

RECEIVED: 08/07/2025

CLIENT: RED ADMIRAL DC LIMITED

PROJECT NAME: ADMIRAL

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

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



DATE JULY 2025

PROJECT REF. SEP-0374

Document Control

RECEIVED: 08/07/2025

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



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TABLE OF APPENDICES

Appendix 1.1	Landowner Consent Letters
Appendix 1.2	An Bord Pleanála SID Pre-application Consultation Letters & EIA Portal Confirmation
Appendix 1.3	Applicant Consent Letters to Agent
Appendix 1.4	Uisce Éireann COF Letter
Appendix 2.1	Proposed Development Layout
Appendix 2.2	Construction Environmental Management Plan (CEMP)
Appendix 2.3	Decommissioning Plan
Appendix 3.1	Energy Statement and Approach to Sustainable Data Centre Development
Appendix 3.2	LEED Assessment and Life Cycle Assessment
Appendix 4.1	Economic Assessment Report
Appendix 4.2	Lighting Study
Appendix 6.1	Bat Survey Report
Appendix 6.2	Bird Survey Report
Appendix 7.1	Ground Investigation Report
Appendix 8.1	Flood Risk Assessment Report
Appendix 9.1	Telecommunication Report
Appendix 10.1	Ambient Air Quality Survey Data – Passive Certs
Appendix 10.2	Air Quality Dispersion Modelling Report
Appendix 11.1	Noise Photologs
Appendix 11.2	Noise Monitoring Data
Appendix 12.1	Landscape and Biodiversity Mitigation Plans
Appendix 12.2	Photomontages
Appendix 12.3	Glint and Glare Assessment Report
Appendix 13.1	Traffic Counts
Appendix 13.2	Trip Generation
Appendix 13.3	Traffic Calculations
Appendix 13.4	PICADY Analysis
Appendix 13.5	Road Safety Audit Report (RSA)
Appendix 13.6	Mobility Management Plan (MMP)
Appendix 14.1	Archaeological & Cultural Heritage - Figures
Appendix 14.2	Archaeological & Cultural Heritage - Plates
Appendix 14.3	Archaeological & Cultural Heritage - Geophysical Report

RECEIVED 08/07/2025

APPENDIX 1.1

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

RECEIVED: 08/07/2025

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.

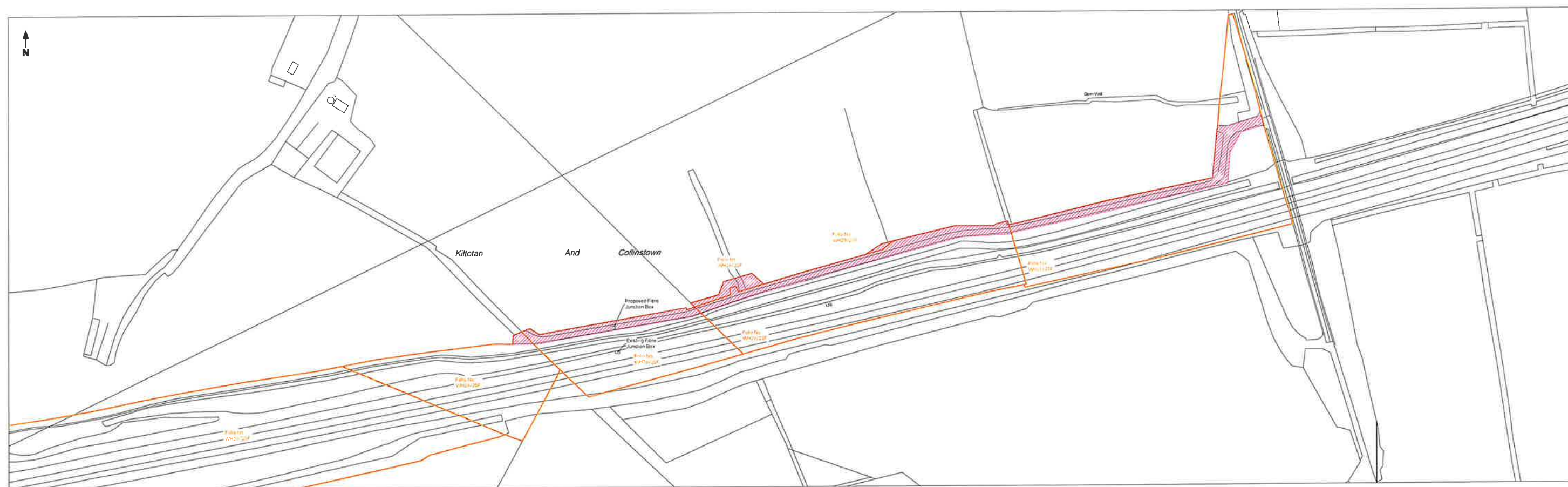
This letter of consent, which will expire two calendar years from the date on this letter, confers no other rights whatsoever to any party.

Yours sincerely,



**Barry Kehoe
Chief Executive**

Designated Public Official under the Regulation of Lobbying Act



NOTES

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

[illegible]

CYA1 50440526 © Taite Éireann – Surveying

OS MAP No. 3114A & 3114C

Legend
Westmeath County Council (Farmers Lane)
Folio Boundaries

Legend

Westmeath County
Council (Farmers Le

Fair Boundaries

© 2009 Pearson Education, Inc.



Email: info@halston.ie
Tel: 094 9010111

TEL. 574 7010111

IHUB BUILDING
WESTPORT ROAD
CASTLEBAR
CO. MAYO.
F23 K162

THIR BUILDING

WESTPORT ROAD

CASTLEBAR

CO. MAYO.
E23 K162

Client	RED ADMIRAL DC LTD
--------	--------------------

Project ADMIRAL

ADMIRAL

Title	SITE LOCATION
-------	---------------

State

	PLANNING
--	----------

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

RECEIVED: 08/07/2025

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,

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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.

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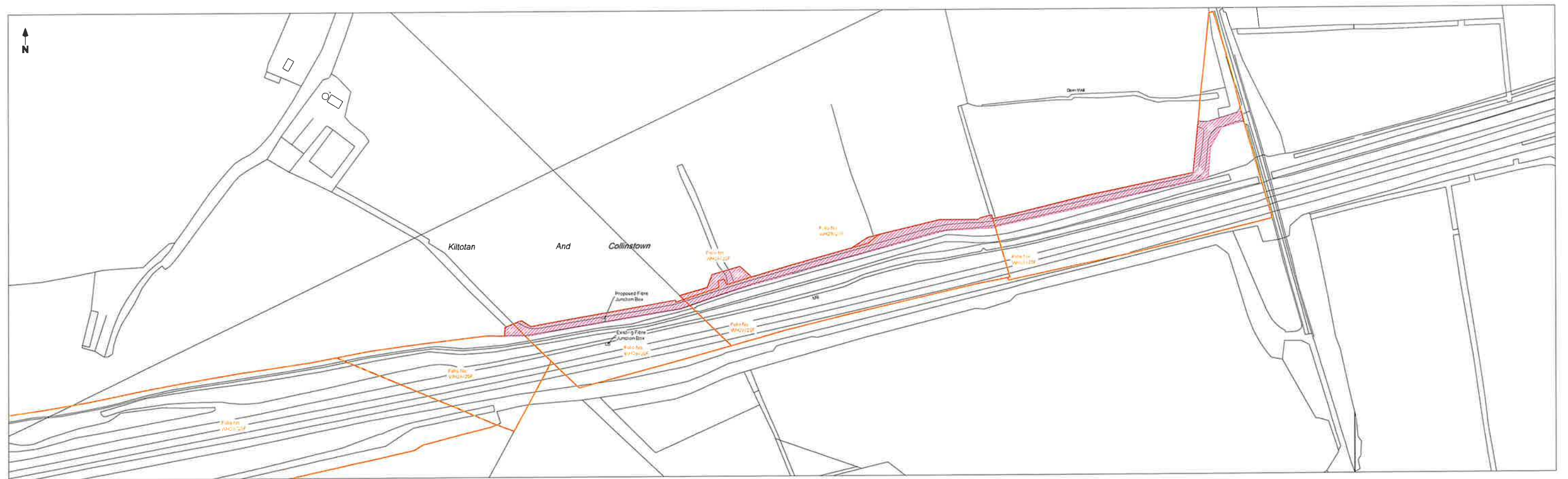
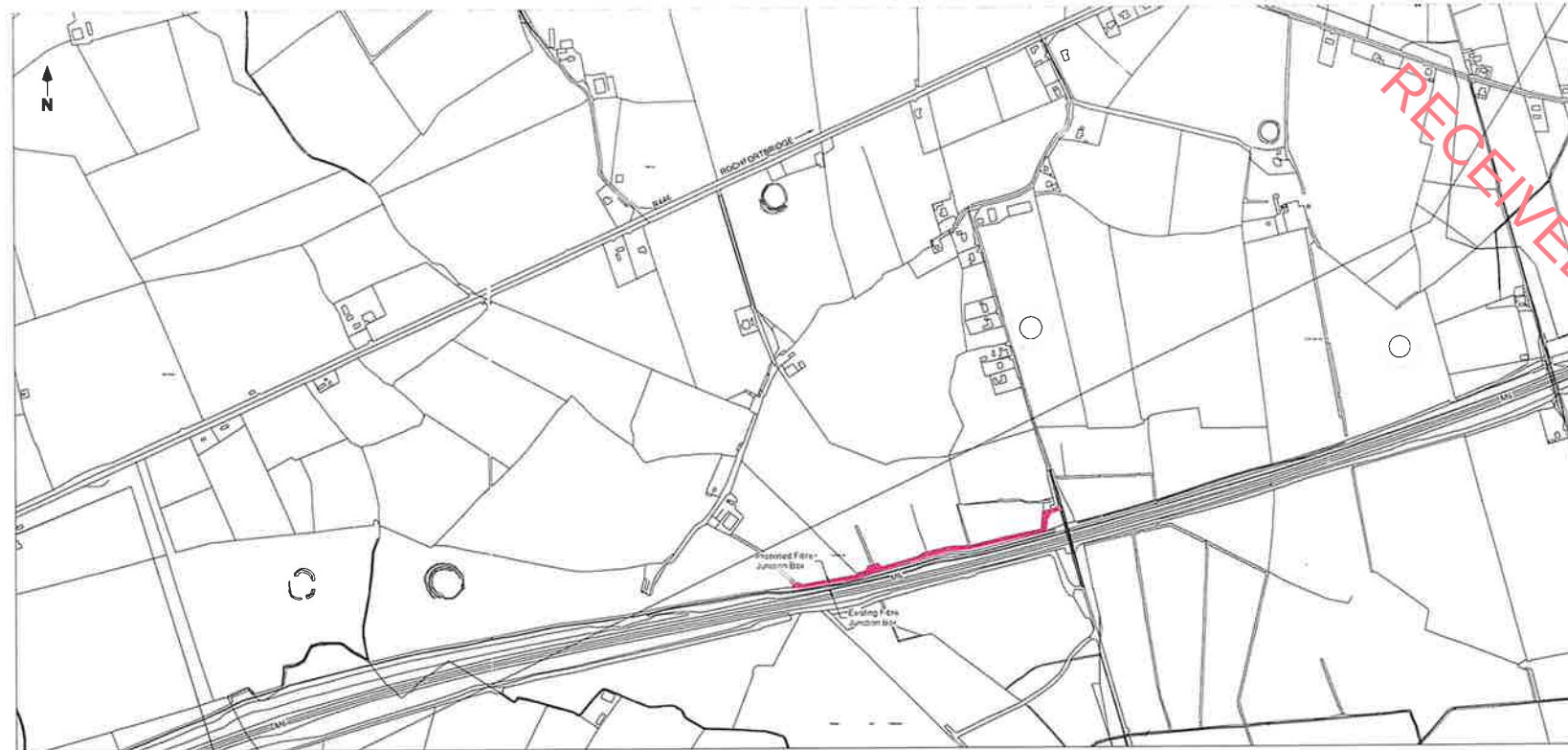
This letter of consent, which will expire two calendar years from the date on this letter, confers no other rights whatsoever to any party.

Yours sincerely,



Barry Kehoe
Chief Executive

Designated Public Official under the Regulation of Lobbying Act



NOTES

- 1 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	31 03 20

CYAL50440526 © Tailte Éireann – Surveying
OS MAP No. 3114A & 3114C

Legend
Westmeath County Council (Farmers Lane) 
Folio Boundaries



IHUB BUILDING
WESTPORT ROAD
CASTLEBAR
CO. MAYO.
F23 K162

Client	RED ADMIRAL DC LTD	Drawn	SK	Checked	WJD	Approved	C.S.
Project	ADMIRAL	Date	Mar 2025				
Title	SITE LOCATION MAP	Scales	1:5000 & 1:1000				
Stage	PLANNING	Sheet	1 of 1	Sheet Size	A0		
		Job No.	SEP-0374	Rev	Pg1		
		Comp. No.	CLDC-HAL-DC-XX-PL-1:1000				

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

RECEIVED: 08/07/2025

Date: 28th April 2025

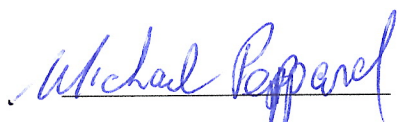
Re: Landowner consent letter

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

RECEIVED: 08/07/2025

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

RECEIVED: 08/07/2025

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

RECEIVED: 08/07/2025

gm 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

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

RECEIVED: 08/07/2025

Date: 28th April 2025

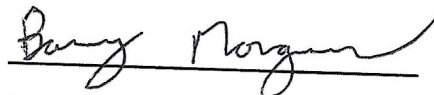
Re: Landowner consent letter

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

RECEIVED: 08/07/2025

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

Date: 28th April 2025

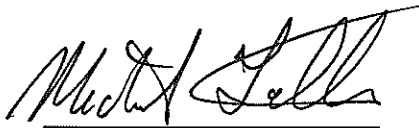
Re: Landowner consent letter

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

RECEIVED: 08/07/2025

Date: 2nd May 2025

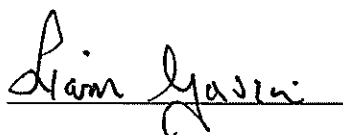
Re: Landowner consent letter

Applicant Name: Red Admiral DC Limited

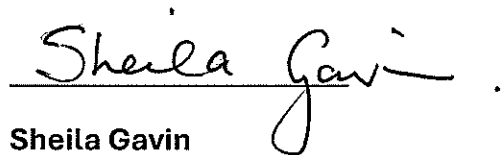
Development: Data Centre and Energy Park at Castlelost, Co Westmeath

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

RECEIVED: 08/07/2025

Date: 28/04/2025

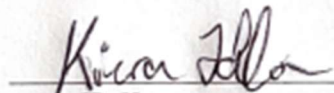
Re: Landowner consent letter

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

RECEIVED: 08/07/2025

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

Date: 29/04/2025

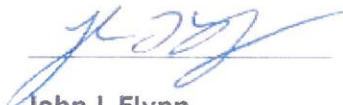
Re: Landowner consent letter

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.

RECEIVED: 08/07/2025

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

RECEIVED: 08/07/2025

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

Date: 28th April 2025

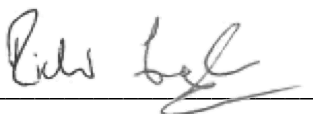
Re: Landowner consent letter

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

RECEIVED: 08/07/2025

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:

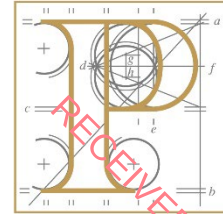

Bryan Fallon

RECEIVED 08/07/2025

APPENDIX 1.2

Our Case Number: ABP-321564-24

Your Reference: Red Admiral DC Ltd



An
Bord
Pleanála

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

Date: 20 May 2025

Re: A 250MW Data Centre which will source its primary power from a collocated flexible Decentralised Energy Resource (DER). Solid Oxide Fuel Cell Power System, Battery Energy Storage System, Solar PV Installation and Grid connection.
Located in the townlands of Kiltotan & Collinstown, Oldtown & Farthingstown, Co. Westmeath

Dear Sir / Madam,

Please be advised that following consideration of the issues raised at the above consultation and having regard to the scale and nature of the proposed development An Bord Pleanála has concluded that the proposed development **does not** come within the scope of section 37A of the Planning and Development Act 2000, as amended. Accordingly any application for planning consent for the proposed development should be made to the local planning authority for the area in accordance with the provisions of section 34 of the Planning and Development Act 2000, as amended.

In accordance with section 146(3) of the Planning and Development Act 2000, as amended, the Board will make available for inspection and purchase at its offices the documents relating to the decision within 3 working days following its decision. In addition, the Board will also make available the Board Direction on the decision on its website (www.pleanala.ie). 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.

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

Teil
Glao Áitiúil
Facs
Láithreán Gréasáin
Ríomhphost

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

64 Sráid Maoilbhríde
Baile Átha Cliath 1
D01 V902

64 Marlborough Street
Dublin 1
D01 V902

In accordance with the fees payable to the Board 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 a meeting was not required / only one meeting was required in this case, a refund of €3,500 will be sent to you in due course.

If you have any queries in relation to the matter please contact the undersigned officer of the Board.

Please quote the above mentioned An Bord Pleanála reference number in any correspondence or telephone contact with the Board.

Yours faithfully,



Raymond Muwaniri
Executive Officer
Direct Line: 01-8737125

PC11A

Colm Staunton

From: Housing Eiaportal <EIAportal@housing.gov.ie>
Sent: Friday 27 June 2025 15:38
To: Colm Staunton
Subject: EIA Portal Application Confirmation Number: 2025109

RECEIVED: 08/07/2025

Dear Colm,

An EIA Portal notification was received on 27/06/2025 in respect of this proposed application. The information provided has been uploaded to the EIA Portal on 27/06/2025 under EIA Portal ID number 2025109 and is available to view at <http://housinggovie.maps.arcgis.com/apps/webappviewer/index.html?id=d7d5a3d48f104ecbb206e7e5f84b71f1>.

Portal ID: 2025109

Competent Authority: Westmeath County Council

Applicant Name: Red Admiral DC Limited

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

Description: The Data Centre (DC) facility and colocated Decentralised Energy Resource (DER) within an overall development boundary area of 243 hectares

Linear Development: No

Date Uploaded to Portal: 27/06/2025

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

RECEIVED 08/07/2025

APPENDIX 1.3

RECEIVED: 08/07/2025

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

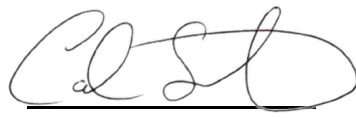
Development Title: Project Admiral: DC Facility and DER

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

RECEIVED: 08/07/2025

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

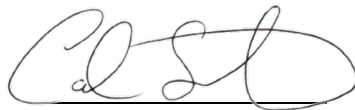
I hereby authorise Halston Environmental & Planning Limited to submit a planning application on my behalf to An Coimisiún Pleanála and that all communications will issue to Halston Environmental & Planning Limited.

Signed by Applicant:



Nigel Reams, Director, Red Admiral DC Limited

Signed by Agent:



Colm Staunton, Director, Halston Environmental & Planning Limited

RECEIVED 08/07/2025

APPENDIX 1.4

CONFIRMATION OF FEASIBILITY

RECEIVED: 08/10/2023

Trevor Greally
Parsons House,
56 Axis Business Park,
Tullamore,
Offaly
R35 K744

24 June 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: CDS25004474 Pre-Connection Enquiry
Site at, Kilotan & Collinstown, 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 Wastewater connection for a Multi/Mixed Use Development of 1 unit(s) at Site at, Kilotan & Collinstown, Rochfortbridge, Co. Westmeath, (the **Development**).

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

- **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 Eireann 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 Eireann requirements can be satisfied over such a distance of 1.3km

Stiúrthóirí / 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.

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/

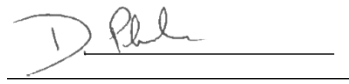
Where can you find more information?

- **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 dark ink, appearing to read 'D. Phelan', is written over a horizontal line.

Dermot Phelan
Connections Delivery Manager

Section A - What is important to know?

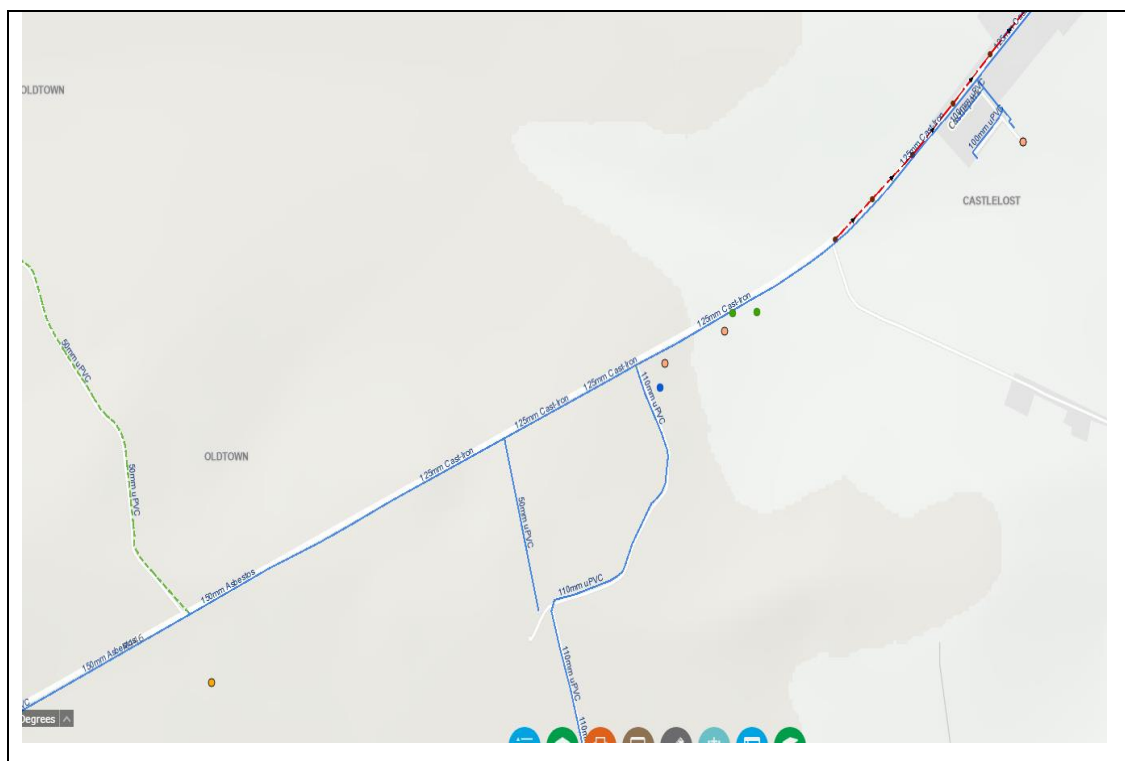
What is important to know?	Why is this important?
Do you need a contract to connect?	• Yes, a contract is required to connect. This letter does not constitute a contract or an offer in whole or in part to provide a connection to Uisce Éireann's network(s). • Before the Development can connect to Uisce 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?	• A connection application should only be submitted after planning permission has been granted.
Where can I find information on connection charges?	• Uisce Éireann connection charges can be found at: https://www.water.ie/connections/information/charges/
Who will carry out the connection work?	• All works to Uisce Éireann's network(s), including works in the public space, must be carried out by Uisce Éireann*. *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
Fire flow Requirements	• 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	• 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)?	• Requests for maps showing Uisce Éireann's network(s) can be submitted to: datarequests@water.ie

What are the design requirements for the connection(s)?	The design and construction of the 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
Trade Effluent Licensing	- 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/ **trade effluent is defined in the Local Government (Water Pollution) Act, 1977 (as amended)

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

Nearest Uisce Éireann wastewater network shown in red to the Northeast of the proposed development



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.

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APPENDIX 2.1



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

LEGEND:

OWNERSHIP BOUNDARY
SITE BOUNDARY
PROPOSED TAR ROAD
GRASS
PAVED AREA
FOOTPATHS
SECURITY FENCE

POST & RAIL FENCE
CUT AREA
FILL AREA
COMPENSATORY WOODLAND
GOLDEN PLOVER HABITAT
CABLE ROUTE

LEGEND (SOLAR):
4.5m SECURITY FENCE OFFSET
SECURITY FENCE
5m WIDE GRAVEL ROAD
PROPOSED TAR ROAD
20m BUFFER ZONE (10m Each Side)

10m BUFFER ZONE (One Side)
5m BUFFER ZONE (One Side)
10m BUFFER ZONE (5m Each Side)

WEATHER STATION
MEDIUM VOLTAGE POWER STATION (MVPS)
SOLAR PANEL ARRAY
COMPENSATORY WOODLAND
GOLDEN PLOVER HABITAT

HORIZONTAL DIRECTIONAL DRILLING CABLE ROUTE

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HALSTON

Email: info@halston.ie
Tel: 094 9010111

**IHUB BUILDING
WESTPORT ROAD
CASTLEBAR
CO. MAYO.
F23 K162**

Client	RED ADMIRAL DC LTD
Project	ADMIRAL
Title	PROPOSED MASTER PLAN SITE LAYOUT ADMIRAL AND SOLAR FARM
Stage	PLANNING

Drawn	SK	Checked	WD	Approved	CS
Date	Sep 2024				
Scales	N.T.S				
Sheet	1 of 1	Sheet Size	A0		
Job No.	SEP-0374	Rev	P01		
Dwg. No.	CLDC-HAL-DC-XX-PL-1000				

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APPENDIX 2.2

CLIENT: Red Admiral DC Limited

PROJECT: Admiral Preliminary Construction
Environmental Management Plan (CEMP)

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

RECEIVED: 08/07/2025

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	01/07/2025	Final

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TABLE OF CONTENTS

1	INTRODUCTION	1
1.1	Purpose and Objective	4
1.2	Revisions of the CEMP	5
2	LEGISLATION AND GUIDANCE	6
2.1	National and International Legislation	6
2.2	Environment Liability Regulations	6
2.3	Best Management Guidelines	7
2.4	Waste Management Context	8
3	SITE DETAILS	11
3.1	Site Location	11
3.2	Site Compound	13
3.2.1	Temporary Construction Compound Facilities	13
4	CONSTRUCTION WORKS	17
4.1	Overview	17
4.2	Phase 1 Construction works	20
4.2.1	Data Centre (DC) Buildings 1 and 2	20
4.2.2	Fuel Cell (Power Tower 1)	20
4.2.3	BESS	21
4.2.4	Solar Farm – Typical Construction Works	22
4.2.5	Grid Connection	22
4.2.6	Ancillary Site Works, including landscaping, internal roads and drainage. ..	23
4.3	Phase 2 Construction Works	25
4.3.1	Data Centre (DC) Buildings 3 and 4	25
4.3.2	Fuel Cell (Power Tower 2)	25
4.3.3	Solar Farm - Parcels 2 & 3	26
4.4	Phase 3 Constructon Works	27
4.4.1	Data Centre (DC) Buildings 5 and 6	27
4.4.2	Fuel Cell (Power Tower 3)	27
4.5	Sequence Of Construction Activities	28
4.5.1	Site Set Up	28
4.5.2	Phase 1	28
4.5.3	Phase 2	28
4.5.4	Phase 3	28
4.5.5	Pre-commissioning/commissioning	28
4.6	Organisational Structure and Responsibilities	29
4.7	Contacts	29
4.7.1	Primary Contacts	29
4.7.2	Third Party Contacts	30

4.8	Training	34
4.9	Communication	35
4.9.1	Internal	35
4.9.2	External	36
4.10	Document Control	36
4.11	Design	36
4.12	Contract Checks and Inspections	36
4.13	Records	36
4.14	Audits	36
4.15	Management Review	37
4.16	Schedule and Working Hours	37
4.16.1	Accommodation /Facilities	37
5	CONTROLS AND MITIGATION MEASURES	38
5.1	Subcontractors	38
5.2	Resource Use	40
5.3	Waste Management	42
5.3.1	Waste Controls	43
5.4	Fuel and Oil Storage	45
5.5	Materials Storage	47
5.6	Water	48
5.6.1	Control of Construction Site Surface Water Runoff Quality	49
5.6.2	Fuel Oil, other Petroleum based substances and chemicals	52
5.6.3	Water Monitoring	54
5.7	Noise	55
5.7.1	Noise Controls	55
5.7.2	Noise Monitoring	56
5.8	Air	56
5.9	Wildlife & Ecology	58
5.9.1	Consents	58
5.9.2	Biodiversity Protection Measures	58
5.10	Archaeology and Heritage	60
5.10.1	Archaeology and Heritage Protection Measures	61
5.11	Construction Site Compound	61
5.11.1	Road signage and cleaning	62
5.12	General Health & Safety	62
5.13	Emergency Preparedness/Environmental Incidents	63
5.13.1	Roles and Responsibilities	65
5.13.2	Initial Steps	65
5.13.3	Pollution Prevention	67
5.13.4	Environmental Incidents /Non-Conformances	67

5.13.5	Notification	68
5.13.6	Review and Reporting	70
5.13.7	Site Evacuation /Fire Drill	71
5.13.8	Periodic Testing	71
5.13.9	Spill Kits	71

TABLES

Table 4.1	Primary Contacts
Table 4.2	Third Party Contacts
Table 5.1	Subcontractors
Table 5.2	Management of Resources
Table 5.3	Waste Controls
Table 5.4	Fuel and Oil Storage
Table 5.5	Material Storage
Table 5.6	Air Quality Controls
Table 5.7	Biodiversity
Table 5.8	Construction Site Compound Set Up
Table 5.9	Hazards associated with emergency situations
Table 5.10	Emergency Contacts List
Table 5.11	Spill Kit Types

FIGURES

Figure 1.1	Proposed Overall Site Layout
Figure 1.2	Landscape and Biodiversity Mitigation Plan
Figure 1.3	Landscape and Biodiversity Mitigation Plan
Figure 1.4	Landscape and Biodiversity Mitigation Plan
Figure 1.5	Landscape and Biodiversity Mitigation Plan
Figure 2.1	EU and National Waste Hierarchy
Figure 2.2	EU and National Waste Hierarchy
Figure 3.1	Site Location Map
Figure 3.2	Site Layout Drawing showing Locations of Construction Compounds
Figure 3.3	Construction Compounds A & B Layout
Figure 3.4	Construction Compound C Layout
Figure 3.5	Construction Compounds D-F Layout
Figure 4.1	Estimated Monthly Average of Workers over months 1-32 of project
Figure 4.2	Estimated Monthly Average of Workers over months 33-62 of project
Figure 4.3	Indicative Construction Programme
Figure 4.4	Solar Farm – Phase 1
Figure 4.5	Solar Farm 2 – Phase 2 (Northern Section)
Figure 4.6	Solar Farm 3 – Phase 2 (Southern Section)
Figure 5.1	Hierarchy of Controls
Figure 5.2	Emergency Preparedness and Response Plan Contents
Figure 5.3	Construction Site Management Structure

APPENDICES

Appendix A	Construction and Demolition Resource Waste Management Plan
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1 INTRODUCTION

This Preliminary Construction Environmental Management Plan (CEMP) 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 townlands of, Gneevebane, Oldtown, Farthingstown, Castlelost and Kiltotan and Collinstown, Co. Westmeath.

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,
 - 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.