

# Site Visit Report

The site visit process is a sample on a particular day of an installation's compliance with some of its licence conditions. Where non-compliance against a particular condition has not been reported, this should not be construed to mean that there is full compliance with that condition of the licence.

Instructions and actions arising from the visit shall be addressed, or where applicable noted, by the licensee in order to ensure compliance, to improve the environmental performance of the installation and to provide clarification on certain issues.

The licensee shall take the actions specified to close out the non-compliances and observations raised in this Site Visit Report.

The licensee may also be requested to provide a response to the Environmental Protection Agency (hereafter referred to as the Agency) in relation to the site visit report findings.

| Licensee                        |                                                                        |
|---------------------------------|------------------------------------------------------------------------|
| <b>Name of Installation</b>     | Echelon Clondalkin DC Services Limited                                 |
| <b>Licensee</b>                 | Echelon Clondalkin DC Services Limited                                 |
| <b>Licence Register No.</b>     | P1113-02                                                               |
| <b>CRO Number</b>               | 706392                                                                 |
| <b>Site Address</b>             | Crag Avenue, Clondalkin Industrial Estate, Dublin 22, Dublin, D22 Y921 |
| <b>Site Visit Reference No.</b> | SV35471                                                                |

| Report Detail      |               |
|--------------------|---------------|
| <b>Issue Date</b>  | 14/08/2026    |
| <b>Prepared By</b> | Aoife Brennan |

| Site Visit Detail                  |                                                                                                                                |                 |       |
|------------------------------------|--------------------------------------------------------------------------------------------------------------------------------|-----------------|-------|
| <b>Date Of Inspection</b>          | 15/07/2026                                                                                                                     |                 |       |
| <b>Time In</b>                     | 11:50                                                                                                                          | <b>Time Out</b> | 15:05 |
| <b>EPA Inspector(s)</b>            | Aoife Brennan                                                                                                                  |                 |       |
| <b>Additional Visitors</b>         |                                                                                                                                |                 |       |
| <b>Licensee Personnel and Role</b> | Cormac Nevin- Director of Power Planning and Utilities<br>Ger Shields- Operations Manager<br>Gordon Keogh- Data Centre Manager |                 |       |

## > Summary

The purpose of this site visit was to discuss licence requirements following a licence review for Echelon Clondalkin DC Services Limited, Industrial Emissions (IE) Licence Reg. No. P1113-02, located at Crag Avenue, Clondalkin Industrial Estate, Dublin 22.

Licensable activity commenced on 06/02/2026, an amended licence was granted on 22/06/2026. The site continues to be under development and is not yet operating at full capacity, however, the IE licence is in force.

The licensee was found to be compliant with the licence at the time of the Agency site visit. Three observations were raised in relation to: location of the stormwater discharge point; timelines for submission of documentation as specified in licence conditions, and; accident prevention and emergency response procedures.

The issues raised require action to be taken by the licensee as specified in this report.

## > Site Areas Inspected

The following areas were inspected:

- stormwater attenuation pond;
- sewer discharge point Ref. No. SE1, and
- proposed stormwater discharge to Grand Canal.

## > Documents Inspected

The following documents were reviewed:

- Emergency Operation Plan (EOP), fuel spill doc. ref. no. EDC/0/DUB11/279/EOP/FUEL SPILL, and
- Incident Response Plan (IRP).

## > 1. Health and Safety

|                           |                                                                       | Answer | Condition Number | Non Compliance | Observation |
|---------------------------|-----------------------------------------------------------------------|--------|------------------|----------------|-------------|
| 1.1                       | Were any health and safety issues noted during the site inspection?   | No     |                  |                |             |
|                           |                                                                       | Answer | Condition Number | Non Compliance | Observation |
| 1.2                       | Was safe and permanent access to sampling/monitoring points provided? | No     | 3.6.1            |                | Yes         |
| Comment / Action Required |                                                                       |        |                  |                |             |

No stormwater is being discharged from site at present. While the site is under construction, all discharge from the stormwater attenuation pond is to the sewer emission point ref. no. SE1, with permission from Uisce Eireann.

Once construction is completed, stormwater will be discharged via stormwater emission point ref. no. SW1. At the time of the site visit, the licensee reported that the planned monitoring location ref. no. SW1-1 was likely covered by a bund. It was also reported that the monitoring point was at a level where canal water would be present. The Agency advised that a monitoring location representative of stormwater discharge from the site drainage system must be used for monitoring and sampling.

SE1 and SW1 were not labelled, in accordance with Condition 3.6.1. SW1-1 was not visible.

**Action required**

- Identify a monitoring location for SW1-1 that is representative of stormwater discharge and notify the Agency of the updated Irish Grid Reference coordinates as a licensee return via EDEN. This must be completed at least one month in advance of stormwater being discharged via the stormwater discharge point ref. no. SW1, and
- Ensure all monitoring points identified in the IE licence are labelled at all times once constructed, in accordance with Condition 3.6.1.



## 2. Site Specific Issues

2.1

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Answer  | Condition Number | Non Compliance | Observation |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|------------------|----------------|-------------|
| Compliance with licence conditions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Checked | 11.1             |                | Yes         |
| <b>Comment / Action Required</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |         |                  |                |             |
| <p>The licensee's obligations under IE licence version number 2 was discussed, with a focus on the timelines for submission of documentation as specified in licence conditions.</p> <p>The Agency inspector emphasised the importance of complying with all licence conditions at all times for the duration of the licence.</p> <p>The following conditions subject to deadlines for submission to the Agency were discussed:</p> <ul style="list-style-type: none"><li>• Condition 3.13: Firewater Risk Assessment due 22/12/2026;</li><li>• Condition 6.11: Storm water trigger levels must be submitted to the Agency for approval once six months of stormwater discharge monitoring data is available;</li><li>• Condition 6.13: Noise Management Plan must be submitted to the Agency by 22/09/2026, with implementation of the plan by 22/12/2026;</li><li>• Condition 7: a number of submissions are required for this condition, with timelines specified in the IE licence.</li></ul> <p><b>Action required</b></p> <ul style="list-style-type: none"><li>• Ensure that all submissions required by the IE licence are submitted by the specified deadline, in accordance with condition 11.1.</li><li>• All plans, procedures, infrastructure and equipment required under the IE licence must be installed, in place and commissioned prior to the commencement of the activity unless otherwise specified by a condition of the licence or otherwise agreed with the Agency.</li></ul> |         |                  |                |             |

2.2

|                                                                                                                                                                                                                                                                                                                                                                                                        | Answer  | Condition Number | Non Compliance | Observation |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|------------------|----------------|-------------|
| Accident Prevention and Emergency Response                                                                                                                                                                                                                                                                                                                                                             | Checked | 9.1, 9.2, 9.3    |                | Yes         |
| <b>Comment / Action Required</b>                                                                                                                                                                                                                                                                                                                                                                       |         |                  |                |             |
| <p>The site's accident prevention and emergency response procedures were reviewed.</p> <p><b>Action required</b></p> <ul style="list-style-type: none"><li>• Ensure that the accident prevention and emergency response procedures incorporate the requirement to notify the Agency of any incident or accident with potential environmental consequences, in accordance with Condition 9.3.</li></ul> |         |                  |                |             |

## **FOLLOW-UP ACTIONS**

The licensee is required to complete the actions outlined in this site visit report within the specified timeframes. Where required, the licensee shall also respond to actions specified in Compliance Investigations and/or submit a response to this site visit report via the EDEN system. The licensee shall maintain a documentary evidence, for review by the Agency, that the prescribed actions were completed within the required timeframe.

### **(i) Compliance Investigations**

The Agency may generate a Compliance Investigation through the EDEN system and issue instructions and actions to the licensee. The licensee will receive notification when an instruction or action is issued and the licensee must respond to the actions within the Compliance Investigation within the specified timeframe.

### **(ii) Response to Site Visit Report**

Where the licensee is requested to (or wishes to) respond to the Agency in relation to this site visit report, the licensee may select the 'Make a Response' link on the Site Visits page in EDEN where a .pdf document containing the response can be attached and submitted. The response should include details of the actions taken by the licensee to address the issues raised in this site visit report and the target completion dates. This Licensee Public Response provides the licensee with an opportunity to inform both the Agency and the public about the implementing of actions set out in the Agency site visit report. The response must be submitted **within 21 calendar days** of the issue date of this site visit report.

### **(iii) Publication of Reports**

This site visit report will be published on the EPA's website, [www.epa.ie](http://www.epa.ie), 30 calendar days after the site visit report issue date.

Any licensee response to this site visit report will be published on the EPA's website simultaneously (i.e. 30 calendar days after the site visit report issue date).

**Please note that licensees are required to comply with the conditions of the licence at all times, and where non-compliance occurs, compliance must be restored within the shortest possible time. These actions will be verified during subsequent Agency visits. Please quote the above Inspection Reference Number in any correspondence in relation this Report.**