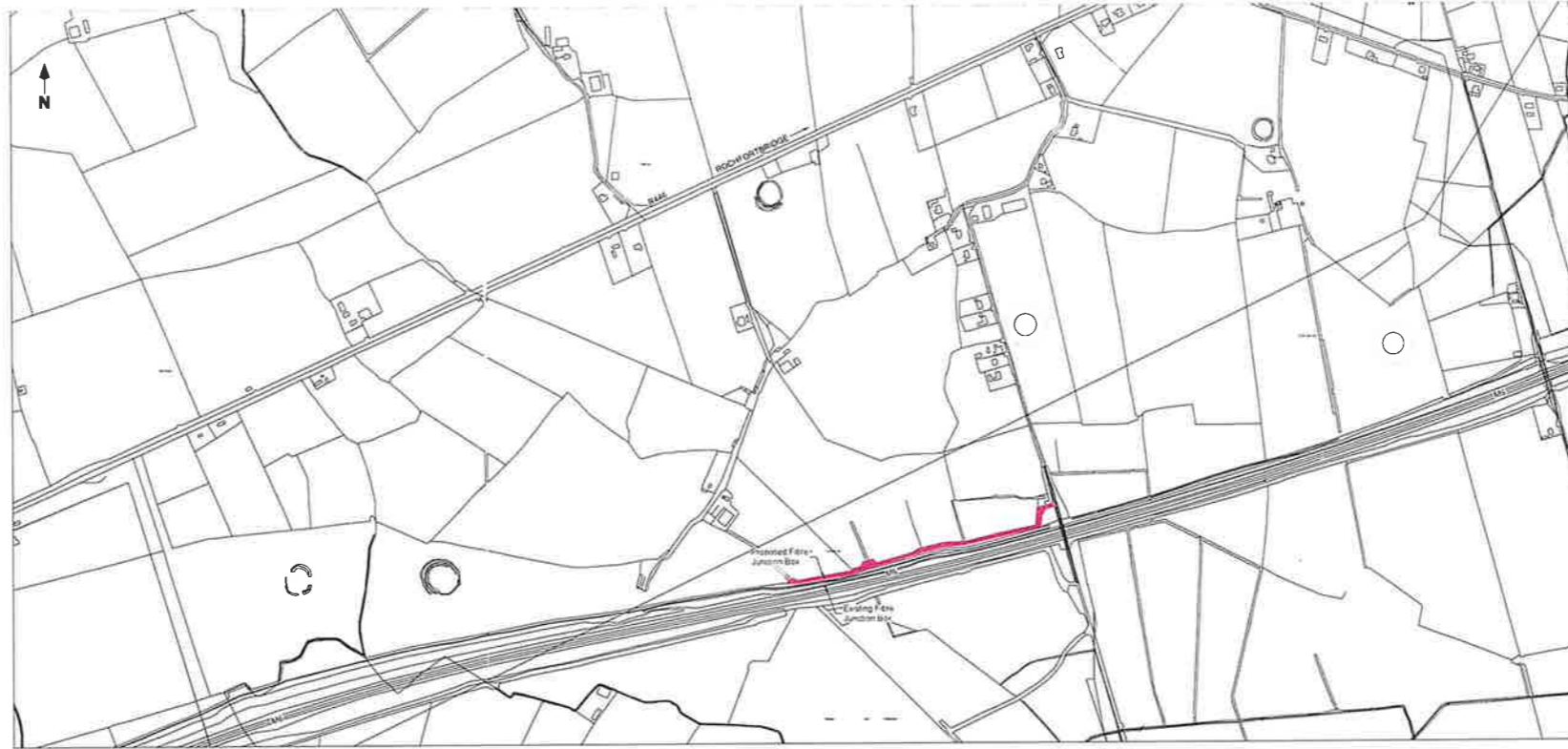
This letter of consent, which will expire two calendar years from the date on this letter, confers no other rights whatsoever to any party.

Yours sincerely,



**Barry Kehoe
Chief Executive**

Designated Public Official under the Regulation of Lobbying Act



NOTES
 1. FIGURES DIMENSIONS ONLY TO BE TAKEN FROM THIS DRAWING.
 2. THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT DRAWINGS AND SPECIFICATIONS.

Rev	Modifications	By	Date
001	PLAN/IMG	BA	31.03.23

CYAL50440525 © Taitte Éireann – Surveying
 OS MAP No. 3114A & 3114C

Legend	Symbol
Wexmeath County Council (Farmers Lane)	[Red hatched box]
Fa'o Boundaries	[Orange line]

HALSTON
 Email: info@halston.ie
 Tel: 094 9010111

IHUB BUILDING
 WESTPORT ROAD
 CASTLEBAR
 CO. MAYO.
 F23 K162

Client	RED ADMIRAL DC LTD	Drawn	SK	Checked	WD	Approved	CS
Project	ADMIRAL	Date	Mar 2025	Scales		1:5000 & 1:1000	
Title	SITE LOCATION MAP	Sheet	1 of 1	Sheet Size		A0	
Stage	PLANNING	Job No.	SEP-0374	Rev		P01	
		Desig. No.	CLDC-HAL-DC-XX-PL-11000				

Red Admiral DC Limited
Parsons House
56 Axis Business Park
Tullamore
Co. Offaly
R35K744

Date: 28th April 2025

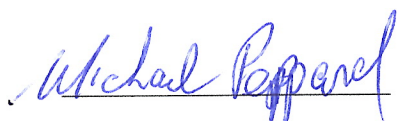
Re: Landowner consent letter

Applicant Name: Red Admiral DC Limited

Development: Data Centre and Energy Park at Castlelost, Co Westmeath

I, Michael Peppard, DO HEREBY CONSENT to Red Admiral DC Limited making an application for planning permission on lands owned/controlled by me being lands comprised in Folio 3437F Co. Westmeath, being lands at Oldtown/Kiltotan/Collinstown, Co. Westmeath.

Signed:



Michael Peppard

Red Admiral DC Limited
Parsons House
56 Axis Business Park
Tullamore
Co. Offaly
R35K744

Date: 28th April 2025

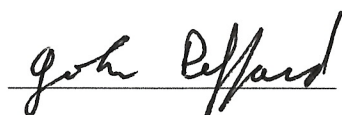
Re: Landowner consent letter

Applicant Name: Red Admiral DC Limited

Development: Data Centre and Energy Park at Castlelost, Co Westmeath

I, John Peppard, DO HEREBY CONSENT to Red Admiral DC Limited making an application for planning permission on lands owned/controlled by me being lands comprised in Folio 3437F Co. Westmeath, being lands at Oldtown/Kiltotan/Collinstown, Co. Westmeath.

Signed:

A handwritten signature in black ink, appearing to read "John Peppard", written over a horizontal line.

John Peppard

Red Admiral DC Limited
Parsons House
56 Axis Business Park
Tullamore
Co. Offaly
R35K744

Date: 28th April 2025

Re: Landowner consent letter

Applicant Name: Red Admiral DC Limited

Development: Data Centre and Energy Park at Castlelost, Co Westmeath

I, Anne Peppard, DO HEREBY CONSENT to Red Admiral DC Limited making an application for planning permission on lands owned/controlled by me being lands comprised in Folio 3437F Co. Westmeath, being lands at Oldtown/Kiltotan/Collinstown, Co. Westmeath.

Signed:

Anne Peppard

Anne Peppard

West House
Rochfortbridge
Co. Westmeath

9th May 2025

To Whom It May Concern,

Re: Letter of Consent for Planning Application on Lands at Oldtown, Kiltonan and Collinstown, Rochfortbridge, Co. Westmeath

I, the undersigned, Patrick Gavin, of the above address, am the legal owner of the lands located at Oldtown, Kiltonan and Collinstown, Rochfortbridge, Co. Westmeath comprised in Folio WH3438F.

I hereby give my full consent to Red Admiral DC Limited, to make a planning application to Westmeath County Council for permission to carry out the proposed development on the aforementioned lands. This consent includes the submission of all necessary documents, plans, and supporting materials as required for the planning process.

This letter is provided in support of the planning application and may be submitted to the planning authority as evidence of my consent.

Should you require any further information or clarification, please do not hesitate to contact me.

Yours faithfully,


Patrick Gavin

Witness



Marguerite Buckley
Solicitor
Mullingar
Co. Westmeath
Ph: 044 9347655
E: info@buckleyandco.ie

Red Admiral DC Limited
Parsons House
56 Axis Business Park
Tullamore
Co. Offaly
R35K744

Date: 28th April 2025

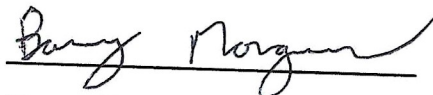
Re: Landowner consent letter

Applicant Name: Red Admiral DC Limited

Development: Data Centre and Energy Park at Castlelost, Co Westmeath

We, Barry Morgan and Orla Gallagher, DO HEREBY CONSENT to Red Admiral DC Limited making an application for planning permission on lands owned/controlled by me being Lands in Folio 1527 at Gneevebawn, Tyrrellspass, Co. Westmeath.

Signed:



Barry Morgan



Orla Gallagher

Red Admiral DC Limited
Parsons House
56 Axis Business Park
Tullamore
Co. Offaly
R35K744

Date: 28th April 2025

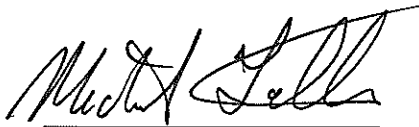
Re: Landowner consent letter

Applicant Name: Red Admiral DC Limited

Development: Solar generation facility at Castlelost, Co Westmeath.

I, Michael Fallon, DO HEREBY CONSENT to Red Admiral DC Limited making an application for planning permission on lands owned/controlled by me being Folio WH6197.

Signed:

A handwritten signature in black ink, appearing to read 'Michael Fallon', written over a horizontal line.

Michael Fallon

Red Admiral DC Limited
Parsons House
56 Axis Business Park
Tullamore
Co. Offaly
R35K744

Date: 2nd May 2025

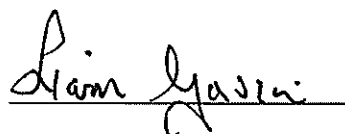
Re: Landowner consent letter

Applicant Name: Red Admiral DC Limited

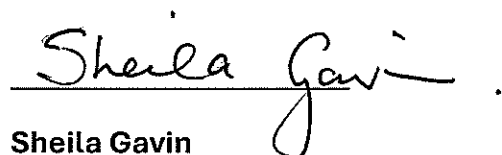
Development: Data Centre and Energy Park at Castlelost, Co Westmeath

We, Liam Gavin and Sheila Gavin, DO HEREBY CONSENT to Red Admiral DC Limited making an application for planning permission on lands owned/controlled by us being lands comprised in Folios 33482F, 12767F, 6071 & 6192 Co. Westmeath (Parts) being Lands at Oldtown/Kiltotan/Collinstown, Rochfordbridge, Co. Westmeath.

Signed:



Liam Gavin



Sheila Gavin

Red Admiral DC Limited
Parsons House
56 Axis Business Park
Tullamore
Co. Offaly
R35K744

Date: 28/04/2025

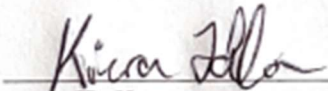
Re: Landowner consent letter

Applicant Name: Red Admiral DC Limited

Development: Solar generation facility at Castlelost, Co
Westmeath

I, Kieran Fallon, DO HEREBY CONSENT to Red Admiral
DC Limited making an application for planning permission on
lands owned/controlled by me being Folios WH5989,
WH6113 & WH6114.

Signed:


Kieran Fallon

Red Admiral DC Limited
Parsons House
56 Axis Business Park
Tullamore
Co. Offaly
R35K744

Date: 29/04/2025

Re: Landowner consent letter

Applicant Name: Red Admiral DC Limited

Development: Solar generation facility at Castlelost, Co Westmeath

I, John J. Flynn, DO HEREBY CONSENT to Red Admiral DC Limited making an application for planning permission on lands owned/controlled by me being Folio WH9745F, WH6066 and WH8937F.

Signed:


John J. Flynn

Red Admiral DC Ltd,
Parsons House,
56 Axis Business Park,
Tullamore,
Co. Offaly,
Ireland.

29th April 2025

Landowner Consent Letter

Applicant Name: Red Admiral DC Ltd

Development Title: Data centre and Energy Park

We, Hanney Properties Limited, DO HEREBY CONSENT to Red Admiral DC Limited making an application for planning permission on lands, which are controlled by Hanney Properties Limited. Folio WH1525 located in the townlands of Kilotan and Collinstown, County Westmeath.

Landowner:



Nigel Reams, Director, Hanney Properties Limited

Castlelost FlexGen Limited
Parsons House, Axis Business Park, Tullamore, Co. Offaly

Red Admiral DC Limited
Parsons House
56 Axis Business Park
Tullamore
Co. Offaly
R35K744

Date: 28th April 2025

Re: Landowner consent letter

Applicant Name: Red Admiral DC Limited

Development: Data centre and energy park at Castlelost, Co Westmeath

I/We, Castlelost Flex Gen, DO HEREBY CONSENT to Red Admiral DC Limited making an application for planning permission on lands owned by Castlelost Flex Gen Ltd being lands comprised of Folios: W38642F, W37292F.

Signed:



Richard Ingham

Castlelost Flex Gen Ltd.

Red Admiral DC Limited
Parsons House
56 Axis Business Park
Tullamore
Co. Offaly
R35K744

Date: April 28th, 2025


Re: Landowner consent letter

Applicant Name: Red Admiral DC Limited

Development: Solar generation facility at Castlelost, Co Westmeath

I Bryan Fallon, DO HEREBY CONSENT to Red Admiral DC Limited making an application for planning permission on lands owned/controlled by me being Folios WH22716F & WH33485F.

Signed:



Bryan Fallon

**Mr Colm Staunton,
Director,
Halston Environmental & Planning Ltd,
Westport Road,
Castlebar,
CO. MAYO.
F23 K162**

09 June 2025

**Re: Letter of Consent for Red Admiral DC Limited to undertake works on
Westmeath County Council owned lands at Kiltotan & Collintown,
Rochfortbridge, Co. Westmeath.**

Dear Mr Staunton,

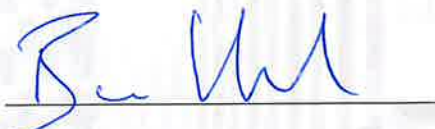
Westmeath County Council consent to your client Red Admiral DC Limited including lands in our ownership at Kiltotan & Collintown, Rochfortbridge, Co. Westmeath in their planning application.

These lands, being that part of lands contained in Folio No. WH29725F and WH25177F which are hatched in purple to the southern side on the attached site location map drawing number CLDC-HAL-DC-XXPL-11000.

This letter of consent is solely to facilitate the making of the planning application, is without prejudice to the Council's consideration or determination of such planning application or to the Council's requirements in relation to the use and re-instatement of our said lands in the event that the proposed development may be permitted and does proceed.

This letter of consent, which will expire two calendar years from the date on this letter, confers no other rights whatsoever to any party.

Yours sincerely,

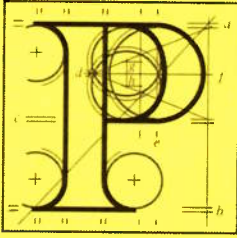


**Barry Kehoe
Chief Executive**

Designated Public Official under the Regulation of Lobbying Act



APPENDIX 1.2



An
Coimisiún
Pleanála

Direction
CD-020154-25
ABP-322430-25

The Inspector's report and file documentation was considered at a Commission meeting held on the 04/07/2025. The Commission generally agreed with the Inspector's recommendation. The Commission concluded that the proposed development constitutes a SID, as indicated in the reasons and considerations hereunder.

In addition, the prescribed bodies considered relevant by the Commission are those as listed in Appendix 1 of the Inspector's Report (dated 25th June 2025), the prospective applicant should be duly notified of same.

Reasons and Considerations

The Commission considers that the proposed development falls within the scope of section 182A of the Planning and Development Act 2000, as amended, and that a planning application should be made directly to An Coimisiun Pleanála.

**Planning
Commissioner:**

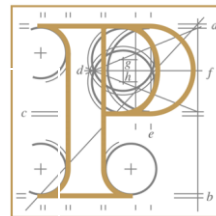


Tom Rabbette

Date: 07/07/2025

Our Case Number: ABP-322430-25

Your Reference: Red Admiral DC Ltd



An
Coimisiún
Pleanála

Halston Environment & Planning Limited
IHub Building
Westport Road
Castlebar
Co. Mayo
F23 K162

Date: 09 July 2025

Re: Proposed 220kV Gas Insulated Switchgear Substation, High Voltage Lines and Electric Plant and associated Site Development Works.
Located at townlands of Kiltotan & Collinstown, Oldtown and Farthingstown, Co. Westmeath.

Dear Sir / Madam,

Please be advised that following consultations under section 182E of the Planning and Development Act 2000, as amended, the Commission hereby serves notice that it is of the opinion that the proposed development falls within the scope of section 182A of the Planning and Development Act 2000, as amended. Accordingly, the Commission has decided that the proposed development would be strategic infrastructure within the meaning of section 182A of the Planning and Development Act 2000, as amended. Any application for approval for the proposed development must therefore be made directly to An Coimisiún Pleanála under section 182A(1) of the Act.

Please also be informed that the Commission considers that the pre-application consultation process in respect of this proposed development is now closed.

The following is a list of prescribed bodies to be notified of the application for the proposed development.

1. Minister for Housing, Local Government and Heritage (Development Applications Unit)
2. Minister for the Environment, Climate and Communications
3. Minister for Agriculture, Food and the Marine
4. Minister for Tourism, Culture, Arts, Gaeltacht, Sport and Media
5. Westmeath County Council
6. Eastern and Midlands Regional Assembly
7. Transport Infrastructure Ireland
8. An Chomhairle Ealaíon
9. Fáilte Ireland
10. Inland Fisheries Ireland
11. National Parks and Wildlife Service
12. Office of Public Works
13. The Heritage Council
14. An Taisce - the National Trust for Ireland

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

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

15. Health Service Executive
16. The Commission for Energy Regulation
17. Uisce Éireann

Further notifications should also be made where deemed appropriate.

In accordance with section 146(5) of the Planning and Development Act 2000, as amended, the Commission will make available for inspection and purchase at its offices the documents relating to the decision within 3 working days following its decision. This information is normally made available on the list of decided cases on the website on the Wednesday following the week in which the decision is made.

In accordance with the fees payable to the Commission and where not more than one pre-application meeting is held in the determination of a case, a refund of €3,500 is payable to the person who submitted the pre-application consultation fee. As only one meeting was required in this case, a refund of 3,500 will be sent to you in due course.

The following contains information in relation to challenges to the validity of a decision of An Coimisiún Pleanála under the provisions of the Planning and Development Act, 2000, as amended.

Judicial review of An Coimisiún Pleanála decisions under the provisions of the Planning and Development Acts (as amended).

A person wishing to challenge the validity of a Commission decision may do so by way of judicial review only. Sections 50, 50A and 50B of the Planning and Development Act 2000 (as substituted by section 13 of the Planning and Development (Strategic Infrastructure) Act 2006, as amended/substituted by sections 32 and 33 of the Planning and Development (Amendment) Act 2010 and as amended by sections 20 and 21 of the Environment (Miscellaneous Provisions) Act 2011) contain provisions in relation to challenges to the validity of a decision of the Commission.

The validity of a decision taken by the Commission may only be questioned by making an application for judicial review under Order 84 of The Rules of the Superior Courts (S.I. No. 15 of 1986). Sub-section 50(7) of the Planning and Development Act 2000 requires that subject to any extension to the time period which may be allowed by the High Court in accordance with subsection 50(8), any application for judicial review must be made within 8 weeks of the decision of the Commission. It should be noted that any challenge taken under section 50 may question only the validity of the decision and the Courts do not adjudicate on the merits of the development from the perspectives of the proper planning and sustainable development of the area and/or effects on the environment. Section 50A states that leave for judicial review shall not be granted unless the Court is satisfied that there are substantial grounds for contending that the decision is invalid or ought to be quashed and that the applicant has a sufficient interest in the matter which is the subject of the application or in cases involving environmental impact assessment is a body complying with specified criteria.

Section 50B contains provisions in relation to the cost of judicial review proceedings in the High Court relating to specified types of development (including proceedings relating to decisions or actions pursuant to a law of the state that gives effect to the public participation and access to justice provisions of Council Directive 85/337/EEC i.e. the EIA Directive and to the provisions of Directive 2001/12/EC i.e. Directive on the assessment of the effects on the environment of certain plans and programmes). The general provision contained in section 50B is that in such cases each party shall bear its own costs. The Court however may award costs against any party in specified circumstances. There is also provision for the Court to award the costs of proceedings or a portion of such costs to an applicant against a respondent or notice party where relief is obtained to the extent that the action or omission of the respondent or notice party contributed to the relief being obtained.

General information on judicial review procedures is contained on the following website, www.citizensinformation.ie.

Teil
Glaio Áitiúil
Facs
Láithreán Gréasáin
Ríomhphost

Tel
LoCall
Facs
Website
Email

(01) 858 8100
1800 275 175
(01) 872 2684
www.pleanala.ie
communications@pleanala.ie

64 Sráid Maoilbhríde
Baile Átha Cliath 1
D01 V902

64 Marlborough Street
Dublin 1
D01 V902

Disclaimer: The above is intended for information purposes. It does not purport to be a legally binding interpretation of the relevant provisions and it would be advisable for persons contemplating legal action to seek legal advice.

If you have any queries in the meantime, please contact the undersigned officer of the Commission or email sids@pleanala.ie quoting the above mentioned An Coimisiún Pleanála reference number in any correspondence with the Commission.

Yours faithfully,



Sinead White
Executive Officer
Direct Line: 01-8737202

VC11A

Teil
Glaó Áitiúil
Facs
Láithreán Gréasáin
Ríomhphost

Tel (01) 858 8100
LoCall 1800 275 175
Fax (01) 872 2684
Website www.pleanala.ie
Email communications@pleanala.ie

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

Colm Staunton

From: Housing Eiaportal <EIAportal@housing.gov.ie>
Sent: Monday 29 June 2026 12:22
To: Colm Staunton
Subject: EIA Portal Confirmation Number: 2026108

Dear Colm,

An EIA Portal notification was received on 29/06/2026 in respect of this proposed application. The information provided has been uploaded to the EIA Portal on 29/06/2026 under EIA Portal ID number 2026108 and is available to view at

<https://experience.arcgis.com/experience/a1a85d92623147b191dd25a14b2571da>

Portal ID: 2026108

Competent Authority: An Coimisiún Pleanála

Applicant Name: Red Admiral DC Limited

Location: Townlands of Gneevebane, Oldtown, Farthingstown, Castlelost and Kiltotan and Collinstown, Co. Westmeath

Description: Data Centre and Colocated Decentralised Energy Resource (DER) within an overall development boundary area of circa 243ha.

Linear Development: No

Date Uploaded to Portal: 29/06/2026

Kindest Regards,

Hugh Wogan,

EIA Portal team

An Roinn Tithíochta, Rialtais Áitiúil agus Oidhreachta
Department of Housing, Local Government and Heritage

Teach an Chustaim, Baile Átha Cliath 1, D01 W6X0
Custom House, Dublin 1, D01 W6X0

T +353 (0) 1 888 2142

www.gov.ie/housing



**An Roinn Tithíochta,
Rialtais Áitiúil agus Oidhreachta**
Department of Housing,
Local Government and Heritage



APPENDIX 1.3

Halston Environmental & Planning Limited
IHub Building,
Westport Road,
Castlebar,
Co. Mayo,
Ireland F23 K162

04th July 2025

Applicant Consent Letter to Agent

Applicant Name: Red Admiral DC Limited

Development Title: Project Admiral: DC Facility and DER


I hereby authorise Halston Environmental & Planning Limited to submit a planning application on my behalf to Westmeath County Council and that all communications will issue to Halston Environmental & Planning Limited.

Signed by Applicant:



Nigel Reams, Director, Red Admiral DC Limited

Signed by Agent:



Colm Staunton, Director, Halston Environmental & Planning Limited

Halston Environmental & Planning Limited
IHub Building,
Westport Road,
Castlebar,
Co. Mayo,
Ireland F23 K162

04th July 2025

Applicant Consent Letter to Agent

Applicant Name: Red Admiral DC Limited

Development Title: Project Admiral: DC Facility and DER

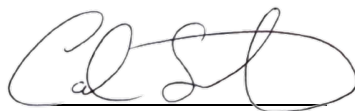
I hereby authorise Halston Environmental & Planning Limited to submit a planning application on my behalf to An Coimisiún Pleanála and that all communications will issue to Halston Environmental & Planning Limited.

Signed by Applicant:



Nigel Reams, Director, Red Admiral DC Limited

Signed by Agent:



Colm Staunton, Director, Halston Environmental & Planning Limited



APPENDIX 1.4 & APPENDIX 1.5

CONFIRMATION OF FEASIBILITY

Miron Hojda
56 Axis Business Park
Parsons House
Tullamore
Co. Offaly
R35K744

25 July 2025

Uisce Éireann
Bosca OP 448
Oifig Sheachadta na
Cathrach Theas
Cathair Chorcaí

Uisce Éireann
PO Box 448
South City
Delivery Office
Cork City

www.water.ie

**Our Ref: CDS25001123 Pre-Connection Enquiry
Kilotan & Coolinstown, Rochfortbridge, Co. Westmeath**

Dear Applicant/Agent,

We have completed the review of the Pre-Connection Enquiry.

Uisce Éireann has reviewed the pre-connection enquiry in relation to a Water & Wastewater connection for a Multi/Mixed Use Development of 1 unit(s) at Kilotan & Coolinstown, Rochfortbridge, Co. Westmeath, (the **Development**).

Based upon the details provided we can advise the following regarding connecting to the networks;

- **Water Connection**
 - Feasible Subject to upgrades
 - This data centre development will be supplied from the Mullingar Regional Water Supply Area. Water supply in this Area is constrained and we are working to prioritise the provision of water supply for essential drinking water and sanitation purposes and looking to reduce requirements for water non-essential purposes
 - Uisce Eireann can supply the customers revised domestic demand of 10m³/day
 - A flow restriction device would be required for the proposed connection to ensure the daily demand is drawn down evenly throughout the day.
 - Uisce Eireann cannot accommodate any peaking demands

Stiúirtheoirí / Directors: Niall Gleeson (POF / CEO), Jerry Grant (Cathaoirleach / Chairperson), Gerard Britchfield, Liz Joyce, Michael Nolan, Patricia King, Eileen Maher, Cathy Mannion, Paul Reid, 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 designated activity company, limited by shares.

Cláraithe in Éirinn Uimh.: 530363 / Registered in Ireland No.: 530363.

- **Wastewater Connection**
 - Feasible Subject to upgrades
 - There is sufficient capacity at the Rochfortbridge Wastewater Treatment Plant to facilitate your proposed development. UE will require balancing of flows to reduce the peak and if possible, the average flow to the plant.
 - Please note the nearest Uisce Éireann foul sewer network is approx. 1.3km from your proposed development site.
 - We note your proposal includes the provision of an onsite pumping station arrangement. Please refer to Section 5 of our Wastewater Codes of Practice, which outlines our requirements for the provision of pumping stations and rising mains.
 - Your proposal will need to demonstrate Uisce Éireann requirements can be satisfied over such a distance of 1.3km with particular regards to velocity, septicity & retention times.
 - As the pumping station and rising main will remain a private asset in your ownership you will be allowed construct it. Uisce Éireann will complete the final connection to our network.
 - The details of the required works can be agreed at Connection Application Stage

This letter does not constitute an offer, in whole or in part, to provide a connection to any Uisce Éireann infrastructure. Before the Development can be connected to our network(s) you must submit a connection application and be granted and sign a connection agreement with Uisce Éireann.

As the network capacity changes constantly, this review is only valid at the time of its completion. As soon as planning permission has been granted for the Development, a completed connection application should be submitted. The connection application is available at www.water.ie/connections/get-connected/

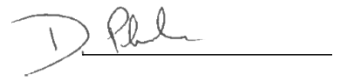
Where can you find more information?

- **Section A** - What is important to know?
- **Section B** - Details of Uisce Éireann's Network(s)

This letter is issued to provide information about the current feasibility of the proposed connection(s) to Uisce Éireann's network(s). This is not a connection offer and capacity in Uisce Éireann's network(s) may only be secured by entering into a connection agreement with Uisce Éireann.

For any further information, visit www.water.ie/connections, email newconnections@water.ie or contact 1800 278 278.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'D. Phelan', is written over a horizontal line. Below this line is another horizontal line, likely representing a printed name or title.

Dermot Phelan
Connections Delivery Manager

Section A - What is important to know?

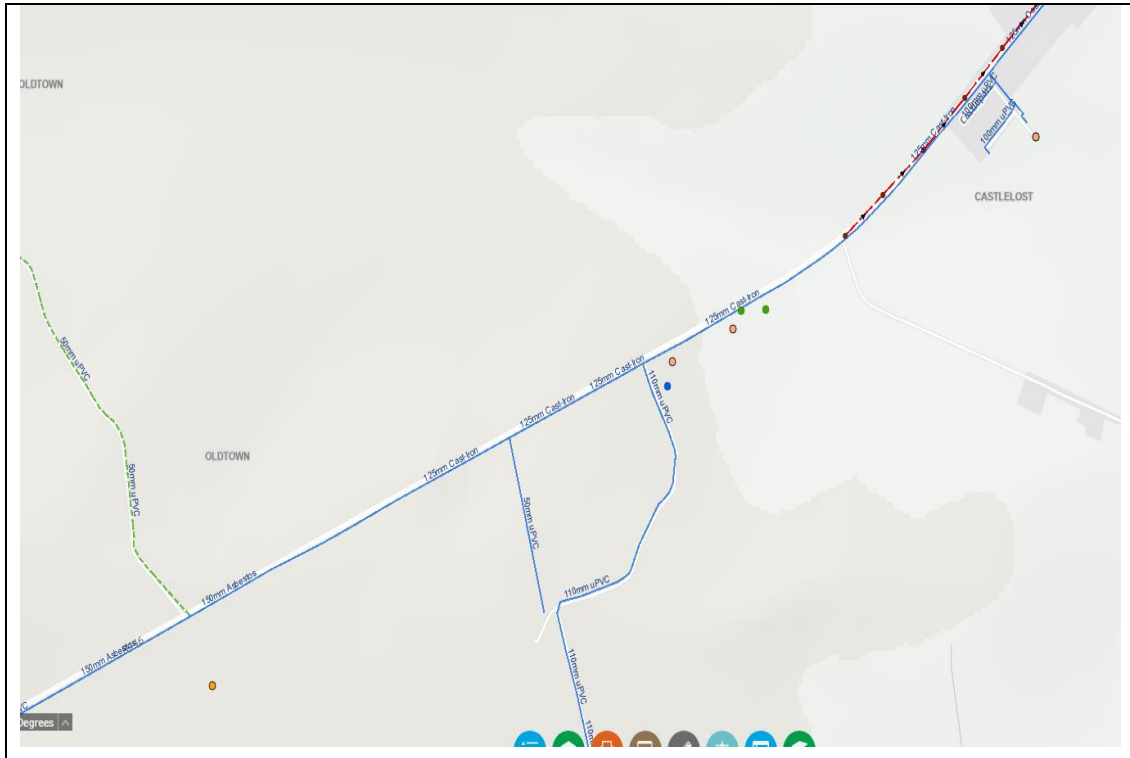
What is important to know?	Why is this important?
Do you need a contract to connect?	<ul style="list-style-type: none"> • Yes, a contract is required to connect. This letter does not constitute a contract or an offer in whole or in part to provide a connection to Uisce Éireann's network(s). • Before the Development can connect to Uisce Éireann's network(s), you must submit a connection application <u>and be granted and sign</u> a connection agreement with Uisce Éireann.
When should I submit a Connection Application?	<ul style="list-style-type: none"> • A connection application should only be submitted after planning permission has been granted.
Where can I find information on connection charges?	<ul style="list-style-type: none"> • Uisce Éireann connection charges can be found at: https://www.water.ie/connections/information/charges/
Who will carry out the connection work?	<ul style="list-style-type: none"> • All works to Uisce Éireann's network(s), including works in the public space, must be carried out by Uisce Éireann*. <p>*Where a Developer has been granted specific permission and has been issued a connection offer for Self-Lay in the Public Road/Area, they may complete the relevant connection works</p>
Fire flow Requirements	<ul style="list-style-type: none"> • The Confirmation of Feasibility does not extend to fire flow requirements for the Development. Fire flow requirements are a matter for the Developer to determine. • What to do? - Contact the relevant Local Fire Authority
Plan for disposal of storm water	<ul style="list-style-type: none"> • The Confirmation of Feasibility does not extend to the management or disposal of storm water or ground waters. • What to do? - Contact the relevant Local Authority to discuss the management or disposal of proposed storm water or ground water discharges.
Where do I find details of Uisce Éireann's network(s)?	<ul style="list-style-type: none"> • Requests for maps showing Uisce Éireann's network(s) can be submitted to: datarequests@water.ie

<p>What are the design requirements for the connection(s)?</p>	<ul style="list-style-type: none"> The design and construction of the Water & Wastewater pipes and related infrastructure to be installed in this Development shall comply with <i>the Uisce Éireann Connections and Developer Services Standard Details and Codes of Practice</i>, available at www.water.ie/connections
<p>Trade Effluent Licensing</p>	<ul style="list-style-type: none"> 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). More information and an application form for a Trade Effluent License can be found at the following link: https://www.water.ie/business/trade-effluent/about/ <p>**trade effluent is defined in the Local Government (Water Pollution) Act, 1977 (as amended)</p>

Section B – Details of Uisce Éireann’s Network(s)

The map included below outlines the current Uisce Éireann infrastructure adjacent the Development: To access Uisce Éireann Maps email

datarequests@water.ie



Reproduced from the Ordnance Survey of Ireland by Permission of the Government. License No. 3-3-34

Note: The information provided on the included maps as to the position of Uisce Éireann’s underground network(s) is provided as a general guide only. The information is based on the best available information provided by each Local Authority in Ireland to Uisce Éireann.

Whilst every care has been taken in respect of the information on Uisce Éireann’s network(s), Uisce Éireann assumes no responsibility for and gives no guarantees, undertakings or warranties concerning the accuracy, completeness or up to date nature of the information provided, nor does it accept any liability whatsoever arising from or out of any errors or omissions. This information should not be solely relied upon in the event of excavations or any other works being carried out in the vicinity of Uisce Éireann’s underground network(s). The onus is on the parties carrying out excavations or any other works to ensure the exact location of Uisce Éireann’s underground network(s) is identified prior to excavations or any other works being carried out. Service connection pipes are not generally shown but their presence should be anticipated.



APPENDIX 2.1

(Superseded by Appendix 2.4)



APPENDIX 2.2

(Superseded by Appendix 2.6)



APPENDIX 2.3



CLIENT: Red Admiral DC Limited

PROJECT: Decommissioning Plan

Prepared by: Halston Environmental & Planning Limited

Date: June 2025

Document Control

Client: Red Admiral DC Limited

Project Name Admiral (CEMP)

Project Ref. No. SEP-0374

Document Checking:

Author: Colm Staunton	Signed:
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Checked by: Client	Signed:
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Issue	Date	Status
v1	03/06/2025	Draft
v2	24/06/2025	Final

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1 INTRODUCTION

This Decommissioning Plan has been prepared by Halston Environmental & Planning Limited (Halston) on behalf of Red Admiral DC Limited. ("the applicant") and is submitted to support applications for planning permission for the development of a Data Centre facility and a Decentralised Energy Resource (DER) on lands in the in the townlands of, Gneevebane, Oldtown, Farthingstown, Castlelost and Kiltotan and Collinstown, Co. Westmeath.

It is anticipated that the LEL ESS Castlelost Project would have an operational lifespan of 25 or more years (or as long as required by the transmission system). The Project life could be further extended with proper maintenance, component replacement and repowering. For the purposes of this Decommissioning Plan, it is assumed that the Project will be decommissioned after the 25-years. At the end of the useful life of the facility, the site will be returned to its pre-development status.

The decommissioning plan has been developed based on complete cessation of energy storage activities, removal of plant and equipment and the sale of the site for suitable future end use¹.

This Decommissioning Plan shall be reviewed and updated prior to commencement of decommissioning works to take account of the relevant conditions of the planning permission and current environmental and health and safety standards at the time of decommissioning.

2 PROJECT INFORMATION

2.1 OVERVIEW

The Admiral Project includes two main elements, namely:

1. The Data Centre (DC) facility, comprising six two-storey Data Centre buildings, car parking, landscaping, drainage and other associated works. The DC facility will be constructed and secured within a 48ha campus. Each DC building will have a footprint of 13,978 m² (sqm) and have a gross floor area of 28,561 sqm. Each DC building will contain:

- Data halls fitted with server racks and distribution units,

¹ This is considered worst case scenario. Probable future use of the site is therefore considered as current land use (agriculture) for the purposes of this report.

- Mechanical and electrical (M&E) plant rooms /spaces which will house advanced cooling equipment, pumps, piping and medium voltage (MV) and low voltage (LV) switchgear, and
- Administration and support areas including reception, offices, meeting rooms and welfare facilities.

2. Decentralised Energy Resource (DER), which will be constructed across 192ha of lands adjoining the DC facility. The DER incorporates several power assets which will generate, store and manage electricity close to the DC facility. The DER comprises the following assets:

- Fuel Cell Power System – 160MW,
- Battery Energy Storage System (BESS) – 250MW,
- Solar PV installation (180MWp), and
- Grid connection to the 220kV Castlelost GIS substation, which adjoins the proposed development site.

A full description of the project is provided in Chapter 2 of the EIAR (Volume 2). Further details regarding the proposed development, including drawings, are submitted in support of the planning applications.

2.2 LOCATION

The proposed development is located on a 240 hectares (ha) site in the townlands of, Gneevebane, Oldtown, Farthingstown, Castlelost and Kiltotan and Collinstown, Co. Westmeath (see Figure 2.1). The proposed development lands are located approximately 2km southwest of Rochfortbridge and 3.5km northeast of Tyrrellspass. The M6 motorway defines the southern boundary of the proposed site and the R446 (N6) provides the proposed main access point to the site and defines part of the northern site boundary.

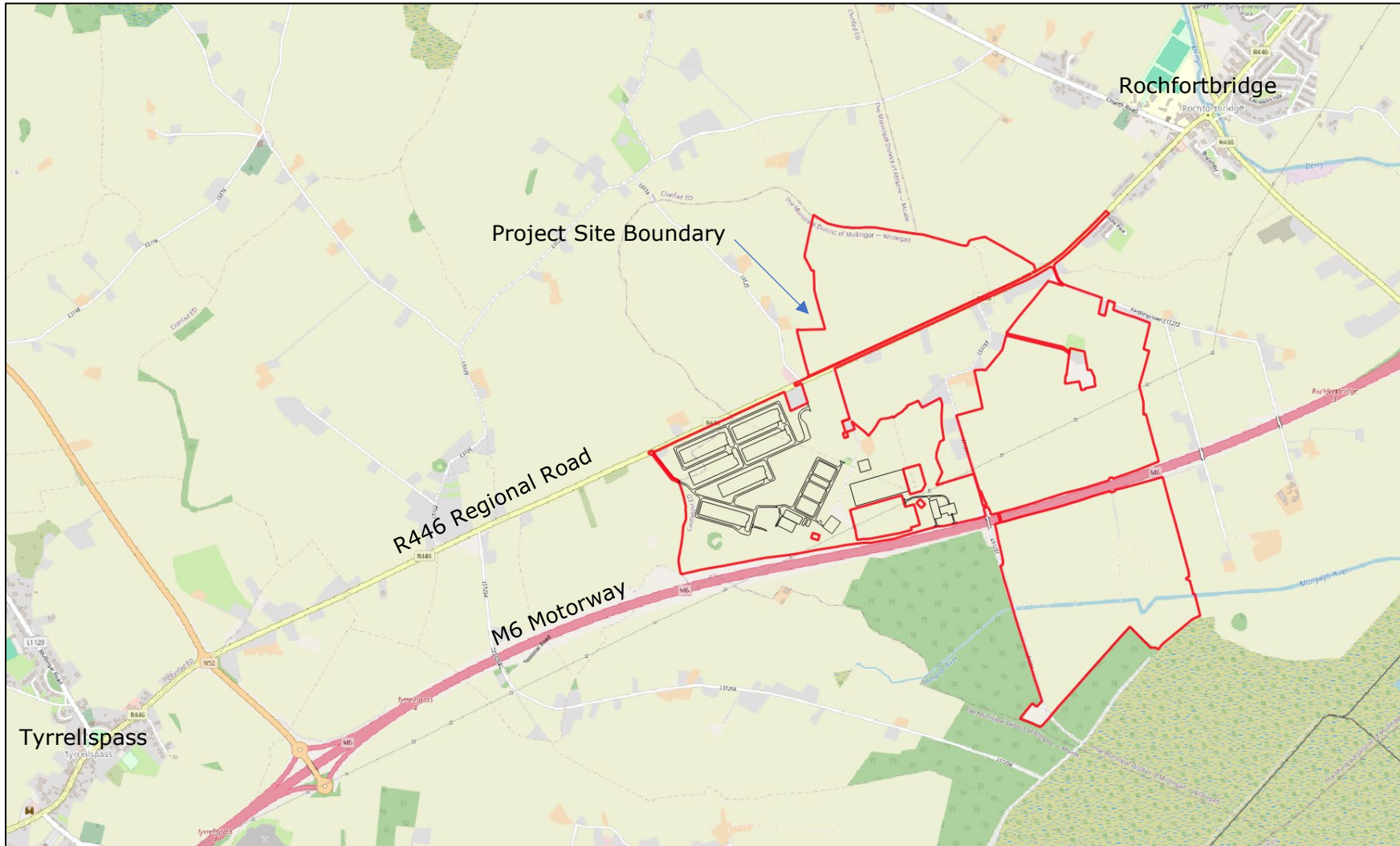
The lands within the development boundary gently rise from the lowest point of 93.5m OD in the southeast close to the boundary with the M6 motorway to 107.1m OD in the west of the site and 105m OD and 107m OD at the position, where the lands border the R446. The proposed development is located adjacent to the existing Castlelost Flexgen Power Plant and 220kV Gas Insulated Switchgear (GIS) electrical substation.

There are areas of extensive cutaway bogs, quarries and forestry located to the south and beyond the M6 motorway. Lands in the general area of the site are predominantly agricultural pastures with some parcels of arable lands.

The development lands contain some farm sheds, outbuilding and a derelict house which will be demolished and removed from site in accordance with best practice.

A map showing the Site Location is presented in Figure 2.1.

Figure 2.1 Site Location Map



3 DECOMMISSIONING

3.1 GENERAL

Within 12 months of any proposed cessation of activities on site, the site owner shall engage with the local authority to review and discuss closure plan and decommissioning options. It is expected that decommissioning works will be undertaken over the course of 18 months; this includes preparation of documentation, consultations with stakeholders, carrying out of onsite works and preparation of final decommissioning report(s).

Subject to agreement with the planning authority, it is anticipated that the following times will constitute the standard working hours on site for the decommissioning phase.

- Monday to Friday 07:00 to 19:00
- Saturday 08:00 to 18:00
- Sunday No Work
- Public Holidays No Work

Working hours may vary slightly depending on weather conditions and daylight hours during winter months. Heavy construction activities will be avoided where possible outside the normal working hours outlined above.

It is proposed that access to the facility will be provided by the main access route proposed for the facility which runs south from the R446. This access points (from R446) and the roads leading to the DC facility and DER are suitable for accommodating movement of HGVs and other decommissioning vehicles. Decommissioning compounds will separately be established for the DC facility and the DER (4no. – associated with each of the energy assets). During decommissioning it is expected that there will be up to 80 staff on site at any one time.

Options that will be available with regard to various residuals are broadly as follows:

- Reuse - removal for reuse,
- Return to supplier,
- Recovery / Recycling - sale to third-party as scrap,
- Disposal - disposal as waste.

3.2 CRITERIA FOR SUCCESSFUL CLOSURE

Successful clean closure will be demonstrated by completion of an independent closure audit. The audit and assessment will determine if all environmental liabilities have been removed from site. This will require the following criteria to be met:

- The appropriate decontamination of all plant and equipment.
- Documented reports of all materials dispatched from the site, e.g., TFS, waste transfer forms, certificates of disposal.
- There is no soil or groundwater contamination present which would give impact on human or environmental receptors.
- Documented reports on the disposal of hazardous waste including all certification required under regulations in force at the time.
- Documented reports on the disposal of non-hazardous waste including all certification required under regulations in force at the time.
- Documented post-closure environmental monitoring programmes, where appropriate in accordance with EMS requirements.
- Secure archiving of all documentation
- Sufficient funds available to cover the full cost of closure
- Environmental management system in place and actively implemented during the closure period
- All costs associated with the closure plan were discharged.

A report detailing all decommissioning works and findings from the audit shall be presented to Local Authority.

3.3 CLOSURE SCENARIOS

This report outlines a single, planned site closure scenario. It is assumed that any closure will be anticipated and therefore carried out in a well-organised and well-resourced manner. The decommissioning of on-site plant and equipment will be undertaken; however, the site infrastructure—including buildings and associated services/utilities—will remain in place and is expected to be used for a similar purpose or adapted for alternative development.

Following the cessation of operations, there will be no further emissions to sewer or atmosphere. Additionally, all substances with the potential to cause fugitive emissions will be removed from the site, resulting in a 'Clean Closure.'

The applicant is expected to have sufficient financial and personnel resources to implement the Closure Plan. A dedicated team, comprising internal staff and supported as needed by external specialists, will be assembled to manage and carry out the closure process. All external contractors engaged for cleaning, waste disposal, or recycling activities will be appropriately licensed and approved.

An orderly, phased shutdown of all site operations is expected to take place over a period of approximately six months.

3.4 RESTORATION/AFTERCARE PLAN

This facility is located on a site with no history/evidence of existing contamination, and it is anticipated that there will be no environmental liabilities once closure, decommissioning and residuals management are completed. Therefore, in accordance with EPA guidance only a Closure Plan is required and not a Restoration and Aftercare Management Plan.

3.5 DATA CENTRE

3.5.1 Layout and Infrastructure Overview

Details of the site and key plant and equipment are outlined in the CEMP and summarised below.

The DC buildings are arranged in three phases (Phase 1, Phase 2, and Phase 3), each comprising two data centre buildings. The buildings within each phase are situated adjacent to one another, with internal roads and shared infrastructure linking them across the site. Some of the buildings are connected by centralised single-storey administration and support facilities, while others are separated by internal access routes. The Installation comprises six principal data centre buildings, each incorporating roof-mounted mechanical plant, ground-level backup generator yards, administrative and office support areas, security and utility spaces, on-site surface water attenuation features, and a network of internal roads and landscaping.

The power requirements for the DC buildings are provided via a connection to an existing 33kV substation on site.

The site includes underground foul and storm water drainage network, on site attenuation, and underground water supply network, hard and soft landscaping and perimeter fencing.

The operation of the Data Centre IT Equipment at buildings D1- D6 and associated ancillary equipment produces heat which is managed by use of non evaporative (e.g. electric and absorption chillers).

3.5.2 Surface water Drainage Protection

The following measures will be implemented to protect the surface water drainage network throughout the decommissioning process:

- Where feasible, equipment dismantling will be conducted indoors, away from clean surface water collection points to minimise the risk of contamination.
- All vehicle loading and unloading activities associated with decommissioning will be carried out in designated tanker delivery areas, isolated from clean surface water inlets. These areas are designed so that any accidental spills are directed to the retention pond.
- Waste oils and greases removed from equipment will be collected in suitable containers placed on hard-standing surfaces. These surfaces will either be bunded or fitted with appropriate containment systems to ensure any spills are effectively controlled and contained.
- In the event of a spill, the facility's established accident prevention and emergency response procedures will be followed to ensure swift and effective action.
- Additional spill response equipment (spill kits) will be made available on site to support decommissioning activities and manage any unexpected releases.

3.5.3 Waste

Table 3.1 Estimated maximum potential storage of waste

Waste	Maximum potential storage (tonne)
Food / Organic waste generated from canteens	1.0
Paper (Confidential)	1.1
Dry Mixed Recyclables (DMR)	1.2
Glass	0.1
Metals	1.7
General Non-Hazardous Waste	0.2

Waste	Maximum potential storage (tonne)
Non-Hazardous WEEE	0.3
Landscaping Waste	0.0
Hazardous WEEE	0.2
Waste Oil	0.0
(Wet) Batteries	0.0
(Dry) Batteries	0.0
General and maintenance chemicals (pesticides, paints & adhesives, detergents, etc.)	0.0
Printer Toner/Cartridges*	0.0
Oily water from hydrocarbon interceptor	1.3

3.5.4 Closure Programme

This section outlines the phased procedures to be followed in the event of a site closure. It is anticipated that the date of closure will be known in advance and detailed closure planning and an independent closure audit will take place. After detailed planning, it is expected that the closure of the site will take place over twelve months.

3.5.4.1 Stage 1 - Disconnection and Decommissioning of Non-Essential Services and Utilities

The first phase of the closure programme will involve disconnecting all non-essential site services and utilities. This includes electrical and telecommunications disconnections, as well as decommissioning data halls, servers, and associated plant and equipment such as cooling systems.

Subject to confirmation in the Final Closure Plan, this stage will also involve disconnecting emergency generators, transformers, water supply connections, water treatment systems, and any other operational infrastructure not required during the closure phase.

Clean water storage tanks, including sprinkler and evaporative cooling tanks, will be drained into the on-site stormwater attenuation pond.

Numerous fans, pumps, and motors throughout the HVAC system will also be disconnected.

The site's administrative buildings, including offices and canteen areas, will be partially decommissioned. Only essential administration areas needed for the remainder of the decommissioning process will be retained. Non-essential areas will be cleared of office furnishings, catering equipment, and general contents. Aside from standard recyclables like paper, the main waste stream from these areas is expected to consist of waste electrical and electronic equipment (WEEE), much of which will be considered obsolete due to its short lifespan and the sensitive nature of the data it contains.

3.5.4.2 Stage 2 – Removal of Surplus Materials and Equipment

Any surplus materials, furniture, electronic devices, and catering equipment will be removed from the site in accordance with the hierarchy outlined below, subject to the Final Closure Plan:

- Return to suppliers;
- Transfer to other operational sites;
- Sale or transfer to third-party organisations within Ireland;
- Transfer to licensed recycling or recovery operators;
- Disposal as hazardous or non-hazardous waste (addressed in Stage 3).

3.5.4.3 Stage 3 – Removal of Hazardous and Non-Hazardous Waste

Any materials not repurposed or recycled during Stage 2 will be managed as waste. These materials will be classified as hazardous or non-hazardous and removed from site in accordance with applicable national and EU legislation.

Particular attention will be paid to hazardous waste types that are not typically generated during routine operations. Where required, prior written approval from the Environmental Protection Agency (EPA) will be obtained before such waste is removed.

All waste transfers will be documented according to EPA guidelines. This documentation will support verification of proper decommissioning and fulfil closure validation requirements.

3.5.4.4 Stage 4 – Cleaning and Decontamination

All operational plant and equipment will undergo cleaning and decontamination. While the equipment is to be decommissioned, it is expected to remain on site for potential future use or repurposing, as per the Final Closure Plan.

Contaminated solids from equipment wipe-downs will be classified as hazardous waste and stored in designated containers in the site's waste storage area.

- Tank and Vessel Cleaning: Clean water storage tanks and a limited number of tanks associated with cooling operations will be cleaned using standard procedures. Wastewater unsuitable for discharge will be removed by a licensed contractor.
- HVAC Systems: All ducts, vents, and pipework throughout the HVAC network will be professionally cleaned and decontaminated by specialist contractors.
- Bunds, Sumps, and Drainage Infrastructure: All bunded areas, sumps, and components of the process drainage system will be cleaned, particularly those associated with plant, utility, and water treatment systems.

3.5.4.5 Stage 5 – Final Disconnection of Essential Utilities

Towards the end of the decommissioning programme, remaining essential utilities will be disconnected. This will include, subject to the Final Closure Plan, the disconnection of the electrical substation and water supply.

All electrical systems, including substations and transformers, will be rendered safe by site maintenance personnel. It is expected that a limited sub-system will remain operational to support emergency lighting, power, and site security.

3.5.4.6 Stage 6 – Final Waste Removal

Any remaining waste or hazardous materials identified during decommissioning and decontamination will be appropriately stored and disposed of by licensed waste contractors.

- Segregated skips and containers will be provided throughout the site for the separation of hazardous and non-hazardous waste, which may include:
- Used mechanical components and decommissioned electronic equipment (WEEE);
- Solid hazardous materials such as contaminated PPE and absorbents, stored in sealed containers;
- Contaminated and empty drums, intermediate bulk containers (IBCs), and packaging;
- Non-hazardous materials such as clean drums, pallets, packaging, and unused PPE;
- General mixed waste.

3.5.4.7 Stage 7 – Documentation and Certification of Closure

All transfers of materials, products, and waste off-site will be recorded for verification purposes. Records of all product sales, waste transfers, and consignment notes will be maintained throughout the decommissioning period and retained post-closure in compliance with EPA and regulatory requirements.

These records will form the basis for final closure certification and demonstrate compliance with decommissioning and decontamination obligations.

3.6 DER: GENERAL DECOMMISSIONING FRAMEWORK

Given the modular nature of the DER Projects, decommissioning is expected to proceed through the following main steps:

- A decommissioning commencement audit will be undertaken by the site owner to assess plant and equipment for resale, recycling, or disposal, and to update the Decommissioning Management Plan accordingly.
- At end of life, the facility will be fully de-energised and disconnected from all utility services, including electricity, water, stormwater, foul drainage, and communications.
- Environmental surveys will be conducted to assess soil, water, and biodiversity conditions, including protected or invasive species.
- All waste will be removed by permitted contractors to licensed facilities.
- All DER equipment — including battery modules, fuel cell components, solar inverters, and associated infrastructure — will be dismantled and removed.
- Electrical cabling and pipework will be removed and recycled.
- Battery modules and liquid/gaseous fuel system components (e.g. from fuel cells) will be safely drained, neutralised (where required), and decommissioned.
- Foundations will be broken down to ground level, with surplus material removed. Below-grade elements will be removed to a depth of 1 m and backfilled with clean fill and topsoil.
- Underground cables will be extracted where feasible or otherwise cut 1 m below original grade.
- Buildings (e.g. IPP or control buildings) and structures will be dismantled and their foundations removed to at least 1 m below grade.
- Removal or retention of access roads will be based on future site use and landowner agreements.
- Internal roads and hardstanding areas will be broken up and recycled as infill material.
- Perimeter fencing and gates may be removed or retained depending on future requirements.
- Final ground grading, contouring, and seeding will return the site to a condition consistent with pre-construction land use, typically grassland.
- An independent closure audit will be completed to document and verify the full scope of decommissioning activities.

3.6.1 BESS

3.6.1.1 Overview

The BESS operator will implement a Decommissioning Management Plan which will provide the organisation, documentation requirements, and methods and tools necessary to indicate how the safety systems as required by this standard and the ESS and its components will be decommissioned and the ESS removed from the site. It will be prepared in accordance with *NFPA 855-2023 and EPA 'Guidance on ELRA & DMP' (2019).*, and other legislation such as:

- *"Waste Management Act 1996"* (as amended)
- *"European Waste Framework Directive"* (2008/98/EC)
- REACH and CLP Regulations
- ADR Regulations for transport of dangerous goods
- *"Commission Regulation (EU) No 1357/2014"* for waste classification

Similar to the installation, operation and maintenance of a BESS site, decommissioning represents a key stage within the lifecycle of a BESS, and therefore further information needs to be developed and provided. Likely variability in battery chemistry composition in the near future, the increase in storage capacity, as well as the possibility of sequentially decommissioning battery modules rather than a whole-of-site decommissioning process, means further instruction is required by OEMs. Areas such as environmental implications (including recycling), OH&S and potential to replace current battery modules with greater capacity modules need to be further developed.

3.6.1.2 Closure Programme

Decommissioning a BESS facility is a multi-step process that requires careful planning and coordination. Prior to the start of work, the appropriate disposition for all materials must be defined. The goal is to maximize reuse and repurposing wherever possible and recycling in full compliance with the local safety and environmental regulations, while properly disposing of any hazardous or non-recyclable components.

3.6.1.2.1 Stage 1 - De-energise.

System must be de-energised by isolating all sources of electrical and mechanical energy. This can include disconnecting the AC grid and drawing down and isolating electrical sources like battery and MVPS units. It also involves disconnecting fire suppression systems to prevent accidental discharge. Developing a de-energisation plan requires site equipment layouts and electrical one-line diagrams. With these documents, energy

sources can be identified and a comprehensive lockout-tagout (LOTO) program can be devised.

Isolating and manually removing the battery modules is part of de-energisation. Depending on the manufacturer, battery enclosures can have over 300 modules. This labour-intensive process includes the removal of hundreds of busbars and communication cables and thousands of mounting screws.

3.6.1.2.2 Stage 2 - Disconnect.

With the system fully de-energised, battery containers, transformers, switchgear, control systems, panel boards, and all miscellaneous electrical balance of plant components can be physically disconnected and prepared for removal. For example, cables, conduits, and anchor bolts can be cut and ancillary structures like steps, racks, and raceways can be detached.

3.6.1.2.3 Stage 3 - Remove:

Once disconnected, everything can be removed from the site. Rigging and logistics plans are needed to ensure safe working conditions and efficient workflow. The size, weight, quantity, and location of components may require specialty lifting equipment like a telehandler, boom truck, or crawler crane. The quantity of vehicles needed to remove the items, typically tractor-trailers, can create traffic issues and bottlenecks. This must be choreographed ahead of time.

3.6.1.2.4 Stage 4 - Disposition.

Once loaded onto their respective vehicles, all battery modules, enclosures, equipment, scrap metal, and general site waste will be compliantly and safely disposed of in accordance with the disposition plan.

3.6.1.2.5 Stage 5 - Demolition and restoration.

After everything has been removed, the demolition and site restoration phase begins. This includes removing any remaining structures, removing foundations, clearing the area, and restoring the site to its original condition.

3.6.1.3 Transport of batteries

After dismantling and removal from the site, the old batteries are transported to facilities for refurbishment, recycling, or disposal. Moving Li-ion batteries can pose a fire risk if still-energised batteries short circuit or their containers are damaged.

All batteries must be packed in a strong outer package which prevents short circuits or accidental activation, prevents the release of any hazardous materials, ensures no leakage, and inhibits any combustion, and damaged batteries are subject to additional packaging and labelling requirements. However, Li-ion batteries shipped by motor vehicle to a permitted storage or disposal facility, or to a recycling facility, are exempted from certain labelling, marking, testing and record-keeping requirements.

Carriers must be ADR-compliant and have appropriately trained staff (e.g., drivers with ADR certification).

Packaging must comply with UN 3480 or UN 3481 classification and include labelling for "*Class 9 – Miscellaneous Dangerous Goods.*"

3.6.1.4 Disposal

Where recycling facilities are unavailable or the recovered materials are uneconomic, batteries are disposed as waste. The management of disposed Li-ion batteries is governed by EPA Universal Waste rules that require waste handlers to separate hazardous materials for disposal.

Proper collection, identifying battery chemistries, and fully de-energising batteries are as important to a disposal site as to the recycling processes discussed above. Once rendered inert from fire risk (mechanically or chemically), non-hazardous materials not recovered for reuse or recycling can be disposed of through municipal waste streams. While some lithium chemistries are considered non-hazardous, many batteries have toxic constituents that require treatment as hazardous materials.

3.6.1.5 Documentation

Maintaining full records for:

- Waste classification and volumes
- Consignment notes and tracking documentation
- Contractor qualifications and licences
- Evidence of appropriate recycling, recovery or disposal

Ensures compliance with EPA guidance, local authority conditions, and planning permissions.

3.6.2 Solar

3.6.2.1 Overview

At the time the Project ceases to operate, Applicant will perform decommissioning which shall include removal of all energy facilities, structures and equipment including any subsurface wires and footings from the parcel up to a depth of [1m]. The applicant is committed to improving the global environment and work with panel and mounting system manufacturers to establish policies and procedures to maximise recycling and minimise waste during the project's construction, subsequent operation and eventual decommissioning. The solar panels and all other equipment removed from the project site, unless being reused or repurposed for another project, shall be recycled in accordance with all applicable policies and procedures in effect at the time of decommissioning.

3.6.2.2 Pre-Decommissioning Activities

Before initiating the decommissioning of the Solar Farm, applicant should request an Ecological Clerk of Works (ECoW) or suitably qualified ecologist to advise on the appropriate management of ecological and environmental risks associated with the works.

A comprehensive ecological survey of the site should be undertaken in advance of any infrastructure removal. This may include targeted surveys for soil health, nesting birds, protected species such as bats, amphibians (e.g., smooth newt), and reptiles. These surveys may be subject to seasonal constraints, and appropriate lead-in times must be accounted for in the decommissioning programme to ensure all necessary assessments are completed.

Following completion of baseline surveys, a Decommissioning Environmental Management Plan (DEMP) will be prepared. This plan will identify mitigation measures as required, which may include:

- Translocation of protected species
- Vegetation clearance protocols to discourage animal habitation
- Seasonally appropriate timing of activities to avoid breeding or hibernation periods

If applicable, a Decommissioning Traffic Management Plan (DTMP) will also be developed and agreed with Westmeath County Council. This will ensure road safety and minimise disruption during the removal of equipment and transport of waste materials. The DTMP will follow similar principles to the Construction Traffic Management Plan (CTMP) previously developed during the site's development, reflecting current best practices and any updates in local road use policies.

Prior to removal of any electrical infrastructure, arrangements will be made with the ESB to ensure the electrical connection is safely isolated. Coordination with the landowner and planning authority will be necessary regarding the future status of any remaining infrastructure, including substations, transformers or cabling, particularly if shared access or facilities are involved.

3.6.2.3 Closure Programme Summary

There are several aspects involved with the decommissioning phase and the main activities include the following:

- The PV facility will be disconnected from the ESB power grid.
- Individual PV modules shall be disconnected and shipped to recycling facilities for recycling and material re-use.
- Underground electrical interconnection and distribution cables shall be removed and recycled off-site by an approved recycling facility.
- PV module support steel shall be removed and recycled off-site by an approved metals recycler. The support legs will be removed by vertical extraction and recycled off-site.
- Electrical and electronic devices including inverters, transformers, switchgear and metering equipment shall be removed and recycled off-site by an approved metals recycler.
- Prefabricated shelters shall be removed from their concrete bases and for recycling off-site.
- Concrete bases to sheltered housings shall be broken up and removed off site. The ground will then be re-levelled to original contours using imported soil where necessary.
- Hard areas such as the terminal station compound shall be broken up and removed off site. The ground will then be re-levelled to original contours using imported soil where necessary.
- Security systems, CCTV, associated supports and wiring shall be dismantled and removed off-site for recycling by an approved recycling facility.
- Fencing shall be dismantled and removed off site for recycling by an approved metals recycler.
- The above activities will be carried out in accordance with timescales conditioned within the planning permission.

3.6.2.4 Closure Programme

3.6.2.4.1 *Stage 1 – Project component Removal*

All control cabinets, substations, inverter stations, transformer stations, other electronic components and internal cables will be removed along with the panels, racks, and inverters. These components will be transported whole for reconditioning and reuse where possible, or if not disassembled/cut into more easily transportable sections for salvageable, recyclable, or disposable components (primarily the mounting frame and electrical cables).

3.6.2.4.2 *Stage 2 – PV Module Removal*

The Project's solar photovoltaic panels are manufactured according to the regulatory toxicity requirements based on the Toxicity Characteristic Leaching Procedure (TCLP). Under these regulations, solar panels are not considered hazardous waste.

Modules will be dismantled and packaged per manufacturer, approved recyclers or resellers specifications and shipped to an approved off-site solar panel recycler.

It is important to note that most PV modules come with a minimum 10-year product warranty and a 25-year performance guarantee. These warranties directly influence the salvage value of panels at the time of decommissioning—the earlier the decommissioning, the higher the residual value that may be realised through resale or material recovery.

The panels in the project will contain:

Material	%
Glass	75
Polymers	10
Aluminium	8
Silicon	5
Copper	1
Silver	1

3.6.2.4.3 *Stage 3 – Electric Wire Removal*

The copper and aluminium electric wires have a value for recycling. The DC wiring can be removed manually from the panels to the inverter. Underground wire in the project will be

excavated to a depth of [1m] and below that where it is economically feasible to do so. When excavating the electrical trenches, the topsoil must be separated from the subsoil. The cables and any warning tape should be removed from the ground. Additional subsoil will be required to ensure the trenches do not sink. The separated topsoil should be reinstated once the trench backfilled. Any overhead cabling belonging to the Project for the interconnection will be removed from poles. All wire will be sent to an approved recycling facility

3.6.2.4.4 Stage 4 – Racking and Fencing Removal

All racking and fencing material like posts that were driven into the ground will be pulled, broken down into manageable units, removed from the facility and sent to an approved recycler.

3.6.2.4.5 Stage 5 – Concrete Slab Removal

Concrete slabs used as equipment pads will be broken and removed to a depth of [1m] below ground level. Clean concrete will be crushed and disposed of off-site and/or recycled and reused either on or off-site. The excavation will be filled with subgrade material of quality and compacted density comparable to the surrounding area, before covering it with topsoil consistent with that across the site as a whole.

3.6.2.4.6 Stage 6 – Access Tracks

The last structure to be removed is the access roads. They will be stripped exposing the geotextile beneath. The geotextile will then be removed and disposed of revealing the original subsoil surface below. The compacted soil beneath the road fill might require ripping with a subsoiler plough to loosen it before it can be returned to crop production. The access track areas will then need to be topped with topsoil consistent with that across the rest of the site. Some of the access tracks might be retained by the landowner as it will be an improvement for their farm access.

3.6.2.4.7 Stage 7 – Site Restoration Process

Following the decommissioning activities, the sub-grade material, and topsoil from affected areas will be de-compacted and restored to a density and depth consistent with the surrounding areas. All unexcavated areas compacted by equipment used in decommissioning shall be de-compacted in a manner to adequately restore the topsoil and sub-grade material to the proper density consistent and compatible with the surrounding area.

3.6.3 Fuel Cell

3.6.3.1 Overview

The operator of the Fuel Cell Power System will implement a comprehensive Decommissioning Management Plan (DMP) to ensure the safe and environmentally compliant removal of the system and all associated infrastructure. The DMP will be prepared in accordance with NFPA 853, EPA 'Guidance on ELRA & DMP' (2019), and the following relevant Irish and EU legislation:

- "Waste Management Act 1996" (as amended)
- "European Waste Framework Directive" (2008/98/EC)
- REACH and CLP Regulations
- ADR Regulations for transport of dangerous goods
- "Commission Regulation (EU) No 1357/2014" for waste classification

As with any complex energy installation, decommissioning represents a critical stage in the project lifecycle. Due to potential variability in fuel cell designs, fuel types (e.g. hydrogen, natural gas), and associated systems, OEM-specific guidance will also be incorporated. Considerations such as hazardous materials handling, waste gas management, and OHS risks will be addressed in full.

3.6.3.2 Closure Programme

3.6.3.2.1 *Stage 1 - De-energise*

Fuel supply (including natural gas, hydrogen or biomethane) will be isolated and safely purged from the system. The plant will be disconnected from the grid and all internal systems depressurised and electrically de-energised. Fuel cell stacks, balance-of-plant systems, cooling systems, and fire suppression systems will be made safe. Site-specific Lockout-Tagout (LOTO) procedures will be developed based on detailed electrical and mechanical schematics.

3.6.3.2.2 *Stage 2 - Disconnect*

Once energy systems are de-energised, all major equipment (fuel cell modules, reformers, inverters, control panels, transformers, gas conditioning systems) will be physically disconnected. This includes cutting and sealing of pipework, removal of conduits and anchor bolts, and safe disassembly of auxiliary structures.

3.6.3.2.3 *Stage 3 - Remove*

All plant and equipment will be removed from the site in a planned sequence. Large components will be dismantled using appropriate rigging equipment and transported off-

site using permitted transporters. Logistics planning will minimise site disruption and traffic impacts.

3.6.3.2.4 *Stage 4 - Disposition*

Components will be categorised for reuse, resale, recycling, or disposal. Materials such as platinum-group catalysts, stainless steel, copper wiring, and control electronics will be prioritised for recycling. Hazardous materials such as spent chemicals, filters, and contaminated components will be disposed of via licensed hazardous waste facilities in compliance with EPA and EU waste regulations.

3.6.3.2.5 *Stage 5 - Demolition and Restoration*

Remaining enclosures, foundations, and hardstandings will be demolished. Substructures (e.g. foundations) will be removed to at least 1 metre below grade. Areas will be backfilled with clean fill, topsoiled, and recontoured to match surrounding land. Grass will be sown or the land restored to its former use (e.g. agriculture), subject to landowner and planning agreements.

3.6.3.3 Transport of Fuel Cell Equipment and Waste

Components containing pressurised gases or residues will be purged and packaged according to ADR regulations. Transporters must be ADR-compliant and staff appropriately trained and certified. Packaging for hazardous materials must comply with UN classifications (e.g. UN 1049 for hydrogen). All items will be labelled as per "Class 2" or "Class 9" requirements, depending on classification.

3.6.3.4 Waste and Disposal

Any hazardous substances (e.g. electrolyte residues, spent catalysts, gas filters) will be managed in line with EPA hazardous waste guidelines. Recyclable materials will be sent to authorised facilities. Components not suitable for reuse or recycling will be disposed of at licensed waste facilities, with full traceability.

3.6.3.5 Documentation and Compliance

Full documentation will be maintained for:

- Waste classification and disposal routes
- Material tracking and consignment notes
- Contractor certifications and licences
- Evidence of appropriate recycling and disposal actions

This ensures compliance with EPA guidance, local planning conditions, and environmental permitting obligations.

3.7 PLANT AND EQUIPMENT

Disposal or recovery of plant will be based on best economic option. Depending on when this plan is activated, plant may have operational life remaining and would be suitable for reuse or alternatively plant may be scrapped. A risk assessment and cost benefit analysis will be undertaken to determine best economic option. All plant and equipment will be decontaminated to ensure the removal of any hazardous materials. Decontamination of plant and equipment will be verified either visually or analytically, as appropriate.

All flow battery components are recyclable with the electrolyte itself maintaining its value throughout the life of the project. The primary component of the system, the vanadium electrolyte, is expected to be used in future projects once the current project ends, giving the project end of life value and not a disposal cost. This compares extremely favourably against other technologies, which requires specialist disposal at end of life.

A typical all vanadium system is comprised of two electrodes (anode and cathode) and an ion exchange membrane separator that allows for the diffusion of hydrogen ions across a membrane while preventing the cross-diffusion of the electrolyte solutions from the two tanks. During commissioning of the system, vanadium is mixed with sulphuric acid and water to create the electrolyte solution. Upon cessation of activities on site, the electrolyte will be pumped from the storage tanks on site and removed for recycling /reuse. The vanadium electrolyte can be sold to third parties who then extract the vanadium for sale. in the commodities market.

Similar to their delivery and placement on site, the Power Control System (PCS) modules will simply be electrically disconnected on site and removed from site by HGV. Emptied storage tanks will also be removed from site similar to the process employed for their placement on site.

The major hardware components (metal housing, plastic tanks, etc.) being composed of commonly used plastics and steel, can be easily recycled through conventional channels and methods. The remaining components, such as control boards, can be recycled via the same channels used for consumer electronics. It is important to note that the decommissioning process does not yield any residual products that require dangerous and/or expensive disposal paths.

Equipment associated with the synchronous condenser including the flywheel, lube oil skid, pumps, air compressors, air cooling equipment, transformers, will be dismantled on site and components will be taken from site for resale /recovery. Concrete containment

components including bunds, plinths and concrete bases will be broken on site and sent off site for recovery as secondary aggregate.

Equipment containing oils or other chemicals such as transformers will be drained. Waste liquids will be contained in suitably labelled dedicated IBCs and collected and disposed of by a licensed contractor. It is envisaged that certain equipment and plant will have market value. In these instances, this equipment will be sold for reuse. Pipework and ducting will be removed and if not suitable for reuse will be sold as scrap.

Storm and process drainage systems on site will be inspected and cleaned and any waste materials (such as sludges /oils) will be contained and disposed of off-site.

3.8 ENVIRONMENTAL ASPECTS /RESTORATION OF LANDS

Once the dismantling procedures have been completed and buildings, enclosures, machinery and other ancillary facilities have been removed, the restoration of land will occur. Due to the nature of the facility, it is not anticipated that there be any impacts to surface or groundwater quality. After the decommissioning of the built environment, the land will be returned to previous conditions in consultation local authority.

This will be accomplished by removing the foundations (or part of the foundation) to a depth of approximately 1 m below grade, the granular material from roadways and the culverts. The natural environment will be restored by re-vegetation. Soils stored within berms on site will be used for restoration purposes. If there is insufficient material onsite, topsoil and/or subsoil will be imported from a source acceptable to the local authority.

The services of a suitably qualified and experienced environmental consultant will be engaged to scope and complete an independent closure audit (ICA) assessment. The scope of the assessment will be agreed in advance with the local authority in accordance with available guidance and will be a phased-based approach, where each phase will be undertaken to provide a better understanding of conditions at the site. It is anticipated that this will include a site investigation (SI) and quantitative risk assessment (QRA) to demonstrate that the site is suitable for future end use proposals. The assessment will verify removal of wastes, chemicals and the decommissioning of the associated infrastructure/equipment. The assessment will also consider whether the site poses any future impact to human health or the environment.

3.8.1 Noise and Air Quality

Similar to the construction management plan, a noise and dust management plan will be developed and integrated into the overall decommissioning plan. It is considered that

there will be no significant adverse noise and or quality effects arising from decommissioning activities. Monitoring of noise and dust shall be undertaken at four (4no.) boundary locations during the decommissioning phase. Any emissions shall comply with recognised limit values /guide values.

3.8.2 Waste Generated

Decommissioning wastes shall be managed in accordance with a waste management plan which will be developed as part of decommissioning works. The plan shall be prepared in accordance with "Best Practice Guidance" available at the time of decommissioning. Waste and debris generated during the decommissioning activities will be collected and disposed of at approved facilities. All reasonable efforts will be made to minimise waste generated throughout decommissioning. Materials used throughout decommissioning will be recycled, as practicable. Industry best practices for spill prevention will be employed. In the unlikely event of a minor spill, it will be cleaned up immediately and any impacted soils will be removed from the site and disposed of at an appropriate facility in accordance with the applicable regulations. At the conclusion of decommissioning, equipment and machinery used to decommission buildings, plant and equipment will be removed from the site. Any useful materials and materials will be sold and resulting finance will be offset against decommissioning costs.

3.9 HEALTH AND SAFETY

The general contractor will implement and communicate a Health and Safety (H&S) Plan during the decommissioning phase of the Project that considers both public and occupational health issues. The plan will include standard health and safety measures to protect both the public and workers from equipment such as the posting of warning signs, the use of Personal Protective Equipment (PPE), accident reporting and safe operating procedures for equipment used throughout decommissioning.

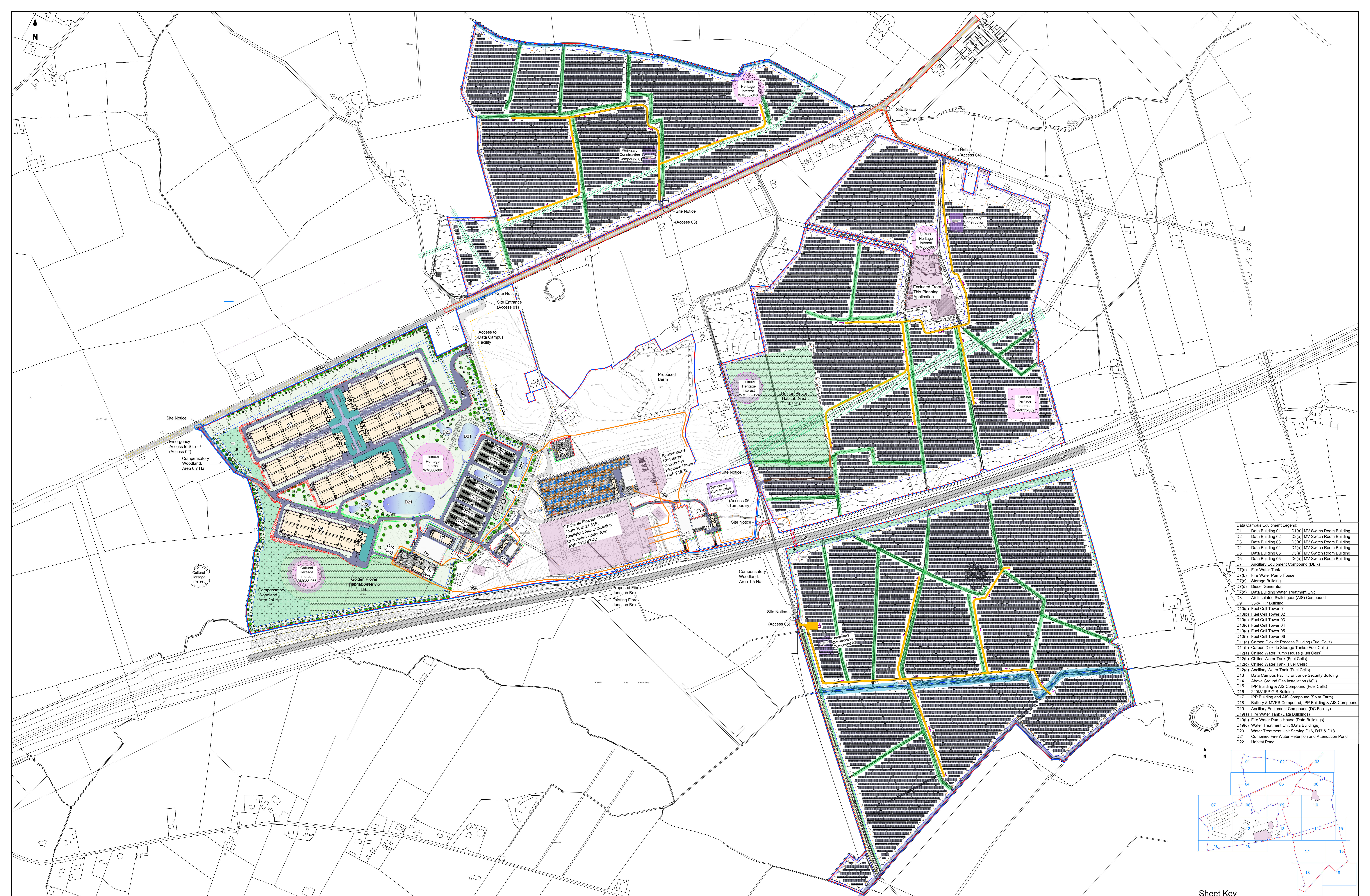
3.10 TRAFFIC MANAGEMENT PLAN

A Traffic Management Plan (TMP) for the Project will be developed 6 months in advance of decommissioning. This will be presented for agreement with the Local Authority. The Plan will be designed to minimise nuisance and prevent any impact to the road network.



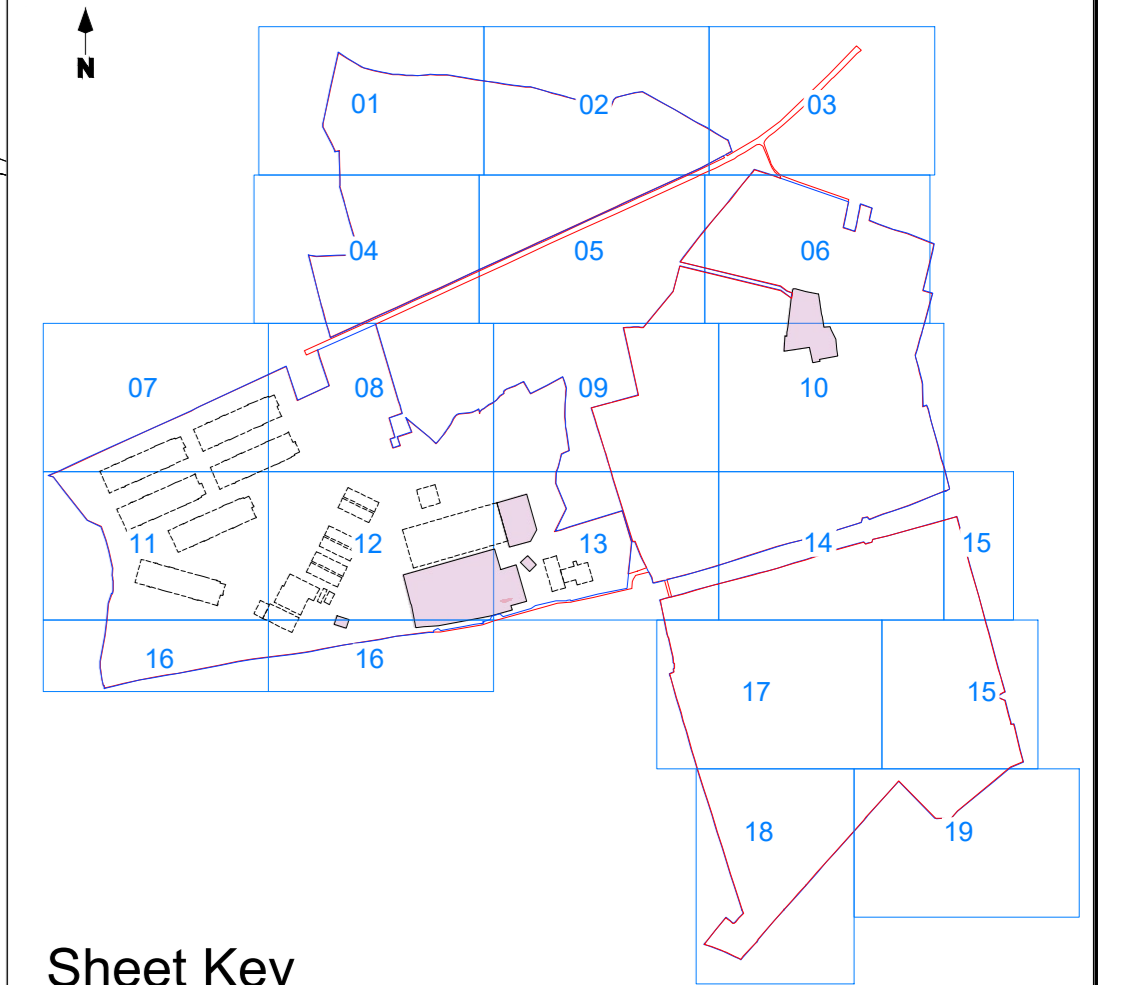
APPENDIX 2.4

See Halston Drawing No. CLDC-HAL-DC-XX-PL-1000



Data Campus Equipment Legend:

D1	Data Building 01	D1(a)	MV Switch Room Building
D2	Data Building 02	D2(a)	MV Switch Room Building
D3	Data Building 03	D3(a)	MV Switch Room Building
D4	Data Building 04	D4(a)	MV Switch Room Building
D5	Data Building 05	D5(a)	MV Switch Room Building
D6	Data Building 06	D6(a)	MV Switch Room Building
D7	Ancillary Equipment Compound (DER)		
D7(a)	Fire Water Tank		
D7(b)	Fire Water Pump House		
D7(c)	Storage Building		
D7(d)	Diesel Generator		
D7(e)	Data Building Water Treatment Unit		
D8	Air Insulated Switchgear (AIS) Compound		
D9	33kV IPP Building		
D10(a)	Fuel Cell Tower 01		
D10(b)	Fuel Cell Tower 02		
D10(c)	Fuel Cell Tower 03		
D10(d)	Fuel Cell Tower 04		
D10(e)	Fuel Cell Tower 05		
D10(f)	Fuel Cell Tower 06		
D11(a)	Carbon Dioxide Process Building (Fuel Cells)		
D11(b)	Carbon Dioxide Storage Tanks (Fuel Cells)		
D12(a)	Chilled Water Pump House (Fuel Cells)		
D12(b)	Chilled Water Tank (Fuel Cells)		
D12(c)	Chilled Water Tank (Fuel Cells)		
D12(d)	Ancillary Water Tank (Fuel Cells)		
D13	Data Campus Facility Entrance Security Building		
D14	Above Ground Gas Installation (AGI)		
D15	IPP Building & AIS Compound (Fuel Cells)		
D16	220kV IPP GIS Building		
D17	IPP Building and AIS Compound (Solar Farm)		
D18	Battery & MVPS Compound, IPP Building & AIS Compound		
D19	Ancillary Equipment Compound (DC Facility)		
D19(a)	Fire Water Tank (Data Buildings)		
D19(b)	Fire Water Pump House (Data Buildings)		
D19(c)	Water Treatment Unit (Data Buildings)		
D20	Water Treatment Unit Serving D16, D17 & D18		
D21	Combined Fire Water Retention and Attenuation Pond		
D22	Habitat Pond		



Sheet Key

NOTES:
 1 FIGURED DIMENSIONS ONLY TO BE TAKEN FROM THIS DRAWING
 2 THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT DRAWINGS AND SPECIFICATIONS.

Rev.	Modifications	By	Date
P01	PLANNING	SK	July 25
P02	FURTHER INFORMATION	SK	MAR 26

LEGEND:

OWNERSHIP BOUNDARY	POST & RAIL FENCE	4.5m SECURITY FENCE OFFSET	10m BUFFER ZONE (One Side)	WEATHER STATION	HORIZONTAL DIRECTIONAL DRILLING
SITE BOUNDARY	CUT AREA	SECURITY FENCE	5m BUFFER ZONE (One Side)	MEDIUM VOLTAGE POWER STATION (MVPS)	CABLE ROUTE
PROPOSED TAR ROAD	FILL AREA	5m WIDE GRAVEL ROAD	10m BUFFER ZONE (5m Each Side)	SOLAR PANEL ARRAY	
GRASS	COMPENSATORY WOODLAND	PROPOSED TAR ROAD		COMPENSATORY WOODLAND	
FOOTPATHS	GOLDEN PLOVER HABITAT	20m BUFFER ZONE (10m Each Side)		GOLDEN PLOVER HABITAT	
SECURITY FENCE	CABLE ROUTE				

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Client	RED ADMIRAL DC LTD	Drawn	SK	Checked	WD	Approved	CS
Project	ADMIRAL	Date	Sep 2024	Scale	N.T.S		
Title	PROPOSED MASTER PLAN SITE LAYOUT ADMIRAL AND SOLAR FARM	Sheet	1 of 1	Sheet Size	A0		
Stage	PLANNING	Job No.	SEP-0374	Rev	P02		
		Dwg. No.	CLDC-HAL-DC-XX-PL-1000				