

10th December 2025

Our Ref: 30439/cor/LM10122025

Planning Authority
Wexford County Council
County Hall
Carricklawn
Wexford Y35 WY93

**RE: NOTICE OF A THE MAKING OF A SECTION 291 APPLICATION FOR
DEVELOPMENT PERMISSION ON BEHALF OF IARNRÓD ÉIREANN – IRISH
RAIL FOR THE ROSSLARE OFFSHORE RENEWABLE ENERGY HUB**

Dear Sir/Madam

Please be advised that Iarnród Éireann – Irish Rail is applying to An Coimisiún Pleanála for a 10-year development permission for Maritime Development under the provisions of section 291 of the Planning and Development Act 2000, as amended. The proposed development is the **Rosslare Europort Offshore Renewable Energy (ORE) Hub** which will provide a facility for the efficient handling and storage, marshalling, staging and integration of ORE components to facilitate installation of offshore wind energy projects. The application for development will be lodged with An Coimisiún Pleanála on **10th December 2025**.

The site of the Proposed Development is located mainly in the maritime area immediately adjacent and to the west of Rosslare Europort. The Proposed Development Boundary encompasses a total area of 80.3 hectares, lying mostly within the maritime area, and comprising 48.4 hectares of capital dredging, 27.7 hectares of reclamation from the sea, and 4.2 hectares of terrestrial reclamation and existing land area.

We enclose **5 no. paper copies** and **2 no. electronic copies** of the application documentation to facilitate public display of the application. Additional copies can be made available on request.

As per An Coimisiún Pleanála's requirements, Wexford County Council Planning Authority, as the Coastal Planning Authority, are hereby requested to keep the application documentation available for public inspection / purchase during the statutory consultation period in accordance with the terms of the public notice, at the Offices of Wexford County Council, County Hall, Carricklawn, Wexford, Y35 WY93.

The statutory consultation period is set for eight weeks (extended over Christmas period), commencing on **17th December 2025** until **24th February 2026**. It is the Commission's intention that all of the application documentation will remain available for public inspection during the currency of this application.

The proposed development will consist of:

Site preparation and mobilisation

- Site clearance involving removal of the existing small storage sheds, pontoons, gangways, timber mooring posts and timber structures at the small boat harbour; and establishment of a temporary site compound.

Capital dredging

- The navigation channel will be dredged to a depth of -10 metres Chart Datum (m CD). The berth pocket for ORE Berth 1 will be dredged to a depth of -12 m CD. The total area to be dredged is 48.4 hectares.

Land reclamation

- Land reclamation including infilling of the small boat harbour, using the marine dredged material and imported rockfill to create 27.7 hectares of land for the proposed development.
- Installation of rock armour revetments around the perimeter of the reclamation area.

ORE Storage Area

- Creation of an ORE Storage Area of 19.7 hectares within the reclaimed lands for the handling and storage, marshalling, staging and integration of ORE components.

ORE Berth 1

- Construction of ORE Berth 1, a heavy lift berth with a continuous open piled quay length of 330 metres.

ORE Berth 2

- Construction of ORE Berth 2, with a continuous open piled quay length of 240 metres.

ORE Compound

- A compound area of 0.2 hectares for installation of temporary modular buildings for site offices, welfare, logistics, and parking to service ORE developers.

New Small Boat Harbour

- Construction of a new Small Boat Harbour consisting of:
 - a 50m long fixed quayside berth and an 80m long floating pontoon
 - a 2.4m wide pontoon to provide 64 no. berths
 - a 127m long floating pontoon with 10 no. berths
 - 1 no. fixed berth for emergency service vessels
 - 10 no. single storey storage sheds
 - a slipway for launching and recovery activities
 - marine enabling works and installation of services to provide for potential future uses.

Slipway and Sea Scouts Facility

- Construction of a slipway to the western flank of the newly reclaimed lands with a new storage shed and parking to accommodate local clubs, such as the Sea Scouts.

Ancillary works

- Site access to the ORE facility from the existing port access road.

- New access road and footpath/cycle track to the proposed new small boat harbour.
- A medium voltage single storey electrical substation and switch room.
- Lighting.
- Fencing and security measures.
- Parking.
- Waste management facilities.
- Fire water network and storage.
- Landscaping.
- Foul water network and pumping infrastructure.
- Water mains network.
- Surfacing and drainage.
- Environmental enhancements.

An Environmental Impact Assessment Report and a Natura Impact Statement have been prepared and accompany the application.

The nature, extent and location of the proposed development is fully described in the application documentation. All of the application documentation will also be available to view and download from the dedicated project website www.rosslareorehub.ie once the application is lodged.

The Coimisiún may in respect of any application for permission decide to –

- (a)
 - (i) grant the permission subject to such modification (if any), to the proposed development as it may specify, or
 - (ii) grant the permission in respect of part of the proposed development concerned subject to such modifications (if any) to that part as it may specify,

and any of the above decisions may be subject to or without conditions,

or

- (b) refuse to grant the permission.

Submissions or observations may be made to An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1, D01 V902 in writing or online on the Coimisiún's website www.pleanala.ie during the above-mentioned period of eight weeks relating to:

- (i) the implications of the proposed development for maritime spatial planning, and
- (ii) the implications of the proposed development for proper planning and sustainable development, and
- (iii) the likely effects on the environment or any European site of the proposed development

if carried out.

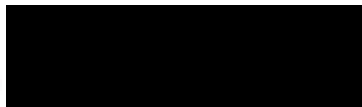
Any submissions/observations must be received by the Board not later than 5.30 p.m. on the **24th February 2026**.

In accordance with section 291(4) of the Planning and Development Act 2000, as amended, Wexford County Council as the coastal planning authority to which this application relates

may, not later than 10 weeks (or such longer period as may be specified by An Coimisiún Pleanála) from the making of the section 291 application, prepare and submit to the Coimisiún a report setting out the views of the coastal planning authority in relation to the proposed development, having regard in particular to the matters to which a coastal planning authority is required to have regard in accordance with sections 34(2) and 282(2), and in relation to an application referred to in section 281(3) of the Planning and Development Act 2000, as amended.

Any enquiries relating to the application process should be directed to the Marine Area Planning Section of An Coimisiún Pleanála (Tel. 01-8588100 or marine@pleanala.ie).

Yours faithfully,

A black rectangular box redacting the signature of Laurie McGee.

Laurie McGee
for NICHOLAS O'DWYER LTD.
on behalf of Iarnród Éireann – Irish Rail

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