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On behalf of Amazon Data Services Ireland Limited



28 May 2025

Reg. No.: P1186-02

Regulation 10(2)(b)(ii) of the EPA (Industrial Emissions) (Licensing) Regulations 2013, in respect of a licence review from Amazon Data Services Ireland Limited for an installation located at Clonsaugh Business and Technology Park, Dublin 17

Dear Sir/Madam,

I refer to the application for a licence review received by the EPA on 31 July 2024.

Having examined the documentation submitted, I am to advise that the Agency is of the view that the documentation does not comply with the above mentioned legislation. You are therefore requested, in accordance with the regulations, to supply the information detailed below.

## **REGULATION 9 COMPLIANCE REQUIREMENTS**

Air Emissions Impact Assessment (dated 04 April 2025)

1. In Attachment-7-1-3-2 the results provided in the Executive Summary and Assessment Summary differ to those in the Results section of the report. The following are examples of discrepancies, note this is **not an exhaustive list**;
  - a. The Executive Summary and Assessment Summary state that the installation will lead to ambient NO<sub>x</sub> concentrations (including background) at Santry Demesne pNHA and Baldoyle Bay SAC of 27% and 14% respectively of the annual limit values, however the Results section state 58% and 37%.
  - b. The Executive Summary and Assessment Summary state that the installation will lead to ambient SO<sub>2</sub> concentrations (including background) at Santry Demesne pNHA and Baldoyle Bay SAC of 7% and 5% respectively of the annual limit values, however the Results section state 9%.
  - c. The process contribution of the installation to NH<sub>3</sub> concentrations and SO<sub>2</sub> concentrations (cumulative) at South Dublin Bay & River Tolka Estuary SPA are also inconsistent throughout the report.
2. It is stated in the Air Impact Assessment that Forest Laboratories Ireland Ltd (Licence No. P0306) has been omitted from the cumulative assessment as it does not have NO<sub>x</sub> emissions points. It is noted that P0306-04 has licenced boilers, each with a

Nitrogen Oxides (NO<sub>2</sub>) emission limit value. Ensure all relevant sites are included in the cumulative assessment.

3. Similar to the information provided in Tables 9, 10 and 11, provide the process emission information for all other sites which were considered in the cumulative assessment.
4. Provide the cumulative results for CO, SO<sub>2</sub>, NH<sub>3</sub>, PM<sub>10</sub> and PM<sub>2.5</sub> or a rationale for their omission. Ensure that the relevant pollutants for other sites included in the cumulative assessment are considered.
5. Identify the location of each registered Medium Combustion Plant and ensure they have been included in the air impact assessment.

Review and update the **entire** Air Impact Assessment and ensure the information provided is consistent throughout.

#### Appropriate Assessment Screening (dated 4 April 2025)

6. According to Table 2, the AA screening has assessed the potential impacts of the installation on Baldoyle Bay SAC (000199), South Dublin Bay SAC (000210), Baldoyle Bay SPA (004016) and South Dublin Bay and River Tolka Estuary SPA (004024), however in the previous AA screening (dated 11 March 2025), North Dublin Bay SAC (000206) and North Bull Island SPA (004006) were also considered. Update the AA screening report and ensure that all potential **direct** and **indirect** impacts of the installation (alone and in-combination with other projects and developments) on **all** relevant European Sites are considered and detailed in the updated AA screening report.
7. Ensure that the ecological sites assessed are consistent throughout the AA screening e.g. page 18 states that the sites to be brought forward for further assessment include Santry Demense pNHA (000178), South Dublin Bay SAC (000210) and South Dublin Bay and River Tolka Estuary SPA (004024), however Table 2 includes Baldoyle Bay SAC (000199) and Baldoyle Bay SPA (004016). Additionally Table 2 lists sites which are considered further in the screening and to refer to Table 3, however Baldoyle Bay SPA (004016) is not included in Table 3.
8. Again the Agency notes the continuous inconsistencies in the information provided as part of the response to the RFIs and the inaccuracies of the data which is submitted across various documents within the application. For example, Table 3 of the AA screening contains data from the Executive Summary of the Air Impact Assessment which is contradictory to the Results section of the Air Impact Assessment.

#### Sewer

9. There are a number of discrepancies between the RFI response, the updated documentation and revised drawings as submitted to the Agency on the 04 March 2025. The following are examples of such discrepancies, this is **not an exhaustive list**;

- a. The RFI response (dated 04 March 2025) states *“The emission to sewer from the extended site (Buildings U and V) is comprised of domestic effluent only.”* However, page 15 of the **updated** Complete Baseline Report (submitted to the Agency on 04 March 2025) states *“Drainage of rainwater from the fuel tank farm and associated fuel unloading bay to the south of the Site is directed to foul sewer and connects to the foul main at emission point SE5.”* Additionally, it is noted that “domestic effluent” will discharge through a Class 2 Full retention hydrocarbon interceptor as shown on *DWG 21\_123F-CSE-00-XX-DR-C-1200 – Foul Water Layout Plan (Rev. C05)* (also submitted 04 March 2025). Clarify the discrepancies in the drawings, RFI response and supporting documentation.
- b. Page 20 of the Operational Report (revised March 2025) and page 8 of the Non-Technical Summary (revised March 2025) state *“Drainage of rainwater from the fuel tank farm and associated fuel unloading bays to the south of the existing Installation (Building W) is directed to foul sewer and connects to the foul main at emission point SE2 and SE3. The drainage from the fuel tank farm and associated fuel unloading bays to the north of the existing Installation (Building X and Y) is directed to foul sewer and connects to the foul main at emission point SE1.”* However, the RFI response (dated 04 March 2025) and *Drawing 21\_123F-CSE-00-XX-DR-C-1200 – Foul Water Layout Plan (Rev. C05)* state and show different discharge emissions points. Given the Agency has already queried the accuracy of the information provided in relation to sewer emission points, clarify the continuous inconsistencies in the information provided in the RFIs, drawings and documentation.
- c. Page 21 of the Operational Report (revised March 2025) states *“There is one transformer compound onsite, located at the Newbury GIS Substation. The drainage from the transformer compound is directed to foul sewer and connects to the foul main to discharge at emission point SE1.* However, *Drawing 21\_123F-CSE-00-XX-DR-C-1200 – Foul Water Layout Plan (Rev. C05)* shows discharge at SE2.

Review and update, in their entirety, **all** documentation and drawings and ensure that the information provided in support of the licence application is correct and consistent throughout.

10. For **each** of the hydrocarbon interceptors shown on *Drawing 21\_123F-CSE-00-XX-DR-C-1200 – Foul Water Layout Plan (Rev. C05)* describe the type of alarm system **in place** and **proposed** (i.e. level / capacity gauges, oil/ hydrocarbon detectors, etc).
11. Confirm the leak detection measures in place for the back-up generators located within Building X.
12. Confirm if the containerised back-up generators in Building U and Building V will have leak detection systems installed.

## Stormwater

13. For **each** of the hydrocarbon interceptors shown on *Drawing 21\_123F-CSE-00-XX-DR-C-1100 – Surface Water Layout Plan (Rev. C05)* describe the alarm system **in place** and **proposed** (i.e. level / capacity gauges, oil/ hydrocarbon detectors, etc).
14. Update Attachment 7.7 with the current trigger levels for SW1 and SW2.
15. It is stated in the RFI (dated 04 March 2025) *“The Drawing 21\_123F-CSE-00-XX-DR-C-1100 – Storm (Rev. C05) has been updated to identify the location of the top up tank bunds on the relevant drawing.”* Confirm that the top up tank bunds have been labelled as “Fuel tank.”
16. Confirm if the storm sewer, which the installation will discharge to, is public or private. It is stated in the document submitted to OEE entitled Condition 3.17 *“It should be noted that there is no direct discharge from any ADSIL licensed facility to a receiving waterbody, rather there is an indirect discharge via the **public** stormwater drainage network which subsequently discharges to their respective surface waterbody. A flow control system at the outlet of the site stormwater attenuation system is used to achieve the controlled discharge rate to this **public** stormwater sewer.”* However, the Operational Report (revised March 2025) refers to the Clonsaugh Business and Technology Park storm sewer.

## Evaporative Cooling Water

17. It is noted in Section 4.1 of the Technical Note on Stormwater Impact Assessment (dated 04 March 2025) that *“it has been assumed for the purpose of this assessment that the discharge occurs **5 days a month**”* however Section 5.2 of the same technical note says, *“This assessment represents a maximum flow and maximum concentrations, which are only likely to occur under very high temperatures generally seen less than **5 days a year** (> 30° C) as set out in Section 4.1.”* Additionally Section 4.3.2.1 of the Operational Report (revised March 2025) states *“The recirculated evaporative cooling water in the humidified water storage tanks is drained down typically **every 7 days** to the storm water drainage network to prevent legionella growth in the system.”* Describe the evaporative cooling water process for the **entire** installation (i.e. Buildings X, Y, W, U and V).

## Energy Use

18. Confirm the quantities of diesel and HVO as provided in the RFI (dated 04 March 2025) are for the equivalent of **45 no.** generators operating for **150 hours** per annum.

## Noise

19. According to Section 3.7 of the Noise Impact Assessment *“The nearest European sites to the facility are the “Norh” Bull Island SPA and North Dublin Bay SAC, c. 5.5 km south-east.”* and *“Based on the separation distance from the facility to the nearest ecologically sensitive area and European site, it is highly unlikely that noise arising from the facility under any scenario would have any impact on these sites. Therefore,*

*the noise impact on ecologically sensitive area has been scoped out of any further assessment.*” However, the updated AA screening states that the closest European sites are South Dublin Bay SAC (000210) and South Dublin Bay and River Tolka Estuary SPA (004024) at 3.9 km. Review and update the entire Noise Impact Assessment and ensure the information is consistent with other referenced documentation.

20. The Noise Impact Assessment states that *“The nearest residential noise sensitive locations are to the east of the development along the Clonshaugh Road at a distance of approximately 140 m from the site boundary.”* However, in Table 1 the description for noise monitoring location D is *“This location is considered to be representative of background noise levels at the noise sensitive location located c. 65m to the east of the site.”* Update the Noise Impact Assessment accordingly and provide the distances of each of the noise sensitive locations to the site boundary.
21. It is noted that the noise monitoring locations as submitted in Attachment 7-7 are the same as those for P1186-01, however the Annual Noise Survey Report (December 2024) and the Annual Noise Survey Report (January 2024) both state *“It was not possible to survey at Location D as shown on Figure 2 due to access and the junction of the roundabout being deemed unsafe to pull into at the time of surveying. Location B was relocated to lands outside of the Clayton Hotel due to not being able to access the original survey location during the night time periods.”* Update Attachment 7-7 with noise monitoring locations which are safe, accessible, and representative of the nearest noise sensitive locations.
22. Review the noise monitoring locations selected and confirm what location is representative of the noise sensitive locations located to the south of Buildings U and V.
23. Table 6.1 of the cumulative assessment in the RFI (dated 04 March 2024) provides noise levels for receptors R01 to R10 whereas the Noise Impact Assessment includes receptors R01 to R24. Update the cumulative assessment to include all receptors.
24. List the other sites considered in the cumulative assessment.

Update the **entire** Noise Impact Assessment to ensure the information is accurate consistent and representative of the noise environment. Ensure a **drawing** for the noise monitoring locations, as per footnote 1 of Attachment 7.7, is prepared and submitted.

#### Overall Licence Application

25. As previously highlighted, given the continuous inconsistencies in the information provided as part of the response to RFIs and inaccuracies of the data which is submitted across various documents, review, and update, in their entirety, all documentation and drawings and ensure that the information provided in support of the licence application is correct and consistent throughout.

In addition to the above, please also provide an updated non-technical summary (Application Form, and EIAR where applicable) to reflect the information provided in your reply, insofar as that information impinges on the non-technical summary.

The requested information should be submitted to the Agency within **2 weeks** of the date of this notice, in order to allow the Agency to process and determine your application.

It should be noted that the eight-week period within which the Agency is to decide the proposed determination will commence on the day on which this notice has been complied with. If you have any further queries please contact [licensing@epa.ie](mailto:licensing@epa.ie).

In the case where any drawings already submitted are subject to revision consequent on this request, a revised drawing should be prepared in each case. It is not sufficient to annotate the original drawing with a textual correction. Where such revised drawings are submitted, provide a list of drawing titles, drawing numbers and revision status, which correlates the revised drawings with the superseded versions.

Your response to this request is to be submitted via EDEN. Guidance on how to use this portal is available on the EPA website at [IE Licence application guidance | Environmental Protection Agency \(epa.ie\)](#).

Note that where the licensee fails to comply with this requirement in full and to the satisfaction of the Agency, the Agency may consider, having regard to the extent of the failure, whether the application can be considered pursuant to Regulation 10(2)(b)(ii) of the Environmental Protection Agency (Industrial Emissions)(Licensing) Regulations 2013 as amended, and may issue a notice in writing that the application **cannot be considered** by the Agency, outlining the extent of such failure. Alternatively, where there is a failure to comply with this requirement the Agency may activate Regulation 19 of the EPA (Industrial Emissions)(Licensing) Regulation 2013, which pertains to **Withdrawal** or **Abandonment** of an application for licence.

Please direct any queries to [licensing@epa.ie](mailto:licensing@epa.ie).

Yours Sincerely,

Bríd Horgan & Naoimh O' Regan

Water, Energy & Business Support Programme

Office of Environmental Sustainability

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