Environmental Protection Agency
An Ghníomhaireacht um Chaomhnú Comhshaoil

ENVIRONMENTAL PROTECTION AGENCY ACT 1992 AS AMENDED

NOTIFICATION OF A PROPOSED DETERMINATION OF AN APPLICATION FOR AN INDUSTRIAL EMISSIONS LICENCE IN ACCORDANCE WITH SECTION 87(2) OF THE ENVIRONMENTAL PROTECTION AGENCY ACT 1992 AS AMENDED.

In pursuance of the powers conferred on it by the above mentioned Act the Agency proposes to determine the application for a licence application by: Vantage Data Centers Dub11 Limited, The Sidlings, 4th Floor, Grand Canal Quay, Dublin 2, CRO Number 683471, Licence Register No. P1227-01, under Section 83(1) of the said Act in the following manner:

The applicant submitted the application, plans, documents and other particulars on 22 August 2025.

It is proposed, for the reasons hereinafter set out, to grant a licence to the above named applicant to carry on the following activity:

2.1	Combustion of fuels in installations with a total rated thermal input of 50 MW or more,

at Profile Park, Dublin 22, subject to 12 Conditions.

A copy of the Proposed Determination accompanies this notification.

OBJECTIONS AND ORAL HEARING REQUESTS

The applicant and any other person may object to the proposed determination, in accordance with Section 87(5) of the EPA Act 1992 as amended. In accordance with Section 87(12) of the EPA Act 1992 as amended, objections must be received at any time no later than:

25th November 2026

A person making an objection may request an oral hearing of the objection, in accordance with Section 87(6) of the EPA Act 1992 as amended at any time no later than the date specified above.

It is important to note that any objection to the proposed determination or a request for an oral hearing of the objection can be made on-line on the Agency's website at www.epa.ie, or alternatively sending it by prepaid post to the Headquarters of the Agency, or by leaving the objection or oral hearing request with an employee of the Agency at the Headquarters of the Agency in Wexford, **no later than 5.00 pm on the applicable date above**.

Note: The form and content of an objection is set out in the attached extract from the Environmental Protection Agency (Industrial Emissions) (Licensing) Regulations 2013. S.I. 137 of 2013.

The fees for an objection and request for an oral hearing of the objection are as set out in the Environmental Protection Agency (Licensing Fees) Regulations 1994 to 2006.

An objection against the proposed determination must include the grounds for the objection. An objection and a request for an oral hearing of an objection must **each** be accompanied by the appropriate fee, and be addressed to the **Environmental Protection Agency, P.O. Box 3000, Johnstown Castle Estate, County Wexford.**

In order to be considered valid, an objection and a request, each must also comply with the other statutory requirements in relation to objections and requests for oral hearings as set out in the EPA Act 1992, as amended, the EPA (Industrial Emissions) (Licensing) Regulations 2013 and the EPA (Licensing Fees) Regulations 1994 to 2013. Extracts from the Act and the Regulations accompany this notification.

In the event that:

(a) no objection is taken against the proposed determination or

(b) an objection or objections is or are taken against the proposed determination and the objection or objections is or are withdrawn,

the Agency will make its decision in accordance with the proposed determination and grant the licence as soon as may be thereafter.

A copy of the proposed determination may be downloaded from the Agency's website www.epa.ie or obtained from the Environmental Protection Agency, P.O. Box 3000, Johnstown Castle Estate, County Wexford.

Signed on behalf of the said Agency:

Brian Meaney, Authorised Person

Date of notification: 29th October 2026

Regulation 25 of the Environmental Protection Agency(Industrial Emissions) (Licensing) Regulations 2013

Form and content of objection

(1) An objection shall-

(a) be made in writing,

(b) state the name and address of the objector,

(c) state the reference number given under Regulation 38(2) to the application or the review in the register of licences and the subject matter of the objection,

(d) state the grounds for the objection and the reasons, considerations and arguments on which they are based, and

(e) be accompanied by a fee specified in accordance with Section 99A of the Act of 1992.

(2) Without prejudice to Regulation 27, an objector shall not be entitled to elaborate in writing upon, or make further submissions in writing in relation to, the grounds for the objection stated in the objection, or to submit further grounds of objection and any such elaboration, submission or further grounds for the objection that is or are received by the Agency shall not be considered by it.

(3) (a) An objection shall be accompanied by such documents, particulars or other information relating to the objection as the objector considers necessary or appropriate.

(b) Without prejudice to Regulation 27, the Agency shall not consider any documents, particulars or other information submitted by an objector other than the documents, particulars or other information which accompanied the objection.

(4) An objection shall be made -

(a) by sending the objection by prepaid post to the headquarters of the Agency, or

(b) by leaving the objection with an employee of the Agency at the headquarters of the Agency during office hours, or

(c) online via the website of the Agency where such facility is made available by the Agency.

(5) The Agency shall as soon as may be after receipt of an objection acknowledge such receipt.

Sections 87(6) & (7) of the Environmental Protection Agency Act 1992 as amended

Section 87
Processing of applications for licences or reviews of licences

(6) (a) A person making an objection under subsection (5) may request an oral hearing of the objection.

(b) (i) A request for an oral hearing of an objection shall be made in writing to the Agency and shall be accompanied by such fee (if any) as may be payable in respect of such request in accordance with regulations under Section 99A.

(ii) A request for an oral hearing of an objection which is not accompanied by such fee (if any) as may be payable in respect of such request shall not be considered by the Agency.

(c) A request for an oral hearing of an objection shall be made before the expiration of the appropriate period, and any request received by the Agency after the expiration of that period shall not be considered by it.

(7) An objection, or a request for an oral hearing under subsection (6), shall be made-

(a) by sending the objection or request by prepaid post to the headquarters of the Agency, or

(b) by leaving the objection or request with an employee of the Agency, at the headquarters of the Agency, during office hours, or

(c) by such other means as may be prescribed.

Environmental Protection Agency
An Ghníomhaireacht um Chaomhnú Comhshaoil

FEES FOR OBJECTIONS AND ORAL HEARINGS

Summary of Environmental Protection Agency (Licensing Fees) Regulations 1994 to 2013

The following is a summary of the provisions of the above referenced regulations. Please refer to the full regulations for exact provisions.

Fees for an objection

(1) A fee shall be paid to the Agency in respect of an objection.

(2) Subject to (3) below, the fee payable under (1) above shall be the amount indicated in column (3) of the table below opposite the appropriate mention of objection in column (2) of the table below.

(3) Where an objection is made to the Agency by -

(a) a local authority,

(b) a planning authority,

(c) a sanitary authority,

(d) the National Monuments Advisory Council,

(e) the Heritage Council

(f) Inland Fisheries Ireland,

(g) Failte Eireann

(h) in the case of an activity any part of which is situate within the functional area of the Shannon Free Airport Development Company Ltd., that Company, and

(i) An Taisce - The National Trust for Ireland,

the fee payable in respect of the objection shall be the amount indicated in column (3) of the table below opposite the mention of a reduced fee for an objection in column (2) of the table below.

Fee for request for an oral hearing

(1) Where a person making an objection under Section 87(5) of the Act of 1992, as amended, requests an oral hearing of the objection, a fee shall be paid to the Agency by that person. The fee payable in respect of a request for an oral hearing shall be the amount indicated in column (3) of the table below opposite the mention of the fee for an oral hearing in column (2) of the table below.

Column (1)	Column (2)	Column (3)
Objection Fees	Objection by the applicant or licensee	€253
	Objection by any other person other than a person mentioned at 3 above	€126
Reduced Objection fee (see 3 above)	Reduced fee for an objection	€63
Oral Hearing Fee	Fee for request for an oral hearing	€100



Headquarters

P.O. Box 3000

Johnstown Castle Estate

County Wexford

Ireland

Industrial Emissions Licence

Proposed Determination

Licence Register Number:	**P1227-01**
Company Register Number:	**683471**
Applicant:	**Vantage Data Centers Dub11 Limited**
Location of installation:	**Profile Park** **Dublin 22**

Introduction

This introduction is not part of this licence and does not purport to be a legal interpretation of this licence.

The licence is for the operation of 2 no. two-storey data centres and 2 no. dual fuel Multi-Fuel Generation Plants, referred to as 'MFGP North' and 'MFGP South' (collectively, 'the MFGP'). The MFGP will consist of 11 no. gas engines and the data centres will have a total of 35 no. back-up generators. The MFGP will be for the continuous operation of up to 10 of the 11-no. dual-fuel engines in gas mode (gas supplied via the national gas grid), and the emergency operation of the dual-fuel engines in liquid fuel mode (HVO or Diesel) for no more than 150 hours per engine, per year. The back-up generators are intended for back up use only and will not operate (excluding periods of testing and maintenance) for more than 82 hours per generator, per year.

Up to 10 no. of the 11 no. gas engines (A2-1 to A2-11) can operate continuously (24 hours per day, 365 days per year) in gas mode. No more than 10 gas engines may operate at any one time. Up to 10 no. dual-fuel engines can operate in liquid fuel mode for a maximum of 150 hours per engine per year.

The operation of the installation will generate noise, primarily from the operation of the combustion plant. Foul water emissions will consist of sanitary effluent, condensate and wastewater from water treatment and will discharge to a private foul sewer, which ultimately discharges to Ringsend wastewater treatment plant (WWTP). Storm water emissions will consist of rainwater runoff from building roofs, roads and yards, and will pass through oil separators prior to discharge to an offsite stormwater network, which ultimately discharges to the Baldonnell Stream. Waste arisings at the installation will be removed from the site to a suitably authorised facility. There will be no emissions to groundwater or soil from the activity.

The installation has a current Greenhouse Gas (GHG) Emissions permit, in accordance with the European Communities (Greenhouse Gas Emissions Trading) Regulations 2024 (SI 470/2024).

The climate assessment has had regard to recent caselaw concerning section 15 of the Climate Act, which has clarified that section 1.5 operates as a "climate sense check", and applies to the existing functions of relevant bodies, obliging such bodies to, in so far as practicable, perform its functions in a manner consistent with the matters set out in section 15(1) of the Climate Act.

The licensed activity falls under the following category of Annex I of the Industrial Emissions Directive:

1.1 Combustion of fuels in installations with a total rated thermal input of 50MW or more.

This licence sets out in detail the conditions under which Vantage Data Centers Dub11 Limited will operate and manage this installation.

Table of Contents

Glossary of Terms 1
Decision and Reasons for the Decision 7
Part I Schedule of Activities Licensed 10
Part II Schedule of Activities Refused 11
Part III Conditions 12
Condition 1. Scope 12
Condition 2. Management of the Installation 14
Condition 3. Infrastructure and Operation 18
Condition 4. Interpretation 23
Condition 5. Emissions 25
Condition 6. Control and Monitoring 26
Condition 7. Resource Use and Energy Efficiency 30
Condition 8. Materials Handling 32
Condition 9. Accident Prevention and Emergency Response 33
Condition 10. Closure, Restoration and Aftercare Management 34
Condition 11. Notification, Records and Reports 35
Condition 12. Financial Charges and Provision 39
SCHEDULE A: Limitations 40
SCHEDULE B: Emission Limits and Monitoring 41
SCHEDULE C: Control of Emissions 47

Glossary of Terms

All terms in this licence should be interpreted in accordance with the definitions in the Environmental Protection Agency Act 1992 as amended, unless otherwise defined in the glossary.

Accident	For the purpose of this licence an accident means an unplanned event that may result in pollution.
Activity/Activities	The meaning is taken as that set out in *Part 1 section 3(1) of the EPA Act 1992,* as amended.
Adequate lighting	20 lux measured at ground level.
AER	Annual Environmental Report.
Approval	Approval in writing or electronically.
Annually	All or part of a period of 12 consecutive months.
Application	The application by the licensee for this licence.
Appropriate facility	A waste management facility or installation duly authorised under relevant law and technically suitable.
Attachment	Any reference to attachments in this licence refers to attachments submitted as part of this licence application.
BAT	Best Available Techniques (BAT), described in the Commission Implementing Decision (CID) 2021/2326 of 30 November 2021 establishing best available techniques (BAT) conclusions for the Large Combustion Plants under Directive 2010/75/EU of the European Parliament and of the Council. Reference to BAT numbers in the conditions of this licence are references to the BAT Conclusions according to how they are numbered in the aforementioned CID.
BAT conclusions	A document containing the parts of a BAT reference document laying down the conclusions on best available techniques, their description, information to assess their applicability, the emission levels associated with the best available techniques, associated monitoring, associated consumption levels and, where appropriate, relevant site remediation measures.
BAT reference document	A document drawn up by the Commission of the European Union in accordance with Article 13 of the Industrial Emissions Directive, resulting from the exchange of information in accordance with that Article of that Directive and describing, in particular, applied techniques, present emissions and consumption levels, techniques considered for the determination of best available techniques as well as BAT conclusions and any emerging techniques.
Biannually	At approximately six–monthly intervals.
Biennially	Once every two years.
BOD	5-day Biochemical Oxygen Demand (without nitrification suppression).
CEN	Comité Européen De Normalisation – European Committee for Standardisation.
COD	Chemical Oxygen Demand.
Combustion plant	Any technical apparatus in which fuels are oxidised in order to use the heat thus generated.
Combustion unit	Individual combustion plant.

Containment boom	A boom that can contain spillages and prevent them from entering drains or watercourses or from further contaminating watercourses.
CRO Number	Company Register Number.
Daily	During all days of plant operation and, in the case of emissions, when emissions are taking place; with at least one measurement on any one day.
Day	Any 24-hour period.
Daytime	07:00 hrs to 19:00 hrs.
dB(A)	Decibels (A weighted).
Diffuse emissions	Non-channelled emissions which can result from 'area' sources (e.g. tanks) or 'point' sources (e.g. pipe flanges).
Directive (EU) 2023/2413 (RED III)	DIRECTIVE (EU) 2023/2413 OF THE EUROPEAN PARLIAMENT AND OF THE COUNCIL of 18 October 2023 amending Directive (EU) 2018/2001, Regulation (EU) 2018/1999 and Directive 98/70/EC as regards the promotion of energy from renewable sources, and repealing Council Directive (EU) 2015/652.
DO	Dissolved oxygen.
Documentation	Any report, record, results, data, drawing, proposal, interpretation or other document in written or electronic form which is required by this licence.
Drawing	Any reference to a drawing or drawing number means a drawing or drawing number contained in the application, unless otherwise specified in this licence.
Emission limits	Those limits, including concentration limits and deposition rates, established in *Schedule B: Emission Limits and Monitoring* of this licence.
EMP	Environmental Management Programme.
EMS	Environmental Management System. The aspect of the organisation's overall management structure that addresses immediate and long-term impacts of its products, services and processes on the environment.
End User Agreement	An agreement between the licensee and Uisce Éireann which provides for the contractual conditions and arrangements (outside the terms and conditions set out in this licence) relating to the acceptance of, and treatment by, Uisce Éireann of the licensee's trade effluent and wastewater.
Environmental damage	As defined in Directive 2004/35/EC of the European Parliament and of the Council of 21 April 2004 on environmental liability with regard to the prevention and remedying of environmental damage [2004].
EPA	Environmental Protection Agency.
EPA Act 1992 as amended	Environmental Protection Agency Act 1992 as amended.
EPR	Environmental Performance Reporting.
Evening time	19:00 hrs to 23:00 hrs.
Facility	Any site or premises used for the purpose of the recovery or disposal of waste.
Food and feed crops	Starch-rich crops, sugar crops or oil crops produced on agricultural land as a main crop excluding residues, waste or ligno-cellulosic material and intermediate crops, such as catch crops and cover crops, provided that the use of such intermediate crops does not trigger demand for additional land.

Fortnightly	A minimum of 24-times per year, at approximately two-week intervals.
Fugitive emissions	Non-channelled emissions which can result from 'area' sources (e.g. tanks) or 'point' sources (e.g. pipe flanges).
Gas oil	Any petroleum-derived liquid fuel falling within CN code 2710 19 25, 2710 19 29, 2710 19 47, 2710 19 48, 2710 20 17 or 2710 20 19. Or any petroleum-derived liquid fuel of which less than 65 vol-% (including losses) distils at 250 °C and of which at least 85 vol-% (including losses) distils at 350 °C by the ASTM D86 method.
GC/MS	Gas chromatography/mass spectroscopy.
Groundwater	Has the meaning assigned to it by Regulation 3 of the European Communities Environmental Objectives (Groundwater) Regulations 2010, SI 9/2010 as amended.
Guarantee of origin	An electronic document which has the sole function of providing evidence to a final customer that a given share or quantity of energy was produced from renewable sources.
ha	Hectare.
Hazardous substances	Substances or mixtures as defined in Article 3 of Regulation (EC) No 1272/2008 of the European Parliament and of the Council of 16 December 2008 on classification, labelling and packaging of substances and mixtures.
Heavy metals	This term is to be interpreted as set out in *'Parameters of Water Quality, Interpretation and Standards'* published by the Agency in 2001. ISBN 1- 84095-015-3.
Hourly average	An hourly average is considered valid when there is no maintenance or malfunction of the automated measuring system.
HVO	Hydrotreated Vegetable Oil.
IE	Industrial Emissions.
Incident	The following constitutes an incident for the purposes of this licence: (a) an emergency, (b) any emission which does not comply with the requirements of this licence, (c) any malfunction or breakdown of key environmental abatement, control or monitoring equipment, (d) any trigger level as approved by the Agency, which is attained or exceeded, (e) any indication that environmental pollution has, or may have, taken place.
Industrial Emissions Directive	Directive 2010/75/EU of the European Parliament and of the Council of 24 November 2010 on industrial emissions (integrated pollution prevention and control) (Recast).
Installation	A stationary technical unit or plant where the activity concerned referred to in the First Schedule of EPA Act 1992 as amended is or will be carried on, and must be deemed to include any directly associated activity, which has a technical connection with the activity and is carried out on the site of the activity.
Installation Manager	The licensee or an authorised representative of the licensee with the appropriate seniority and authority to ensure compliance with the licence.
K	Kelvin.
kPa	Kilopascals.
$L_{Aeq,T}$	This is the equivalent continuous sound level. It is a type of average and is used to describe a fluctuating noise in terms of a single noise level over the sample period (T).
$L_{Ar,T}$	The Rated Noise Level, equal to the LAeq during a specified time interval (T), plus specified adjustments for tonal character and/or impulsiveness of the sound.

Large Combustion Plant	Combustion plant that comes within the scope of the European Union (Large combustion Plants) Regulations SI 566/2012.
Licensee	Vantage Data Centers Dub11 Limited, The Sidlings, 4th Floor, Grand Canal Quay, Dublin 2, CRO Number: 683471.
List of Wastes (LoW)	A harmonised, non-exhaustive list of wastes drawn up by the European Commission and published as Commission Decision 2014/955/EU as amended, by any subsequent amendment published in the Official Journal of the European Community.
Local Authority	South Dublin County Council.
Maintain	Keep in a fit state, including regular inspection, servicing, calibration and repair, to perform its function adequately.
Mass flow	The mass of a given substance or parameter which is emitted over a defined period of time.
Mass flow limit	An emission limit value expressed as the maximum mass of a substance that can be emitted per unit time.
Mass flow threshold	A mass flow above which a concentration limit applies.
Monthly	A minimum of 12-times per year, at intervals of approximately one month.
Net Electrical Efficiency	Ratio between the net electrical output (electricity produced on the high-voltage side of the main transformer minus the imported energy – e.g. for auxiliary systems' consumption) and the fuel/feedstock energy input (as the fuel/feedstock lower heating value) at the combustion unit boundary over a given period of time.
Nighttime	23:00 hrs to 07:00 hrs.
Noise-sensitive location (NSL)	Any dwelling house, hotel or hostel, health building, educational establishment, place of worship or entertainment, or any other installation or area of high amenity which for its proper enjoyment requires the absence of noise at nuisance levels.
Oil separator	Device installed according to the International Standard I.S. EN 858-2:2003 (Separator system for light liquids, (e.g. oil and petrol) – Part 2: Selection of normal size, installation, operation and maintenance).
Operated hours	The time, expressed in hours, during which a combustion plant, in whole or in part, is operating and discharging emissions into the air, excluding start- up and shut- down periods.
OTNOC	Other than normal operating conditions.
Periodic measurement	Determination of a measurand (a particular quantity subject to measurement) at specified time intervals.
Potential emissions	Emissions which take place only under abnormal operating conditions. Examples include emissions from overpressure valves, bursting discs, and emergency generators.
PRTR	Pollutant Release and Transfer Register.
Quarterly	All or part of a period of three consecutive months beginning on the first day of January, April, July, or October.
Relevant Hazardous Substances	Those substances or mixtures defined within Article 3 of Regulation (EC) No 1272/2008 on the classification, labelling and packaging of substances and mixtures (CLP Regulation) which, as a result of their hazardousness, mobility, persistence and biodegradability (as well as other characteristics), are capable of contaminating soil or groundwater and are used, produced and/or released by the installation.

Renewable Energy	Means energy from renewable non-fossil sources, namely wind, solar (solar thermal and solar photovoltaic) and geothermal energy, osmotic energy, ambient energy, tide, wave and other ocean energy, hydropower, biomass, landfill gas, sewage treatment plant gas, and biogas, as set out in Directive (EU)2023/2413 (RED III).
SAC	Special Area of Conservation designated under the Habitats Directive, Council Directive 92/43/EEC of 21 May 1992 on the conservation of natural habitats and of wild fauna and flora.
Sample(s)	Unless the context of this licence indicates to the contrary, the term samples must include measurements taken by electronic instruments.
Sanitary effluent	Waste water from installation toilet, washroom and canteen facilities.
Soil	The top layer of the Earth's crust situated between the bedrock and the surface. The soil is composed of mineral particles, organic matter, water, air and living organisms.
SOP	Standard Operating Procedure.
SPA	Special Protection Area designated under Directive 2009/147/EC of the European Parliament and of the Council of 30 November 2009 on the conservation of wild birds (Birds Directive).
Specified emissions	Those emissions listed in *Schedule B: Emission Limits and Monitoring* of this licence.
Standard method	A National, European or internationally recognised procedure (e.g. I.S. EN, ISO, CEN, BS or equivalent); or an in-house documented procedure based on the above references; a procedure as detailed in the current edition of 'Standard Methods for the Examination of Water and Wastewater' (prepared and published jointly by A.P.H.A., A.W.W.A. & W.E.F.), American Public Health Association, 1015 Fifteenth Street, N.W., Washington DC 20005, USA; or an alternative method as approved by the Agency.
Start-up and shut-down period	The time period of plant operation as determined pursuant to the provisions of Commission Implementing Decision of 7 May 2012 concerning the determination of start-up and shut-down periods for the purposes of Directive 2010/75/EU of the European Parliament and of the Council on industrial emissions.
Storm water	Rainwater run-off from roof and non-process areas.
The Agency	Environmental Protection Agency.
TOC	Total organic carbon.
Trade effluent	Trade effluent has the meaning given in the Water Services Act 2007.
Trigger level	A parameter value, the achievement or exceedance of which requires certain actions to be taken by the licensee.
Uisce Éireann	Uisce Éireann, Colvill House, 24/26 Talbot Street, Dublin 1.
Unabated operation	Means operation where the abatement equipment is not functioning because it has broken down or has malfunctioned and is giving rise to emissions which exceed the emission limit values in this licence. This refers to all abatement equipment for a given pollutant.
Valid (hourly average)	An hourly average is considered valid when there is no maintenance or malfunction of the automated measuring system.
Waste	Any substance or object which the holder discards or intends or is required to discard.
Water Services Authority	South Dublin County Council.

Weekly	During all weeks of plant operation and, in the case of emissions, when emissions are taking place; with at least one measurement in any one week.
WWTP	Waste water treatment plant.
Yearly average	Average over a period of one year of valid hourly averages obtained by continuous measurements.
Zero-rated fuels	Biofuels, bioliquids, biomass fuels, synthetic low-carbon fuels, 'renewable fuels of non-biological origin' (RFNBO) or recycled carbon fuels (RCF) or fractions of mixed fuels or materials which comply with the criteria as specified in Articles 38(5) or 39a(3) or 39a(4) of Commission Implementing Regulation (EU)2018/2066 of 19 December 2018 on the monitoring and reporting of greenhouse gas emissions pursuant to Directive 2003/87/EC of the European Parliament and of the Council and amending Commission Regulation (EU) No 601/2012.

Decision and Reasons for the Decision

The Environmental Protection Agency is satisfied, on the basis of the information available, that subject to compliance with the conditions of this licence, any emissions from the activity will comply with and will not contravene any of the requirements of section 83(5) of the Environmental Protection Agency Act 1992 as amended.

The Agency has applied the Commission Implementing Decision of 30 November 2021 establishing Best Available Techniques (BAT) Conclusions, under Directive 2010/75/EU of the European Parliament and of the Council, for Large Combustion Plants as a reference when setting licence conditions.

The Agency accordingly proposes to grant a licence to Vantage Data Centers Dub11 Limited to carry on the activity listed in *Part I, Schedule of Activities Licensed*, subject to the conditions set out in *Part III Conditions.*

In reaching this decision the Agency has considered the application, Register Number: P1227-01 and the supporting documentation received from the applicant, the submissions received, the Inspector's Report dated 16 October 2026, and has carried out an Environmental Impact Assessment (EIA) and an Appropriate Assessment of the likely significant effects of the activity on European Sites.

The Agency considered section 15(1) of the Climate Action and Low Carbon Development Act 2015 (as amended) ("the Climate Act") and is satisfied that in reaching a decision to grant the licence, has performed its functions, insofar as practicable, in a manner consistent with the climate policies set out at (a) - (e) therein, in particular the Climate Action Plan 2025. In this regard, the Agency is aware of the recent caselaw concerning Section 15 of the Climate Act, and in particular notes that in Coolglass Wind Farm Limited v An Bord Pleanála Í20261IESC 5 the Supreme Court reached the conclusion that Section 15(1) of the Climate Act does not expand the existing functions of a relevant body or create new functions. It operates as a "climate sense check" and applies to the existing functions of all relevant bodies, obliging such bodies to exercise those functions consistently with the climate objectives insofar as practicable. In light of this, the Agency agrees with and adopts the assessment, rationale and the climate assessment conclusion contained in the Inspector's Report.

It is considered that the Inspector's Report contains a fair and reasonable examination, evaluation and analysis of the likely significant effects of the activity on the environment, and adequately and accurately identifies, describes and assesses those effects. The assessment as reported in this document is adopted as the assessment of the Agency. Having regard to this assessment, it is considered that the activity, if managed, operated and controlled in accordance with this licence will not result in the contravention of any relevant environmental quality standards or cause environmental pollution.

Having regard to the examination of environmental information in the Inspector's Report, and in particular to the content of the Environmental Impact Assessment Reports (EIARs), and supplementary information provided by the applicant, the submissions from authorities and any other third party in the course of the application, it is considered that the potential significant direct and indirect effects of the activity on the environment are as follows:

- effects on air quality due to emissions to air from the gas engines and back-up generators, through combustion of natural gas and gas oil. Cumulative effects from air emissions are likely to arise with other existing and/or approved projects,
- noise emissions associated with the operation of the installation,
- accidental emissions to air, surface water, ground or groundwater, from fire, explosion, leaks or spillages,
- storm water discharges to the Baldonnell stream, and
- effects on climate due to the release of CO_2 emissions to air.

Having assessed those potential effects, the Agency has concluded as follows:

- emissions to air will be mitigated through; operation of abatement, imposing emission limit values to comply with ambient air quality standards and to comply with the LCP CID, through the requirement to establish an Ambient Air Quality Management Programme in consultation with EirGrid subject to the satisfaction of the Agency, and implementing monitoring, maintenance and control measures,

- noise emissions will be mitigated by imposing daytime, evening time and nighttime noise limits at noise sensitive locations, the requirement to prepare and implement a Noise Management Plan, and monitoring, maintenance and control measures,
- accidental emissions to air, surface water, ground or groundwater from fire, leaks or spillages will be prevented and mitigated through accident and emergency requirements, tank, container and drum storage requirements and integrity testing of pipes, tanks and bunds,
- storm water discharges to the Baldonnell stream will be mitigated through the requirement for silt traps, Class I by-pass, Class I full retention and Class I forecourt interceptors, and attenuation ponds on the storm water drainage system, establishment and maintenance of trigger levels and a response programme to address exceedances and visual inspection of storm water drains, and
- effects on climate due to release of CO_2 and methane emissions will be mitigated through the limitation on the back-up generators (operating hour restrictions), conditions relating to energy efficiency and the phased decarbonisation of non-renewable fuel sources, and through the requirement to participate in the EU Emissions Trading System (ETS).

Having regard to the effects (and interactions) identified, described and assessed throughout the Inspector's Report, it is considered that the monitoring, mitigation and preventative measures proposed will enable the activity to operate without causing environmental pollution, subject to compliance with this licence.

The conditions of this licence and the mitigation measures will significantly reduce the likelihood of accidental emissions occurring and limit the environmental consequences of an accidental emission should one occur.

A screening for Appropriate Assessment was undertaken to assess, in view of best scientific knowledge and the conservation objectives of the site, if the activity, individually or in combination with other plans or projects is likely to have a significant effect on any European Site. In this context, particular attention was paid to the European Site(s) at Rye Water Valley/Carton SAC (Site Code: 001398), Glenasmole Valley SAC (Site Code: 001209), Wicklow Mountains SAC (Site Code: 002122), Red Bog, Kildare SAC (Site Code: 000397), South Dublin Bay SAC (Site Code: 000210), North Dublin Bay SAC (Site Code: 000206), Knocksink Wood SAC (Site Code: 000725), Wicklow Mountains SPA (Site Code: 004040), South Dublin Bay and River Tolka Estuary SPA (Site Code: 004024), Poulaphouca Reservoir SPA (Site Code: 004063), North Bull Island SPA (Site Code: 004006), and North-west Irish Sea SPA (Site Code: 004236).

The activity is not directly connected with or necessary to the management of any European Site and the Agency considered, for the reasons set out below, that it cannot be excluded, on the basis of objective information, that the activities, individually or in combination with other plans or projects, will have a significant effect on any European Site and accordingly determined that an Appropriate Assessment of the activities was required, and for this reason determined to require the licensee to submit a Natura Impact Statement.

This determination has been made in light of the following reasons:

- Table 8.5 of the Air Dispersion Model (Appendix III of the Appropriate Assessment Screening Report, Attachment 6-3-4) shows that the Process Contribution (PC) from the installation alone exceeds 1% of the relevant critical load (nitrogen deposition) at a European site.
- The potential for in-combination effects with other plans and projects cannot be ruled out, particularly given the identified PC from the installation.
- Taking the foregoing into account it is considered that potential effects on European Sites and their qualifying interests cannot be ruled out at the screening stage and this determination is that a Stage 2 Appropriate Assessment is required.

A Natura Impact Statement was received by the Agency on 20 July 2026. The Agency has completed the Appropriate Assessment of potential impacts on these sites, and has made certain, based on best scientific knowledge in the field and in accordance with the European Communities (Birds and Natural Habitats) Regulations 2011 as amended, pursuant to Article 6(3) of the Habitats Directive, that the activity, individually or in combination with other plans or projects, will not adversely affect the integrity of any European Site, in particular Rye Water Valley/Carton SAC (Site Code: 001398), Glenasmole Valley SAC (Site Code: 001209), Wicklow Mountains SAC (Site Code: 002122), Red Bog,

Kildare SAC (Site Code: 000397), South Dublin Bay SAC (Site Code: 000210), North Dublin Bay SAC (Site Code: 000206), Knocksink Wood SAC (Site Code: 000725), Wicklow Mountains SPA (Site Code: 004040), South Dublin Bay and River Tolka Estuary SPA (Site Code: 004024), Poulaphouca Reservoir SPA (Site Code: 004063), North Bull Island SPA (Site Code: 004006), and North-west Irish Sea SPA (Site Code: 004236), having regard to their conservation objectives and will not affect the preservation of these sites at favourable conservation status if carried out in accordance with this licence and the conditions attached hereto for the following reasons:

- the Rye Water Valley/Carton SAC (Site Code: 001398), Wicklow Mountains SAC (Site Code: 002122), Red Bog, Kildare SAC (Site Code: 000397), South Dublin Bay SAC (Site Code: 000210), North Dublin Bay SAC (Site Code: 000206), Knocksink Wood SAC (Site Code: 000725), Wicklow Mountains SPA (Site Code: 004040), South Dublin Bay and River Tolka Estuary SPA (Site Code: 004024), Poulaphouca Reservoir SPA (Site Code: 004063), North Bull Island SPA (Site Code: 004006) and the North-west Irish Sea SPA (Site Code: 004236) were considered at AA Screening. It was determined that a Stage 2 assessment was not required,
- the licence specifies emission limit values and controls for emissions to air. These emission limit values are supported by air dispersion modelling that has demonstrated that the impact of emissions from the installation will be below relevant air quality standards for the protection of ecosystems,
- emissions from the installation will not cause significant in-combination effects,
- there are no noise sensitive qualifying interest species for this site (Glenasmole Valley SAC), and
- there is no hydrological connectivity between the installation and Glenasmole Valley SAC.

Part I Schedule of Activities Licensed

In pursuance of the powers conferred on it by the Environmental Protection Agency Act 1992 as amended, the Agency proposes to grant this Industrial Emissions licence to:

Vantage Data Centers Dub11 Limited, The Sidlings, 4th Floor, Grand Canal Quay, Dublin 2, CRO Number: 683471, under Section 83(1) of the said Act to carry on the following activity:

2.1 Combustion of fuels in installations with a total rated thermal input of 50 MW or more,

at Profile Park, Dublin 22, subject to the following 12 Conditions, with the reasons therefor and associated schedules attached thereto.

Part II Schedule of Activities Refused

None of the proposed activities as set out in this licence application have been refused.

Part III Conditions

Condition 1. Scope

1.1 Industrial Emissions Directive activities at this installation must be restricted to those listed and described in *Part I Schedule of Activities Licensed* and must be as set out in the licence application or as modified under Condition 1.5 of this licence and subject to the conditions of this licence.

1.2 The licensee must carry on the licensed activity in accordance with the limitations set out in *Schedule A: Limitations* of this licence.

1.3 For the purposes of this licence, the installation authorised by this licence is the area of land outlined in colour on Drawing No. DUB1-DR-SP-A1603-V0-IEL-AFC 'Site Layout Plan' of the application. Any reference in this licence to installation means the area thus outlined in colour. The licensed activity must be carried on only within the area outlined.

1.4 All activities which are directly associated with, and technically connected to the licensed activity, whether operated by the licensee or by another party, must be subject to the conditions of this licence, and the licensee must bear full responsibility for any breach of these conditions.

1.5 Alterations and reconstructions

1.5.1 No alteration to, or reconstruction in respect of, the activity, or any part thereof, that would, or is likely to, result in a material change or increase in:

(a) the nature or quantity of any emission,

(b) the abatement, treatment or recovery systems,

(c) the range of processes to be carried out, or

(d) the fuels, raw materials, intermediates, products or wastes generated,

will be carried out or commenced without prior notice to, and without the approval of, the Agency.

1.5.2 No alteration to, or reconstruction in respect of, the activity, or any part thereof, that would, or is likely to, result in any changes in:

(a) site management, or

(b) infrastructure or control with adverse environmental consequences,

will be carried out or commenced without prior notice to, and without the approval of, the Agency.

1.6 The installation must be controlled, operated, and maintained, and emissions must take place, as set out in this licence.

1.7 All plans and programmes required to be carried out under the terms of this licence become part of this licence.

1.8 This licence is for the purpose of licensing under the EPA Act 1992 as amended only and nothing in this licence must be construed as negating the licensee's statutory obligations or requirements under any other enactments or regulations.

1.9 Having regard to the nature of the activity, and arrangements necessary to be made or made, in connection with the carrying on of the activity, the specified period for the purposes of section 92(2)(a) of the EPA Act 1992 as amended, is five years.

Reason:	***To clarify the scope of this licence.***

Condition 2. Management of the Installation

2.1 Installation roles and responsibilities

2.1.1 The licensee must employ a suitably qualified and experienced installation manager who must be designated as the person in charge.

2.1.2 The installation manager or a nominated, suitably qualified and experienced deputy must be present on the installation at all times during its operation or as otherwise required by the Agency.

2.1.3 The licensee must ensure that personnel performing specifically assigned tasks must be qualified on the basis of appropriate education, training and experience as required and must be aware of the requirements of this licence.

2.1.4 The licensee must issue a copy of this licence to all relevant personnel whose duties relate to any condition of this licence.

2.2 Environmental Management System (EMS)

2.2.1 The licensee must establish, maintain and implement an Environmental Management System (EMS), prior to the date of the commencement of the activity.

2.2.2 The EMS must be reviewed by senior management for suitability, adequacy and effectiveness and updated on an annual basis.

2.2.3 The EMS must include the following elements, at a minimum:

(a) a statement of the commitment, leadership and accountability of management, including senior management, for the implementation of an effective EMS,

(b) an environmental policy, defined by management, that includes a commitment to continuous improvement of the environmental performance of the installation,

(c) management and reporting structure and responsibility for environmental aspects, including for the planning and provision of financial and human resources to manage and implement the EMS,

(d) an analysis of the organisation's regulatory and environmental obligations, including the potential risks to the environment from the activity,

(e) the procedures required by this licence, including procedures for:

(i) ensuring compliance with environmental legislation,

(ii) ensuring employee awareness of and involvement in complying with environmental legislation, and

(iii) checking performance and developing performance indicators by sectoral benchmarking on a regular basis, including for energy efficiency,

(f) the schedules, plans, programmes, procedures, records and other such documentation as listed in Condition 2 of this licence, and

(g) any other items specified in this licence or by the Agency.

2.2.4 Schedule of Environmental Objectives and Targets

2.2.4.1 The licensee must prepare, maintain and implement a Schedule of Environmental Objectives and Targets. The Schedule must provide for a review of all operations and processes, as referred to in the conditions of this licence, including an evaluation of practicable options for, at a minimum:

(a) energy and resource efficiency,

(b) the reduction in water consumption,

(c) increasing direct and indirect use of renewable energy and/or zero-rated fuel,

(d) minimising the proportion of HVO sourced from food and feed crops,

(e) the use of cleaner technology and cleaner production,

(f) noise management,

(g) the prevention, reduction, and minimisation of waste, including waste reduction targets,

(h) the impacts from eventual decommissioning of the installation, and

(i) a monitoring and measurement programme.

2.2.4.2 The Schedule must include time frames for the achievement of set targets and must address a five-year period at a minimum. When including time frames, the licensee must have regard to the most recent national climate action plan.

2.2.4.3 The Schedule must be reviewed annually and updated as necessary.

2.2.5 Environmental Management Programme (EMP)

2.2.5.1 The licensee must prepare, maintain and implement an Environmental Management Programme (EMP), for achieving the Schedule of Environmental Objectives and Targets prepared under Condition 2.2.4 of this licence.

2.2.5.2 The EMP must include at a minimum:

(a) designation of responsibility for targets,

(b) the means by which they will be achieved, and

(c) the time frames for achieving the targets.

2.2.5.3 The EMP must be reviewed annually and updated as necessary.

2.2.5.4 A report on the programme, including the success in meeting agreed targets and an evaluation of non-conformities and associated corrective actions and the potential for further non-conformities to occur must be prepared.

2.2.5.5 Such reports must be retained on-site for a period of not less than seven years and must be available for inspection by authorised persons of the Agency.

2.2.6 The licensee must establish, maintain and implement an environmental management documentation system.

2.2.7 Corrective and preventive action

2.2.7.1 The licensee must establish, maintain and implement procedures to ensure that corrective and preventative action is taken should the specified requirements of this licence not be fulfilled.

2.2.7.2 The responsibility and authority for persons initiating further investigation and corrective and preventative action in the event of a reported breach, with the conditions of this licence, must be defined.

2.2.7.3 Where a breach of one or more of the conditions of this licence occurs, the licensee must without delay take measures to:

(a) restore compliance with the conditions of this licence in the shortest possible time, and

(b) initiate any feasible preventative actions to prevent recurrence of the breach.

2.2.7.4 All corrective and preventative actions must be documented as part of the environmental management documentation system.

2.2.8 Internal audits

2.2.8.1 The licensee must establish, maintain and implement a programme for independent internal audits of the EMS.

2.2.8.2 Such audits must be carried out at least once every three years.

2.2.8.3 The audit programme must determine whether or not the EMS is being implemented and maintained properly, and in accordance with the requirements of this licence.

2.2.8.4 Audit reports and records of the resultant corrective and preventative actions must be maintained as part of the environmental management documentation system.

2.2.9 Awareness and competence training

2.2.9.1 The licensee must establish, maintain and implement procedures for identifying training needs, and for providing appropriate training, for all personnel whose work can have an adverse effect upon the environment to ensure awareness and competence in their work area.

2.2.9.2 Appropriate records of training must be maintained and available for inspection at all reasonable times.

2.2.10 Public awareness and communications programme

2.2.10.1 The licensee must establish, maintain and implement a public awareness and communications programme to ensure that members of the public can obtain information at the installation, at all reasonable times, concerning the environmental performance of the installation.

2.2.11 Maintenance programme

2.2.11.1 The licensee must establish, maintain and implement a programme for maintenance of all plant and equipment based on the instructions issued by the manufacturer, supplier and installer of the equipment.

2.2.11.2 Appropriate record keeping and diagnostic testing must support this programme.

2.2.11.3 The licensee must clearly allocate responsibility for the planning, management, and execution of all aspects of this programme to appropriate personnel.

2.2.11.4 The programme must use appropriate techniques and measures to ensure the optimisation of energy efficiency in plant and equipment.

2.2.12 Process control programme

2.2.12.1 The licensee must establish, maintain and implement a programme to ensure there is adequate control of processes under all modes of operation.

2.2.12.2 The programme must identify the key indicator parameters for process control performance, as well as identifying methods for measuring and controlling these parameters.

2.2.12.3 Abnormal process operating conditions must be documented and analysed to identify any necessary corrective action.

2.2.12.4 Any corrective action identified must be carried out in the in the shortest possible time, to the satisfaction of the Agency.

2.2.13 Quality assurance/quality control programmes

2.2.13.1 The licensee must establish, maintain and implement quality assurance/quality control programmes to ensure that the characteristics of all fuels are fully determined and controlled.

2.2.13.2 The programme must include the elements set out in BAT 9 of Commission Implementing Decision of 2021/2326 establishing Best Available Techniques (BAT) Conclusions for Large Combustion Plant.

2.2.14 Other Than Normal Operating Conditions (OTNOC):

2.2.14.1 The licensee must establish, maintain and implement a management plan in order to reduce emissions to air and/or to water during periods of other than normal operating conditions (OTNOC) including start-up and shut-down periods.

2.2.14.2 The plan must include the elements set out in BAT 10 and BAT 11 of Commission Implementing Decision of 2021/2326 establishing Best Available Techniques (BAT) Conclusions for Large Combustion Plant.

Reason:	***To make provision for management of the activity on a planned basis having regard to the desirability of ongoing assessment, recording and reporting of matters affecting the environment.***

Condition 3. Infrastructure and Operation

3.1 All infrastructure and all equipment required under this licence must be installed and commissioned prior to the commencement of the activity unless specified by a condition of this licence or unless otherwise approved by the Agency.

3.2 The licensee must establish and maintain, for each component of the installation, all infrastructure referred to in this licence prior to the date of commencement of the licensed activities in that component, or as required by the conditions of this licence.

3.3 Infrastructure specified in the application that relates to the environmental performance of the installation and is not specified in this licence, must be installed in accordance with the schedule submitted in the application.

3.4 The licensee must have regard to the following when choosing or designing new plant or infrastructure, at a minimum:

(a) energy efficiency, and

(b) the environmental impact of its construction, installation, maintenance, operation, and eventual decommissioning.

3.5 Installation notice board

3.5.1 The licensee must, within one month of the date of grant of this licence, provide and maintain an installation notice board on the installation so that it is legible to persons outside the main entrance to the installation.

3.5.2 The minimum dimensions of the board must be 1200 mm by 750 mm.

3.5.3 The board must clearly show:

(a) the name, telephone number and emergency out of hours contact telephone number of the installation,

(b) the normal hours of operation,

(c) the name of the licensee,

(d) this licence register number, and

(e) where environmental information relating to the installation can be obtained.

3.6 Sampling points and data logging

3.6.1 The licensee must clearly label and provide safe and permanent access to all on-site sampling and monitoring points, as required by the Agency.

3.6.2 The licensee must clearly label and provide safe and permanent access to all off-site sampling and monitoring points as required by the Agency, subject to the prior agreement of the landowner(s) concerned.

3.6.3 The licensee must install on all emission points, sampling points or equipment, all data logging or other electronic communication equipment, as required by the Agency.

3.6.4 All such equipment must be consistent with the safe operation of all sampling and monitoring systems.

3.7 In the case of composite sampling of aqueous emissions from the installation, a separate composite sample or homogeneous sub-sample (of sufficient volume as advised) must be refrigerated without delay after collection and retained as required for Agency use.

3.8 Tank, container, and drum storage areas

3.8.1 All tank, container, and drum storage areas must be rendered impervious to the materials stored therein.

3.8.2 Bunds must be designed in accordance with the Agency's guidance note on '*Storage and Transfer of Materials for Scheduled Activities*' (2004), as may be amended or replaced by the Agency.

3.8.3 All tank and drum storage areas must be bunded, either locally or remotely, to a volume not less than the greater of the following:

(a) 110 % of the capacity of the largest tank or drum within the bunded area, or

(b) 25 % of the total volume of substance that could be stored within the bunded area.

3.8.4 All drainage from bunded areas must be treated as contaminated unless it can be demonstrated to be otherwise.

3.8.5 All drainage from bunded areas must be diverted for collection and safe disposal, unless it can be deemed uncontaminated and does not exceed the trigger levels set for storm water emissions under Condition 6.10 of this licence.

3.8.6 All inlets, outlets, vent pipes, valves and gauges must be within the bunded area.

3.8.7 All tanks, containers and drums must be labelled to clearly indicate their contents.

3.8.8 All bunds must be uniquely identified and labelled at the bund.

3.8.9 The licensee must apply a leak detection system to all storage tanks, container, and drum storage areas that contain liquid material other than water.

3.9 The licensee must have in storage an adequate supply of containment booms or suitable absorbent material to contain and absorb any spillage at the installation.

3.10 Used absorbent material must be disposed of at an appropriate facility or installation.

3.11 Water metering and records

3.11.1 The licensee must install and maintain a water meter on all water supplies serving the installation, prior to utilisation.

3.11.2 Records of water usage must be maintained on-site, and a summary records report must be submitted annually to the Agency.

3.12 Silt traps and oil separators

3.12.1 The licensee must, prior to the date of commencement of the activity, install and maintain silt traps and oil separators at the installation as follows:

(a) silt traps on all storm water discharges, other than from roofs,

(b) Class I by-pass, Class I full retention and Class I forecourt interceptors on SW-1 and SW-3.

(c) Class I by-pass and Class I full retention separator on SW-2.

3.12.2 The oil separators must be in accordance with I.S. EN-858-2: 2003 (separator systems for light liquids).

3.13 Firewater retention

3.13.1 The licensee must carry out a risk assessment to determine the retention requirements for firewater run-off from the installation.

3.13.2 The risk assessment, and any subsequent reports or programmes, must be completed in accordance with all guidelines issued by the Agency with regard to firewater retention.

3.13.3 The licensee must submit the firewater risk assessment report based on the assessment in Condition 3.13.1 of this licence to the Agency for approval within one month of the date of grant of this licence.

3.13.4 The licensee must implement the recommendations of the firewater risk assessment report, as approved by the Agency, within the timeframes specified by the Agency.

3.13.5 The firewater risk assessment report must be reviewed and updated as necessary, as required by the Agency.

3.13.6 In the event of fire, or spillage to storm water, the storm water collection system must provide for the automatic diversion of storm water for collection and appropriate management.

3.14 All pump sumps, storage tanks, attenuation ponds or other treatment plant chambers from which spillage of environmentally significant materials might occur in such quantities as are likely to breach local or remote containment or separators, must be fitted with high liquid level alarms (or oil detectors as appropriate) within six months from the date of grant of this licence.

3.15 The provision of a catchment system to collect any leaks from flanges and valves of all overground pipes used to transport material other than uncontaminated water must be examined. This must be incorporated into the Schedule of Environmental Objectives and Targets set out in Condition 2.2.4 of this licence for the reduction in fugitive emissions.

3.16 The licensee must, within three months of the date of grant of this licence, install and maintain in a prominent location on the site a windsock, or other wind direction indicator, which must be visible from the public roadway outside the site.

3.17 Fuel Usage

3.17.1 Natural gas or biomethane must be used in the dual fuel engines on-site. In the event of an interruption to the supply of natural gas or biomethane, or for testing purposes as may be required by the Commission for Regulation of Utilities or the Grid Code, or as otherwise approved by the Agency, HVO or gas oil may be used.

3.17.2 The gas oil must meet CEN standard EN14214 and the HVO must meet CEN standard 15940. In the event of an interruption to the supply of gas oil or HVO, an alternative fuel may be used with the prior approval of the Agency.

3.17.3 The HVO must comply with the requirements of Directive (EU) 2023/2413 (RED III) in relation to sustainability and greenhouse gas emissions saving criteria for biofuels, bioliquids and biomass fuels.

3.17.4 The licensee must identify opportunities to minimise the proportion of HVO sourced from food and feed crops.

3.17.5 Minimising the proportion of HVO sourced from food and feed crops must be incorporated into the Schedule of Environmental Objectives and Targets under Condition 2.2.4 of this licence.

3.17.6 The Agency may approve the use of an alternative zero-rated fuel, subject to the licensee demonstrating that the alternative zero-rated fuel will not cause an increase in air pollutant emissions from the installation and will not give rise to any breach of Air Quality Standards.

3.18 Prior to commencement of operation, the licensee must determine the duration of start-up and shutdown periods for each combustion plant. These periods must be determined in accordance with the provisions of Commission Implementing Decision of 7th May 2012 concerning the determination of these periods for the purposes of Directive 2010/75/EU on industrial emissions.

3.19 An alternative plant loading and operating hour restriction to that specified in *Schedule A.1: Generator operation, other than testing/maintenance*, of this licence, may be approved by the Agency subject to the licensee demonstrating that the alternatives will not cause any increase in the mass emissions than those allowed under *Schedule A.1: Generator operation, other than testing/maintenance*, of this licence, and will not give rise to any breach of Air Quality Standards.

3.20 Ambient Air Quality Monitoring Programme

3.20.1 The licensee must establish an ambient air quality monitoring programme for nitrogen dioxide and other relevant parameters, to ensure compliance with relevant air quality standards.

3.20.2 The programme must include but not be limited to the following:

(a) locations of ambient air monitors. Proposed monitoring locations must take into account prevailing meteorological conditions and the results of air dispersion modelling and have regard to any relevant published guidance,

(b) details of proposed ambient air quality monitors for deployment at the monitoring locations identified,

(c) trigger levels for relevant parameters at the proposed monitoring locations to ensure compliance with air quality standards at off-site receptors, and

(d) a response programme for actions to be taken in the event of an exceedance of trigger levels.

3.20.3 The programme must be submitted to the Agency, for approval within six months of the date of grant of the licence.

3.20.4 The programme must be implemented by the licensee, within nine months of the date of grant of the licence.

3.20.5 The programme must be reviewed, as required by the Agency.

3.20.6 The licensee must submit a report to the Agency, containing the results of the programme on an annual basis by the 31 March. The report must include an assessment of ambient air monitoring against the established trigger levels.

3.20.7 Ambient air monitoring data must be available for inspection by authorised persons of the Agency at all times.

3.20.8 The licensee must include a management programme, as part of the development and implementation of the Ambient Air Quality Monitoring Programme to ensure that when the installation is operational, the emissions from the activity including the cumulative emissions of nearby installations must not exceed the ambient air quality standards at off-site receptors. This management programme must be in consultation with EirGrid subject to the satisfaction of the Agency.

Reason:	***To provide for appropriate operation of the installation to ensure protection of the environment.***

Condition 4. Interpretation

4.1 Emission limit values for emissions to atmosphere in this licence must be interpreted in the following way:

4.1.1 Continuous monitoring

The emission limit values for emissions to air must be regarded as having been complied with if the evaluation of the results indicates, for operating hours within a calendar year (excluding periods of start-up and shut-down), that:

(a) a validated monthly average value does not exceed the relevant emission limit value,

(b) for carbon dioxide, no validated daily average value exceeds 110 % of the relevant emission limit value,

(c) for nitrogen oxides, a validated daily average value does not exceed the emission limit value,

(d) a validated hourly average value does not exceed twice the emission limit value,

(e) the value of the 95% confidence intervals of a single measured result does not exceed the following percentages of the emission limit values:

(i)	Nitrogen oxides (as NO_2)	20%
(ii)	Carbon monoxide (CO)	10%
(iii)	Ammonia (NH_3)	40%
(iv)	Volumetric flow	10%

and,

(f) the validated hourly and daily average values must be determined within the effective operating time (excluding start-up and shut-down periods), from the measured valid hourly average values after subtraction of the confidence interval specified in Condition 4.1.1 (e). Any day in which more than three hourly average values are invalid due to malfunction or maintenance of the automated measuring system must be invalidated. If more than 10 days a year are invalidated the licensee must take action, as appropriate, to improve the reliability of the continuous monitoring system.

4.1.2 Non-continuous monitoring

(a) For any parameter where, due to sampling or analytical limitations, a 30-minute sample is inappropriate, a suitable sampling period must be employed, and the value obtained therein must not exceed the emission limit value.

(b) For flow, an hourly or daily mean value, calculated on the basis of appropriate spot readings, must not exceed the relevant limit value.

(c) For all other parameters, a 30-minute mean value must not exceed the emission limit value.

4.2 The concentration and volume flow limits for emissions to atmosphere specified in this licence must be achieved without the introduction of dilution and must be based on gas volumes under standard conditions of:

4.2.1 From non-combustion sources: Temperature 273 K, Pressure 101.3 kPa (no correction for oxygen or water content).

4.2.2 From combustion sources: Temperature 273 K, Pressure 101.3 kPa, dry gas; 15 % oxygen for liquid and gas fuels.

4.3 Where the ability to measure a parameter is affected by mixing before emission, then, with approval from the Agency, the parameter may be assessed before mixing takes place.

4.4 Noise from the installation must not give rise to sound pressure levels measured at the noise-sensitive locations (NSLs) which exceed the limit value(s).

Reason:	***To clarify the interpretation of limit values fixed under this licence.***

Condition 5. Emissions

5.1 Emissions may be made from the specified emission points set out *in Schedule B: Emission Limits and Monitoring* of this licence, subject to compliance with the emission limit values specified in that Schedule.

5.1.1 Uncontaminated storm water may be discharged to surface water.

5.1.2 Uncontaminated storm water may be discharged to groundwater or to soil.

5.1.3 Minor, diffuse, and potential emissions may be emitted to air as specified in the application, or as approved by the Agency under Condition 1 of this licence.

5.2 Notwithstanding the requirements of Condition 5.1 of this licence, there must be no other emissions or discharges from the installation.

5.3 Emissions, including emissions giving rise to odours, from the activities carried on at the site must not result in an impairment of, or an interference with amenities or the environment beyond the installation boundary or any other legitimate uses of the environment beyond the installation boundary.

5.4 The licensee must ensure that all or any of the following:

(a) vermin,

(b) birds,

(c) flies,

(d) mud, or

(e) litter

associated with the activity do not result in an impairment of, or an interference with, amenities or the environment at the installation or beyond the installation boundary or any other legitimate uses of the environment beyond the installation boundary.

5.5 Any method used by the licensee to control or prevent any impairment or interference must not cause an adverse impact on the environment.

5.6 The licensee must, prior to the commencement of the activity, use one or a combination of the techniques listed in BAT 17 to prevent, or where that is not practicable, to reduce noise emissions.

5.7 The licensee must, prior to the commencement of the activity, use one or a combination of the techniques listed in BAT 43 and BAT 44 to prevent, or where that is not practicable, to reduce air emissions (NO_x and CO) from the gas engines when operating on natural gas.

Reason:	***To provide for the protection of the environment by way of control and limitation of emissions.***

Condition 6. Control and Monitoring

6.1 Test programme

6.1.1 The licensee must prepare a test programme for abatement equipment installed to abate emissions to air.

6.1.2 The test programme must be completed within three months of the commencement of operation of the abatement equipment.

6.1.3 The criteria for the operation of the abatement equipment as determined by the test programme, must be incorporated into the standard operating procedures.

6.1.4 The test programme must, at a minimum:

(a) establish all criteria for operation, control and management of the abatement equipment to ensure compliance with the emission limit values specified in this licence,

(b) assess the performance of any monitors on the abatement system and establish a maintenance and calibration programme for each monitor, and

(c) be prepared in accordance with all relevant guidance published by the Agency.

6.1.5 A report on the test programme must be submitted to the Agency within one month of completion.

6.2 The licensee must carry out monitoring, sampling, analyses, measurements, examinations, maintenance, calibrations, and control techniques as set out in this licence and in accordance with *Schedule B: Emission Limits and Monitoring* and *Schedule C: Control of Emissions* of this licence.

6.3 Sampling and analysis

6.3.1 Sampling and analysis must be undertaken by competent staff in accordance with documented operating procedures.

6.3.2 Such procedures must be assessed for their suitability for the test matrix and performance characteristics must be determined.

6.3.3 Such procedures must be subject to a programme of analytical quality control using appropriate control standards with evaluation of test responses.

6.3.4 Where any analysis is sub-contracted it must be outsourced to a competent laboratory.

6.3.5 Unless otherwise approved by the Agency, sampling and analysis of emissions to atmosphere must be carried out:

(a) by ISO 17025 accredited persons or organisations, with accreditation for the relevant scope of sampling and analysis, and

(b) in accordance with the Agency's air monitoring policy.

6.3.6 The licensee must ensure that:

(a) sampling and analysis for all parameters listed in the schedules to this licence, and

(b) any reference measurements for the calibration of automated measurement systems,

must be carried out in accordance with CEN standards. If CEN standards are not available, ISO, national or international standards, which must ensure the provision of data of an equivalent scientific quality, must apply.

6.4 Automatic monitors and samplers

6.4.1 All automatic monitors and samplers must be always functioning (except during maintenance and calibration) when the activity is being carried on unless alternative sampling or monitoring has been approved in writing by the Agency for a limited period.

6.4.2 In the event of the malfunction of any continuous monitor, the licensee must contact the Agency as soon as practicable, and alternative sampling and monitoring facilities must be put in place.

6.4.3 The use of alternative equipment, other than in emergency situations, must be as approved by the Agency.

6.4.4 The automated measuring systems must be subject to parallel measurements with the reference methods at least once per year.

6.4.5 The licensee must submit to the Agency an air monitoring report with the results of the parallel measurements referred to in Condition 6.4.4 of this licence.

6.5 Monitoring and analysis equipment must be installed, operated, and maintained as necessary so that all monitoring results accurately reflect any and all emission, discharge or parameter specified in this licence.

6.6 All treatment, abatement and emission control equipment must be calibrated and maintained in accordance with the instructions issued by the manufacturer, supplier and installer.

6.7 The frequency, methods and scope of monitoring, sampling and analyses, as set out in this licence, may be amended only as required or approved by the Agency following evaluation of test results.

6.8 Integrity testing

6.8.1 The integrity and water tightness of all tanks, bunding structures, containers, and underground pipes and their resistance to penetration by water or other materials carried or stored therein must be tested and demonstrated by the licensee prior to use.

6.8.2 The testing of the integrity and water tightness of all tanks, bunding structures, containers and underground pipes and their resistance to penetration by water or other materials carried or stored therein must be undertaken as follows:

(a) testing must be carried out by a suitably qualified and experienced person,

(b) testing must be carried out at least once every three years and reported to the Agency on each occasion, and

(c) testing must be carried out in accordance with all guidance published by the Agency.

Any repairs required to ensure the integrity and water tightness of tanks, bunding structures, containers, and underground pipes must be carried out as soon as practicable.

6.8.3 A written record of all integrity tests and all maintenance or remedial work arising from them must be maintained by the licensee.

6.8.4 In the case of new bunding structures, tanks, underground pipelines or containers installed on-site, the testing for integrity and water tightness must be undertaken in advance of utilisation.

6.8.5 An inspection system for the detection of leaks on all flanges and valves on overground pipes used to transport materials other than water must be developed prior to the date of commencement of the activity.

6.9 Storm water discharges

6.9.1 A visual examination of the storm water discharges must be carried out daily.

6.9.2 Trigger values

6.9.2.1 The licensee must, within 12 months of grant of the licence, establish suitable trigger levels for relevant parameters including pH, TOC, Conductivity, Suspended Solids and Total Petroleum Hydrocarbons in storm water discharges.

6.9.2.2 Trigger values must be established in accordance with the methods outlined in the Agency's *'Guidance on the setting of Trigger Values for Storm Water Discharges to Off-site Surface Waters at EPA IPPC and Waste Licensed Facilities'* (2012), as may be amended or replaced by the Agency.

6.9.2.3 The storm water trigger levels proposed must be submitted to the Agency for approval, within 13 months of the date of grant of this licence.

6.9.2.4 The trigger values may be revised, with the approval of the Agency, following evaluation of appropriate storm water monitoring data in accordance with the methods outlined in the Agency's *'Guidance on the setting of Trigger Values for Storm Water Discharges to Off-site Surface Waters at EPA IPPC and Waste Licensed Facilities'* (2012), as may be amended or replaced by the Agency.

6.9.2.5 The licensee must establish and implement a response programme to address any exceedance of the trigger values.

6.9.3 The storm water drainage system (i.e. gullies, manholes, any visible drainage conduits and such other aspects as required by the Agency), bunds, silt traps and oil separators must be inspected weekly, desludged as necessary, and properly maintained at all times.

6.9.4 All sludge and drainage from storm water drainage system cleaning operations must be collected for safe disposal.

6.10 The licensee must ensure that:

(a) access to a groundwater sampling service is available without delay, or

(b) well sampling equipment is installed on-site and is fit for purpose.

6.11 Noise

6.11.1 The licensee must carry out a noise survey of the site operations annually. The daytime survey must take place at times when the back-up generators are operational, for either testing or maintenance purposes or to power the site.

6.11.2 The survey programme must be undertaken in accordance with the methodology specified in the Agency's *'Guidance Note for Noise: Licence Applications, Surveys and Assessments in Relation to Scheduled Activities (NG4)'* (2016), as may be amended or replaced by the Agency.

6.11.3 Noise management plan

6.11.3.1 The licensee must prepare, maintain and implement a noise management plan, to the satisfaction of the Agency.

6.11.3.2 The plan must be submitted within six months of the date of grant of this licence.

6.11.3.3 The plan must outline noise reduction and abatement measures.

6.11.3.4 The plan must be prepared in accordance with the Agency's *'Guidance Note for Noise: Licence Applications, Surveys and Assessments in Relation to Scheduled Activities (NG4)' 2016*, as may be amended or replaced by the Agency.

6.11.3.5 The plan must be implemented within 12 months of the date of grant of this licence.

6.11.3.6 The plan must be reviewed annually and updated as necessary.

6.12 The licensee must monitor channelled emissions to air during OTNOC in accordance with BAT 11 of Commission Implementing Decision of 2021/2326 establishing Best Available Techniques (BAT) Conclusions for Large Combustion Plant.

6.13 A calculated value for the volumetric flows at emission point reference nos. A2-1 - A2-11 may be used in place of a measured result. Any such calculation must be in accordance with Annex E of EN 16911-1, and a validation report must be submitted to the Agency within two months of the date of commissioning of the activity. The validation report must have regard to Agency guidance *'Air Guidance Note (AG10) EPA requirements for the calculation of flue gas volume flow rate from energy consumption using Annex E of ISO EN I6911 -1'* as may be amended or replaced by the Agency.

Reason:	***To provide for the protection of the environment by way of treatment and monitoring of emissions.***

Condition 7. Resource Use and Energy Efficiency

7.1 Energy efficiency

7.1.1 The licensee must, prior to the commencement of the activity, use one or a combination of the techniques listed in BAT 12 to increase energy efficiency of the dual fuel gas engines.

7.1.2 For each combustion plant at the installation the licensee must determine the net electrical efficiency of the combustion plant by carrying out a performance test at full load, according to EN standards, after the commissioning of the unit and after each modification that could significantly affect the net electrical efficiency of the unit. If EN standards are not available, BAT is to use ISO, national or other international standards that ensure the provision of data of an equivalent scientific quality.

7.1.3 The net electrical efficiency of the gas engines (A2-1 to A2-11) when operating on natural gas must not be less than 39.5%.

7.2 Energy efficiency audit

7.2.1 The licensee must carry out an audit of the energy efficiency of the site within one year of the date of grant of this licence.

7.2.2 The audit must be carried out in accordance with the Agency's *'Guidance Note on Energy Efficiency Auditing'* (2003), as may be amended or replaced by the Agency, and have regard to any other relevant published guidance.

7.2.3 The audit must identify all practicable opportunities for

(a) energy use reduction and efficiency, and

(b) the use of alternate energy sources as a means of decreasing or offsetting the use of fossil energy.

7.2.4 The recommendations of the audit must be incorporated into the Schedule of Environmental Objectives and Targets under Condition 2.2.4 of this licence.

7.2.5 The energy efficiency audit must be repeated at intervals as required by the Agency.

7.3 Alternative Energy Sources

7.3.1 The licensee must increase direct and indirect use of renewable energy and/or zero-rated fuel, with the requirement of meeting at least 80% of annual demand with renewable energy and/or zero-rated fuel, within six years of the date of commencement of the activity.

7.3.2 The licensee must submit a report within six months of the date of grant of the licence setting out proposed actions to increase direct and indirect use of renewable energy and/or zero-rated fuel for approval by the Agency.

7.3.3 The proposed actions of the report, as approved by the Agency under Condition 7.3.2 of this licence, must be incorporated into the Schedule of Environment Objectives and Targets under Condition 2.2.4 of this licence.

7.3.4 The programme of actions must be reviewed and updated annually or at intervals as required by the Agency.

7.4 The licensee must have regard to the targets of the most recent national climate action plan when identifying opportunities for energy use reduction.

7.5 Water use reduction

7.5.1 The licensee must identify opportunities for reduction in the total quantity of water used on-site including recycling and reuse initiatives.

7.5.2 The licensee must identify opportunities for reduction in the quantity of water used on-site including recycling and reuse initiatives.

7.5.3 The licensee must identify opportunities to maximise the use of rainwater harvesting to reduce the volume of process water contributed from public water supplies to the installation.

7.5.4 Reductions in water usage must be incorporated into the Schedule of Environmental Objectives and Targets under Condition 2.2.4 of this licence.

7.6 Material use efficiency

7.6.1 The licensee must undertake an assessment of the efficiency of use of raw materials in all processes, having regard to the reduction in waste generated.

7.6.2 The efficiency of materials used assessment must take account of best international practice for this type of activity.

7.6.3 Improvements in material use efficiency must be incorporated into the Schedule of Environmental Objectives and Targets under Condition 2.2.4 of this licence.

7.6.4 The licensee must, prior to the commencement of the activity, use one or a combination of the techniques listed in BAT 16 to prevent, or where that is not practicable, reduce the amount of waste produced.

Reason:	***To provide for the efficient use of resources and energy in all site operations.***

Condition 8. Materials Handling

8.1 Waste hierarchy

8.1.1 The licensee must ensure that waste generated in the carrying on of the activity must, in accordance with the waste hierarchy, be prepared for re-use, recycling or recovery.

8.1.2 Where it is not technically or economically possible for waste generated to be prepared for re-use, recycling or recovery, waste must be disposed of in a manner which minimises any adverse impact on the environment.

8.2 Waste sent off-site for recovery or disposal

8.2.1 Waste sent off-site for recovery or disposal must be transported only by an authorised waste contractor.

8.2.2 Waste must be transported from the installation to the site of recovery or disposal only in a manner that will not adversely affect the environment and in accordance with the appropriate national and European legislation and protocols.

8.2.3 Waste sent off-site for recovery or disposal must be transferred only to an appropriate facility.

8.3 The licensee must ensure that, in advance of transfer to another person, waste must be classified, packaged, and labelled in accordance with national, European and any other standards which are in force in relation to such labelling.

8.4 The loading and unloading of waste and materials must be carried out in designated areas protected against spillage and leachate run-off.

8.5 Waste and materials must be stored in designated areas, protected as appropriate against spillage and leachate run-off.

8.6 Waste and materials must be clearly labelled and appropriately segregated.

8.7 Unless approved in writing in advance by the Agency, the licensee is prohibited from mixing a hazardous waste of one category with a hazardous waste of another category or with any other non-hazardous waste.

8.8 The licensee must not import waste into the State nor export waste out of the State except in accordance with the relevant provisions of Regulation (EU) 2024/1157 of the European Parliament and on the Council of 11 April 2024 on shipments of waste, amending Regulations No. 1257/2013 and (EU) 2020/1026 and repealing Regulation (EC) No. 1013/2006 and associated National regulations.

Reason:	***To provide for the appropriate handling of material and the protection of the environment.***

Condition 9. Accident Prevention and Emergency Response

9.1 Accident prevention procedure

9.1.1 The licensee must, prior to the date of the commencement of the activity ensure that a documented accident prevention procedure is in place that addresses the hazards on-site, particularly in relation to the prevention of accidents with a possible impact on the environment.

9.1.2 This procedure must be reviewed annually at a minimum and updated as necessary to the satisfaction of the Agency.

9.2 Emergency response procedure

9.2.1 The licensee must, prior to the date of the commencement of the activity ensure that a documented emergency response procedure is in place, that addresses any emergency situation which may originate on-site.

9.2.2 This procedure must include provision for prevention of, or where not possible, minimising the effects of any emergency on the environment.

9.2.3 This procedure must also address operations in times of National Electrical System Emergency.

9.2.4 This procedure must be reviewed annually, at a minimum and updated as necessary to the satisfaction of the Agency.

9.3 Incidents and accidents

9.3.1 In the event of an incident the licensee must without delay:

(a) carry out an investigation to identify the nature, source and cause of the incident and any emission arising therefrom,

(b) isolate the source of any such emission,

(c) evaluate the environmental pollution, if any, caused by the incident,

(d) identify and execute measures to minimise the emissions or malfunction and the effects thereof,

(e) identify the date, time, and place of the incident, and

(f) notify the Agency as required by Condition 11.4 of this licence.

9.3.2 Where an incident or accident that adversely affects the environment occurs, the licensee must, without delay and to the satisfaction of the Agency:

(a) take all necessary measures to limit the environmental consequences of the incident or accident,

(b) take all possible measures to prevent further incident or accident, and

(c) take all necessary measures to remedy the environmental consequences of the incident or accident.

Reason:	***To provide for the protection of the environment.***

Condition 10. Closure, Restoration and Aftercare Management

10.1 Following termination, or planned cessation for a period greater than six months, of use or involvement of all or part of the site in the licensed activity, the licensee must, to the satisfaction of the Agency:

(a) decommission, render safe, or remove for disposal or recovery, any soil, subsoil, buildings, plant or equipment, any waste, materials or substances or other matter contained therein or thereon, that may result in environmental pollution, and

(b) submit a final validation report to the Agency, to include a certificate of completion to demonstrate there is no continuing risk to the environment, within three months of termination or planned cessation of the activity.

Reason:	***To make provision for the proper closure of the activity ensuring protection of the environment.***

Condition 11. Notification, Records and Reports

11.1 The licensee must submit the reports, proposals, plans, programmes, and submissions required by this licence by the deadlines specified. The licensee will not be in compliance with the requirements of this condition unless and until it has submitted every report, proposal, plan, programme and submission, the deadline for which has passed.

11.2 The licensee must carry out every action required by the Agency, and arising out of such reports, proposals, plans, programmes, or submissions, by such deadline as specified by the Agency. The licensee will not be in compliance with the requirements of this condition unless and until it has carried out every such action.

11.3 The licensee must notify the Agency of the intended date of commencement of the Scheduled Activity, one month prior to the date of the commencement of the activity, in a format as may be specified by the Agency.

11.4 Notifications to the Agency

11.4.1 The licensee must notify the Agency, in a format specified by the Agency, as soon as practicable after the occurrence of any of the following:

(a) an incident or accident as defined by the glossary,

(b) any breach of one or more of the conditions attached to this licence, and

(c) any emission that does not comply with the requirements of this licence.

11.4.2 The licensee must include as part of the notification, the following at a minimum:

(a) the date and time of the incident,

(b) summary details of the occurrence, and

(c) where available, the steps taken to prevent and minimise any emissions.

11.4.3 All details required to be communicated must be in accordance with all guidance provided by the Agency.

11.5 The licensee must notify Uisce Éireann and the local authority, in a manner prescribed by Uisce Éireann, as soon as practicable after the occurrence of any incident which relates to discharges to sewer.

11.6 The licensee must notify the following, as soon as practicable after the occurrence of any incident which relates to a discharge to water:

(a) Inland Fisheries Ireland/Department of Agriculture, Food and the Marine (DAFM) in the case of discharges to receiving waters,

(b) Uisce Éireann or Water Services Authority in the case of any incident where the discharge(s) have been identified as upstream of a drinking water abstraction point.

11.7 Record of notification

11.7.1 The licensee must make a record of any notification made under Condition 11.4, Condition 11.5, and Condition 11.6 of this licence.

11.7.2 This record must include:

(a) details of the nature, extent, and impact of, and circumstances giving rise to, the incident or accident, and

(b) all corrective actions taken to manage the incident or accident, prevent or minimise wastes generated, and the effect on the environment, and avoid recurrence.

11.7.3 In the case of a breach of a condition, the record must include measures to restore compliance.

11.8 Record of complaints

11.8.1 The licensee must record all complaints of an environmental nature related to the operation of the activity.

11.8.2 The record must give details of:

(a) the date and time of the complaint,

(b) the name of the complainant (if provided), and

(c) give details of the nature of the complaint.

11.8.3 A record must be kept of the response made in the case of each complaint.

11.9 The licensee must record all sampling, analyses, measurements, examinations, calibrations, and maintenance carried out in accordance with the requirements of this licence and all other such monitoring which relates to the environmental performance of the installation.

11.10 Documentation

11.10.1 The licensee must ensure that the following documents are accessible at the site, at a minimum:

(a) the licences relating to the installation,

(b) the current EMS for the installation including all associated procedures, reports, records and other documents,

(c) the previous year's AER for the installation,

(d) records of all sampling, analyses, measurements, examinations, calibrations and maintenance carried out in accordance with the requirements of this licence and all other such monitoring which relates to the environmental performance of the installation,

(e) relevant correspondence with the Agency,

(f) relevant correspondence with Uisce Éireann and EirGrid,

(g) up-to-date site drawings and plans showing the location of key process and environmental infrastructure, including monitoring locations and emission points,

(h) up-to-date standard operational procedures for all processes, plant and equipment necessary to give effect to this licence to ensure that standard operation of such processes, plant or equipment does not result in unauthorised emissions to the environment,

(i) an up-to-date site drainage map of the installation. The drainage map must be reviewed annually and updated as necessary,

(j) any elements of the licence application or EIA documentation referenced in this licence, and

(k) correspondence documenting the consumption quantities, source and guarantee of origin of fuel in line with Directive (EU) 2023/2413 (RED III).

11.10.2 This documentation must be available to the Agency for inspection at all reasonable times.

11.11 Environmental Performance Reporting

11.11.1 The licensee must submit to the Agency annually, or as otherwise approved by the Agency:

(a) an AER covering the previous calendar year,

(b) an EPR covering the previous calendar year, and

(c) the results of all emissions monitoring carried out in accordance with the requirements of this licence, including an assessment and interpretation of the results.

11.11.2 The licensee must ensure that the reports and emission monitoring results required under Condition 11.11.1 of this licence are:

(i) to the satisfaction of the Agency,

(ii) prepared in accordance with all relevant guidelines issued by the Agency, and

(iii) submitted by the 31 March of each year.

11.12 Record management

11.12.1 A full record must be maintained by the licensee on matters relating to the waste management operations and practices at this site.

11.12.2 This record must contain details of the following, at a minimum:

(a) the tonnages and LoW Code for the waste materials sent off-site for disposal or recovery,

(b) the names of the agent and carrier of the waste, and their waste collection permit details, if required (to include issuing authority and vehicle registration number),

(c) details of the ultimate disposal or recovery destination facility for the waste and its appropriateness to accept the consigned waste stream, to include its permit or licence details and issuing authority, if required,

(d) written confirmation of the acceptance and disposal or recovery of any hazardous waste consignments sent off-site,

(e) details of all waste consigned abroad for recovery and classified as 'Green' in accordance with Regulation (EU) 2024/1157 of the European Parliament and of the Council of 11 April 2024 on shipments of waste, amending Regulations No 1257/2013 and (EU) 2020/1026 and repealing Regulation (EC) No 1013/2006, and must include the rationale for the classification,

(f) details of any rejected consignments,

(g) details of any approved waste mixing,

(h) the results of any waste analyses required under *Schedule B: Emission Limits and Monitoring* of this licence,

(i) the tonnage and LoW Code for the waste materials recovered or disposed on-site, and

(j) any other records as specified by the Agency.

11.12.3 These records must be available to the Agency for inspection at all reasonable times.

11.13 The licensee must submit reports, plans, programmes, notifications, and submissions, required by the conditions of this licence electronically, or as otherwise required by the Agency.

11.14 All reports, plans, programmes, notifications, and submissions must be certified accurate and representative by the installation manager or a nominated, suitably qualified, and experienced deputy.

11.15 A full record must be maintained by the licensee on matters relating to the back-up generators. This record must as a minimum contain details of the following:

11.15.1 Back-up generator operation other than testing/maintenance:

(a) date and time of the generator runs,

(b) run load per generator (percentage),

(c) the type and quantities of fuel used in the plant,

(d) duration of run (minutes), and

(e) monitoring results.

11.15.2 Back-up generator operation for testing/maintenance:

(a) date and time of the generator runs,

(b) run load per generator (percentage),

(c) the type and quantities of fuel used in the plant,

(d) duration of run (minutes), and

(e) monitoring results.

11.16 The licensee must submit reports, plans, programmes, notifications, and submissions, required by the conditions of this licence electronically, or as otherwise required by the Agency.

11.17 All reports, plans, programmes, notifications, and submissions must be certified accurate and representative by the installation manager or a nominated, suitably qualified, and experienced deputy.

Reason:	***To provide for the collection and reporting of adequate information on the activity.***

Condition 12. Financial Charges and Provision

12.1 Agency charges

12.1.1 The licensee must pay to the Agency an annual contribution of €15,918, or such sum as the Agency from time to time determines, having regard to variations in the extent of reporting, auditing, inspection, sampling and analysis or other functions carried out by the Agency, as the Agency considers necessary, for the performance of its functions under the Environmental Protection Agency Act 1992 as amended.

12.1.2 Payment of the annual contribution in Condition 12.1.1 of this licence, must be made within one month of the date upon which demanded by the Agency.

12.1.3 The first payment will be a pro-rata amount for the period from the date of commencement of the activity to 31 December and must be paid to the Agency within one month from the date of grant of this licence.

12.1.4 In the event that the frequency or extent of monitoring or other functions carried out by the Agency needs to be increased, the licensee must contribute such sums as determined by the Agency to defray its costs in regard to items not covered by the said annual contribution.

12.2 Environmental liabilities

12.2.1 The Agency may amend this licence in accordance with section 96 of the Environmental Protection Agency Act 1992 as amended to require, or not require as the case may be, the putting in place of a financial provision to address liabilities for CRAMP and/or ELRA.

Reason:	***To provide for adequate financing for monitoring and financial provisions for measures to protect the environment.***

SCHEDULE A: Limitations

The limitations set out below are subject to the other conditions of this licence, in particular the requirement under Condition 7.3.1.

A.1 Gas Engine/Dual Fuel normal (continuous) operation

1. Up to 10 no. of the 11 no. gas engines (A2-1 to A2-11) can operate continuously (24 hours per day, 365 days per year) in gas mode. No more than 10 gas engines may operate at any one time.
2. Up to 10 no. dual-fuel engines can operate in liquid fuel mode for a maximum of 150 hours per engine per year.

A.2 Gas engine/Dual Fuel operation for testing/maintenance.

1. Gas engines must be tested quarterly at 100% load for 4 hours on an individual bases in liquid fuel mode.
2. All testing must occur between 9am and 5pm Monday to Friday.

A.3 Back-up generator operation

1. Each of the 35 no. back-up generators (A3-1 to A3-35) must not operate for more than 82 hours per year, excluding testing and maintenance.
2. Generators may be tested at 100% load once per week for up to 30 minutes (no more than five at a time), and up to 4 hours each quarter at 100% load for longer term maintenance testing (no more than five at a time).
3. All testing must occur between 9am and 5pm Monday to Friday.

SCHEDULE B: Emission Limits and Monitoring

B.1 Emissions to Air

Table B.1-1

Emission point reference no:	A2-1 to A2-11 (dual fuel gas engines)	
Location [Note 1]**:**	A2-1 (703563, 730730) A2-2 (703563, 730727) A2-3 (703564, 730724) A2-4 (703565, 730710) A2-5 (703566, 730707) A2-6 (703566, 730704) A2-7 (703565, 730628) A2-8 (703564, 730625) A2-9 (703560, 730611) A2-10 (703560, 730608) A2-11 (703559, 730605)	
Volume to be emitted:	Maximum rate per hour on natural gas Maximum rate per hour on gas oil and/or HVO:	41,000 m^3 50,500 m^3
Minimum discharge height:	30 m above-ground	

Parameter	Emission Limit Value (mg/m^3) [Note 2]	Monitoring Frequency	Analysis Method/Technique
Nitrogen oxides (as NO_2)	55	Continuous	Generic EN Standard
Carbon Monoxide (CO)	100	Continuous	Generic EN Standard
Ammonia (NH_3)	5	Continuous	Generic EN Standard
Sulphur trioxide (SO_3)	-	Annual [Note 3]	Generic EN Standard
Flow [Note 4]	-	Continuous	Generic EN Standard

Note 1: Minor variations to the exact locations may be approved by the Agency.

Note 2: ELVs are not applicable when operating on gas oil or HVO.

Note 3: The monitoring frequency does not apply where plant operation would be for the sole purpose of performing an emission measurement.

Note 4: Subject to the requirement of Condition 6.13.

Table B.1-2

Emission point reference nos.:		A3-1 to A3-35 (back- up generators operating on gas oil)	
Location [Note 1]**:**		A3-1 (703597, 730812) A3-2 (703597, 730811) A3-3 (703597, 730810) A3-4 (703602, 730801) A3-5 (703601, 730800) A3-6 (703602, 730799) A3-7 (703602, 730799) A3-8 (703607, 730789) A3-9 (703608, 730786) A3-10 (703608, 730785) A3-11 (703608, 730784) A3-12 (703620, 730755) A3-13 (703620, 730754) A3-14 (703621, 730753) A3-15 (703625, 730745) A3-16 (703625, 730743) A3-17 (703626, 730742) A3-18 (703622, 730741)	A3-19 (703631, 730729) A3-20 (703631, 730728) A3-21 (703631, 730727) A3-22 (703632, 730727) A3-23 (703623, 730687) A3-24 (703623, 730686) A3-25 (703624, 730685) A3-26 (703624, 730685) A3-27 (703626, 730671) A3-28 (703627, 730670) A3-29 (703627, 730670) A3-30 (703626, 730669) A3-31 (703629, 730657) A3-32 (703629, 730657) A3-33 (703630, 730655) A3-34 (703632, 730643) A3-35 (703632, 730642)
Volume to be emitted:		Maximum rate per hour, per generator:	A3-1 to A3-11, A3-13 to A3-21: 9,504 m^3 A3-12 and A3-22: 10,870 m^3 A3-23 to A3-35: 35,916 m^3
Minimum discharge height		22.3 m above-ground	
Parameter	**Emission Limit Value**	**Monitoring Frequency** [Note 2]	**Analysis Method/Technique**
Nitrogen oxides (as NO_2)	-	At least once every three years.	EN Standard Method
Carbon Monoxide (CO)	-	At least once every three years.	EN Standard Method
Flow	-	At least once every three years.	EN Standard Method

Note 1: Minor variations to the exact locations can be approved by the Agency.

Note 2: The monitoring frequency does not apply where plant operation would be for the sole purpose of performing an emission measurement.

Table B.1-3

Emission point reference nos.:	A3-1 to A3-35 (back-up generators on HVO)	
Location: [Note 1]	A3-1 (703597, 730812) A3-2 (703597, 730811) A3-3 (703597, 730810) A3-4 (703602, 730801) A3-5 (703601, 730800) A3-6 (703602, 730799) A3-7 (703602, 730799) A3-8 (703607, 730789) A3-9 (703608, 730786) A3-10 (703608, 730785) A3-11 (703608, 730784) A3-12 (703620, 730755) A3-13 (703620, 730754) A3-14 (703621, 730753) A3-15 (703625, 730745) A3-16 (703625, 730743) A3-17 (703626, 730742) A3-18 (703622, 730741)	A3-19 (703631, 730729) A3-20 (703631, 730728) A3-21 (703631, 730727) A3-22 (703632, 730727) A3-23 (703623, 730687) A3-24 (703623, 730686) A3-25 (703624, 730685) A3-26 (703624, 730685) A3-27 (703626, 730671) A3-28 (703627, 730670) A3-29 (703627, 730670) A3-30 (703626, 730669) A3-31 (703629, 730657) A3-32 (703629, 730657) A3-33 (703630, 730655) A3-34 (703632, 730643) A3-35 (703632, 730642)
Volume to be emitted:	Maximum rate per hour, per generator:	A3-1 to A3-11, A3-13 to A3-21: 9,504 m^3 A3-12 and A3-22: 10,870 m^3 A3-23 to A3-35: 35,916 m^3
Minimum discharge height	22.3 m above-ground	

Parameter	**Monitoring Frequency** [Note 2]	**Analysis Method/Technique**
Nitrogen oxides (as NO_2)	At least once every five years or when three times the permitted maximum annual operating hours have elapsed	EN Standard Method
Carbon Monoxide	At least once every five years or when three times the permitted maximum annual operating hours have elapsed	EN Standard Method
Oxides of Sulphur (SO_2)	At least once every five years or when three times the permitted maximum annual operating hours have elapsed	EN Standard Method
Dust	At least once every five years or when three times the permitted maximum annual operating hours have elapsed	EN Standard Method
Flow	At least once every five years or when three times the permitted maximum annual operating hours have elapsed	EN Standard Method

Note 1: Minor variations to the exact locations can be approved by the Agency.

Note 2: The monitoring frequency does not apply where plant operation would be for the sole purpose of performing an emission

B.2 Emissions to Water

There must be no emissions to water of environmental significance.

B.3 Emissions to Sewer

There must be no process effluent emissions to sewer of environmental significance.

B.4 Noise Emissions

B.4.1 Noise Emission Limits

Table B.4-1

Daytime dB $L_{Ar,T}$ (30 minutes)	Evening time dB $L_{Ar,T}$ (30 minutes)	Nighttime dB $L_{Aeq,T}$ (30 minutes) Note 1
55	50	45

Note 1: During nighttime hours, there must be no clearly audible tonal component or impulsive component in the noise emission from the activity at any noise-sensitive location.

B.4.2 Noise Emission Monitoring

Table B.4-2

Location Note 1	Measurement	Frequency
Noise monitoring location(s) to be approved by the Agency	Daytime dB $L_{Ar,T}$ (30 minutes) Evening time dB $L_{Ar,T}$ (30 minutes) Nighttime dB $L_{Aeq,T}$ (30 minutes)	Annually, or as may be required by the Agency.
Period Note 2	**Minimum Survey Duration**	
Daytime	A minimum of 3 sampling periods at each noise monitoring location	
Evening time	A minimum of 1 sampling period at each noise monitoring location	
Nighttime Note 3	A minimum of 2 sampling periods at each noise monitoring location	

Note 1: And/or alternative monitoring location(s) approved by the Agency

Note 2: Sampling period is the time period T stated as per *Schedule B.4.1 Noise Emissions Limits* of this licence. This applies to daytime, evening, and nighttime periods.

Note 3: Nighttime measurements must be made between 2300 hrs and 0400 hrs, Sunday to Thursday, with 2300 hrs being the preferred start time.

B.5 Storm Water Discharge Monitoring

Table B.5-1

Discharge Point Reference No:	SW1 (703589, 730854) SW2 (703778, 730732) SW3 (703746, 730653)	
Parameter	**Monitoring Frequency**	**Analysis Method/Technique**
pH	Weekly	Standard Method
TOC	Weekly	Standard Method
Temperature	Weekly	Standard Method
Conductivity	Weekly	Standard Method
Visual inspection	Daily	Sample and examine for colour and odour
Other parameters as may be required by the Agency	As may be required by the Agency	As may be required by the Agency

B.6 Ambient Monitoring

B.6.1 Ambient Air Monitoring

Table B.6-1

Location:	Ambient air monitoring location(s) to be approved by the Agency	
Parameter	**Monitoring Frequency**	**Analysis Method/Technique**
Nitrogen oxides (as NO_2)	Continuous	Relevant EN Standard
Other parameters as may be required by the Agency	As may be required by the Agency	As may be required by the Agency

B.6.2 Groundwater Monitoring

Table B.6-2

Location:	Groundwater monitoring well location(s) to be approved by the Agency.	
Parameter	**Monitoring Frequency**	**Analysis Method/Techniques**
Relevant hazardous substances [Note 1, 2]	Within 12 months of the date of grant of the licence and every five years thereafter	Standard Method
Other parameters as may be required by the Agency	As may be required by the Agency	As may be required by the Agency

Note 1: Groundwater monitoring for relevant hazardous substances must be in accordance with Condition 6 of this licence.

Note 2: The substances for monitoring shall be identified by the licensee by undertaking a risk-based assessment. The risk assessment, sampling and monitoring shall be carried out in accordance with any guidance published by the Agency. The licensee shall have regard to the 'Classification of Hazardous and Non-Hazardous Substances in Groundwater' as published by the Agency.

B.6.3 Soil Monitoring

Table B.6.3

Location:	As per the 'Baseline Report' or alternative monitoring location(s) as approved by the Agency	
Parameter	**Monitoring Frequency**	**Analysis Method/Techniques**
Relevant hazardous substances Note 1	Within 12 months of the date of grant of the licence and every 10 years thereafter	Standard Method
Other parameters as may be required by the Agency	As may be required by the Agency	As may be required by the Agency

Note 1: The substances for monitoring shall be identified by the licensee by undertaking a risk-based assessment. The risk assessment, sampling and monitoring shall be carried out in accordance with any guidance published by the Agency. The licensee shall have regard to the 'Classification of Hazardous and Non-Hazardous Substances in Groundwater' as published by the Agency.

SCHEDULE C: Control of Emissions

C.1 Control of Emissions to Air

Table C.1-1

Emission Point Reference No:		A2-1 to A2-11 (gas engines)
Description of treatment		Selective Catalytic Reduction (SCR)
Control Parameter	**Monitoring Frequency**	**Key Equipment** [Note 1]
Nitrogen oxides (as NO_2)	Continuous	Continuous Emissions Monitoring System
Carbon monoxide (CO)	Continuous	Continuous Emissions Monitoring System
Ammonia (NH_3)	Continuous	Continuous Emissions Monitoring System
Oxygen, pressure, temperature, water vapour [Note 2]	Continuous	Continuous Emissions Monitoring System
Flow	Continuous	Continuous Emissions Monitoring System

Note 1: The licensee must maintain appropriate access to standby and/or spares to ensure the operation of the abatement system.
Note 2: Measurement of water vapour content is not required where the sampled gas is dried before analysis.

C.2 Control of Emissions to Water

There must be no emissions to water of environmental significance.

C.3 Control of Emissions to Sewer

There must be no process effluent emissions to sewer of environmental significance.

Signed on behalf of the said Agency



On the 29th day of October, 2026 **Brian Meaney, Authorised Person**