

Planning and Development Act 2000, as amended

Notice of Direct Planning Application to An Coimisiún Pleanála in Respect of a Port Development (Terrestrial and Marine Works) County Wexford

In accordance with section 291 of the Planning and Development Act 2000, as amended, Iarnród Éireann – Irish Rail gives notice of its intention to make an application to An Coimisiún Pleanála for a ten-year planning permission for the following proposed development:

Rosslare Offshore Renewable Energy Hub

The proposed development, the Rosslare Offshore Renewable Energy Hub (Rosslare ORE Hub), will provide a facility for the efficient handling and storage, marshalling, staging and integration of ORE components to facilitate the installation of offshore wind energy projects.

The site of the proposed development is located in the marine area immediately adjacent and to the northwest of Rosslare Europort and on lands located in Ballygerry Townland, St. Helen’s, County Wexford. Rosslare Europort is owned and operated by Iarnród Éireann.

The applicant, Iarnród Éireann – Irish Rail, is the holder of a Maritime Area Consent (ref: MAC20230005) granted on the 2nd of July 2025.

The Project Development Boundary encompasses a total area of 80.3 hectares, lying mostly within the maritime area and comprising 48.4 hectares of capital dredging area, 27.7 hectares of reclamation from the sea, and 4.2 hectares of terrestrial reclamation and existing land area.

The proposed development consists of the following:

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 50 metre long fixed quayside berth and an 80 metre long floating pontoon.
 - a 2.4 metre wide pontoon to provide 64 no. berths.
 - a 127 metre 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 application documents including the Environmental Impact Assessment Report and Natura Impact Statement may be inspected free of charge or purchased on payment of a specified fee (which fee shall not exceed the reasonable cost of making such copy) during public opening hours **for a period of eight weeks** and extended over Christmas, commencing on the **17th of December 2025** at the following locations:

- The Offices of An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1, D01 V902.
- The Offices of Wexford County Council, County Hall, Carricklawn, Wexford, Y35 WY93.

The application documents may also be viewed or downloaded on the following website: www.rosslareorehub.ie.

This application is also registered on the Department of Housing, Local Government and Heritage EIA Portal, accessible at:
<https://housinggovie.maps.arcgis.com/apps/webappviewer/index.html?id=d7d5a3d48f104ecbb206e7e5f84b71f1>

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 accompanied by a fee of €50 (except for certain prescribed bodies) and must be received by An Coimisiún Pleanála not later than 5:30 p.m. on the **24th of February 2026**. Such submissions/observations must include the following information:

- the name of the person making the submission or observation, the name of the person acting on his or her behalf, if any, and the address to which any correspondence relating to the application should be sent,
- the subject matter of the submission or observation, and
- the reasons, considerations and arguments on which the submission or observation is based in full (Article 5 of the Planning and Development (Maritime Development) Regulations 2023 (S.I. No. 100 of 2023) refers).

Any submissions or observations which do not comply with the above requirements cannot be considered by the Coimisiún.

The Coimisiún may at its absolute discretion hold an oral hearing on the application.

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

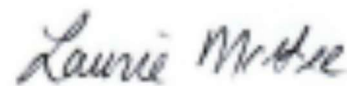
- (b) refuse to grant the permission.

Any enquiries relating to the application process should be directed to the Marine Area Planning Section of An Coimisiún Pleanála (Tel: 01 8588100).

A person may question the validity of any such decision by the Coimisiún by way of an application for judicial review, under Order 84 of the Rules of the Superior Courts (S.I. No. 15 of 1986, as amended), in accordance with section 50 of the Planning and Development Act, 2000, as amended.

Practical information on the review mechanism can be accessed under the heading Publications - Judicial Review Notice on the Coimisiún's website www.pleanala.ie or on the Citizens Information Service website www.citizensinformation.ie.

Signed:



Laurie McGee, Nicholas O'Dwyer Ltd, Unit 4E, Nutgrove Office Park, Nutgrove Avenue, Dublin, D14 V3F6.

Date of erection of site notice: **3rd December 2025**.

An tAcht um Pleanáil agus Forbairt 2000, arna leasú

Fógra d'Iarratas Pleanála Díreach chuig an gCoimisiún Pleanála maidir le Forbairt Calafóirt (Oibreacha Talún agus Mara) Contae Loch Garman

I gcomhréir le halt 291 den Acht um Pleanáil agus Forbairt 2000, arna leasú, tugann Iarnród Éireann - Irish Rail fógra dá rún chun iarratas a dhéanamh chuig an gCoimisiún Pleanála le haghaidh cead pleanála deich mbliana don forbairt bheartaithe seo a leanas:

Mol Fuinnimh In-athnuaite Amach Ó Chósta Ros Láir

Soláthróidh an forbairt bheartaithe, Mol Fuinnimh In-athnuaite Amach Ó Chósta Ros Láir (Mol FIAAOC Ros Láir), áis le haghaidh láimhseáil agus stórála éifeachtúil, maoirseachta, céimniú agus comhtháthú comhpháirteanna FIAAOC chun suiteáil tionscadal fuinnimh gaoithe amach ó Chóta a éascú.

Tá suíomh na forbartha beartaithe suite sa limistéar mara díreach in aice le agus ar an taobh ó thuaidh thiar de Europort Ros Láir agus ar thailte lonnaithe i mBaile Fearainn Bhaile Déire, Cill Eilleáin i gContae Loch Garman. Is le hIarnród Éireann Europort Ros Láir agus tá sé á fheidhmiú acu.

Tá Toilithe Limistéir Mhuirí (tagairt: MAC20230005), a ceadáíodh ar an 2 Iúil 2025, ag an iarrthóir, Iarnród Éireann - Irish Rail.

Cuimsíonn Teorainn Fhorbartha an Tionscadail achar iomlán de 80.3 heicteár, atá lonnaithe den chuid is mó, laistigh den limistéar muirí, le 48.4 heicteár de limistéar dreidireachta chaipitil, 27.7 heicteár de mhíntíriú ón bhfarraige, agus 4.2 heicteár de mhíntíriú talún agus limistéar talún atá ann cheana féin.

Cuimsíonn an forbairt bheartaithe an méid seo a leanas:

Ullmhúchán agus slógadh an tsuímh

- Glanadh an tsuímh lena n-áirítear baint na mbothán stórála beaga atá ann faoi láthair, pontún, stangairtí, posta ceangail adhmaid agus struchtúir adhmaid ag an gcuan bád beag, agus bunú suímh shealadaigh.

Dreidireacht chaipitil

- Dreideálfar an seolbhealach loingseoireachta go doimhneacht -10 méadar tagra cairte (m CD). Dreideálfar an paiste bearta do Bheart FIAAOC 1 go doimhneacht -12m CD. Is é 48.4 heicteár an t-achar iomlán atá le dreideáil.

Míntíriú talún

Míntíriú talún lena n-áirítear líonadh chuan na mbád beag, ag baint úsáide as an ábhar dreidireachta muirí agus líonadh carraige iompórtáilte chun 27.7 heicteár talún a chruthú don forbairt bheartaithe.

- Suiteáil sraodbhallaí armúir carraige timpeall imlíne an limistéir mhíntírithe.

Limistéar stórála FIAAOC

- Cruthú Limistéir Stórála FIAAOC de 19.7 heicteár laistigh de na tailte mhíntírithe le haghaidh láimhseála agus stórála, maoirseachta, céimniú agus comhtháthú comhpháirteanna FIAAOC.

Beart FIAAOC 1

- Tógáil Bheart FIAAOC 1, beart ardthógála le cé leanúnach oscailte 330 méadar ar fad.

Beart FIAAOC 2

- Tógáil Bheart FIAAOC 2, le cé leanúnach oscailte 240 méadar ar fad.

Compún FIAAOC

- Limistéar compúin de 0.2 heicteár le haghaidh suiteáil foirgneamh sealadach modúlach d'oifigí láithreáin, leasa, lóistíochta, agus páirceála chun freastal ar fhorbróirí FIAAOC.

Cuan Bád Beag Nua

- Tógáil chuan bád beag nua atá comhdhéanta de na nithe seo a leanas:

- Beart cé seasta 50 méadar ar fad agus pontún snámha 80 méadar ar fad.
- Pontún 2.4 méadar ar fad chun 64 beart a sholáthar.
- Pontún snámha 127 méadar ar fad le 10 mbeart.
- Beart seasta amháin le haghaidh árthaí seirbhíse éigeandála.
- 10 mbothán stórála aon stóir.
- Sleamhnán le haghaidh gníomhaíochtaí lainseála agus aisghabhála.
- Oibreacha cumasaithe muirí agus suiteáil seirbhísí chun soláthar a dhéanamh d'úsáidí féideartha amach anseo.

Sleamhnán agus Áis Gasóg Farraige

Tógáil sleamhnáin ar thaobh thiar na dtailte nuamhíntírithe le bothán stórála nua agus páirceáil chun freastal ar chlubanna áitiúla, cosúil leis na Gasóga Farraige.

Oibreacha Coimhdeacha

- Rochtain suímh chuig an áis FIAAOC ón mbóthar rochtana chuig an gcalafort atá ann.
- Bóthar rochtana nua agus cosán / raon rothar chuig an gcuan bád beag nua beartaithe.
- Fostáisiún leictreach meánvoltais aon stóir agus seomra laisce.
- Soilse.
- Sonsa agus bearta slándála.
- Páirceáil.
- Ionad bainistíochta dramhaíola.
- Gréasán agus stóráil uisce dóiteáin
- Tírdhreachú.
- Gréasán uisce bréan agus bonneagar caidéalúcháin.
- Gréasán príomhlíonra uisce.
- Dromchlú agus draenáil.
- Feabhsuithe timpeallachta.

Ullmhaíodh Measúnú Tionchair Timpeallachta agus Ráiteas Tionchair Natura agus cuirtear isteach leis an iarratas iad.

Is féidir na cáipéisí iarratais, an Measúnú Tionchair Timpeallachta agus Ráiteas Tionchair Natura san áireamh, a scrúdú saor in aisce nó a cheannach trí tháille sonraithe a íoc (táille nach sáróidh costas réasúnach cóip den sórt sin a dhéanamh) i rith uaireanta oscailte poiblí **ar feadh tréimhse ocht seachtaine** agus síneadh ama curtha leis i rith na Nollag, ag tosú ar an **17 Nollaig 2025** ag na háiteanna seo a leanas:

- Oifigí An Choimisiún Pleanála, 64 Sráid Mhaoilbhríde, Baile Átha Cliath 1, D01 V902
- Oifigí Chomhairle Contae Loch Garman, Halla an Chontae, An Charraig Leathan, Loch Garman, Y35 WY93

Is féidir amharc ar na cáipéisí iarratais nó a íoslódáil ag an suíomh gréasáin seo a leanas: www.rosslareorehub.ie.

Tá an t-iarratas cláraithe ar Thairseach MTT na Roinne Tithíochta, Rialtais Áitiúil agus Oidhreacht chomh maith, is féidir teacht air ag: <https://housinggovie.maps.arcgis.com/apps/webappviewer/index.html?id=d7d5a3d48f104ecbb206e7e5f84b71f1>

Is féidir aighneachtaí nó tuairimí i scríbhinn a sheoladh chuig An Coimisiún Pleanála, 64 Sráid Mhaoilbhríde, Baile Átha Cliath 1, D01 V902 nó ar líne ar shuíomh gréasáin an Choimisiúin www.pleanala.ie i rith na tréimhse ocht seachtaine thuasluaite maidir le:

- (i) Impleachtaí na forbartha beartaithe maidir le pleanáil spásúil mhuirí, agus
- (ii) Impleachtaí na forbartha beartaithe maidir le pleanáil chuí agus forbairt inbhuanaithe, agus
- (iii) Na héifeachtaí is dócha ar an timpeallacht nó ar aon láithreán Eorpach de thoradh na forbartha beartaithe,

má chuirtear i gcrích í.

Ní mór táille €50 a ghabhann le gach aighneacht/barúil (seachas i gcás comhlachtaí forordaithe áirithe) agus ní mór iad a bheith faighte ag an gCoimisiún Pleanála faoi 5:30 i.n ar an **24 Feabhra 2026** ar a dhéanaí. Ní mór an t-eolas seo a leanas a bheith san aighneacht/bharúil:

- Ainm an duine atá ag cur na haighneachta nó an bharúil isteach, ainm an duine atá ag gníomhú thar a cheann / thar a ceann, más ann, agus an seoladh ar cheart aon chomhfhreagras a bhaineann leis an iarratas a sheoladh chuige,
- ábhar na haighneachta nó na barúla, agus

- na cúiseanna, na breithniúcháin agus na hargóintí ar a bhfuil an aighneacht nó an bharúil bunaithe ina n-iomláine (Déantar tagairt in Airteagal 5 den Acht um Pleanáil agus Forbairt 2000, (Forbairt Mhuirí) 2023 (I.R. Uimh. 100 de 2023)).

Ní féidir leis an gCoimisiún aon aighneachtaí ná barúlacha nach gcomhlíonann na ceanglais thuasluaite a bhreithniú.

Féadfaidh an Coimisiún, faoina rogha iomlán féin, éisteacht ó bhéal ar an iarratas a réachtáil.

Féadfaidh an Coimisiún, maidir le haon iarratas ar chead, cinneadh a dhéanamh chun -

- (a) (i) an cead a thabhairt faoi réir modhnuithe áirithe (más ann) ar an bhforbairt bheartaithe mar a shonróidh sé, nó
- (ii) an cead a thabhairt do chuid den fhorbairt bheartaithe faoi réir modhnuithe áirithe (más ann) ar an gcuid sin mar a shonróidh sé,

agus d'fhéadfadh aon cheann de na cinntí seo a bheith faoi réir coinníollacha nó gan choinníollacha,

nó

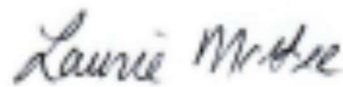
- (b) diúltú an cead a thabhairt.

Ba cheart aon cheist faoin bpróiseas iarratais a sheoladh chuig an Aonad um Pleanáil Limistéir Mhuirí sa Choimisiún Pleanála (Fón: 01 8588100).

Is féidir le duine bailíocht aon chinnidh ón gCoimisiún a cheistiú trí iarratas ar athbhreithniú breithiúnach faoi Ordú 84 de Rialacha na nUaschúirteanna (R.I. Uimh. 15 de 1986, arna leasú), i gcomhréir le halt 50 den Acht um Pleanáil agus Forbairt 2000, arna leasú.

Is féidir eolas praiticiúil ar an gcóras athbhreithnithe a fháil faoin gceannteideal Foilseacháin - Athbhreithniú Breithiúnach ar shuíomh gréasáin an Choimisiúin www.pleanala.ie nó ar shuíomh gréasáin Seirbhís um Fhaisnéis do Shaoránaigh www.citizensinformation.ie.

Sínithe:



Laurie McGee, Nicholas O'Dwyer Ltd, Aonad 4E, Páirc Oifigí an Gharráin Chnó, Ascaill an Gharráin Chnó, Baile Átha Cliath, D14 V3FG

Dáta a cuireadh an fógra láithreáin suas: **an 3 Nollaig 2025.**