

BY EMAIL

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

Dear Sir/Madam

Please be advised that Iarnród Éireann – Irish Rail intends to apply 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 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.

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.

All environmental information submitted with the application is available  [here](#). Please contact the undersigned if you require this information supplied to you via another means (i.e., removeable media, secure document upload).

The full suite of the application documentation will be available to view and download from the dedicated project website [www.rosslareorehub.ie](http://www.rosslareorehub.ie) from the date of lodgement of the application, **10<sup>th</sup> December 2025**.

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](http://www.pleanala.ie) 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 Coimisiún not later than 5.30 p.m. on the **24<sup>th</sup> February 2026**.

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 or [marine@pleanala.ie](mailto:marine@pleanala.ie)).

Yours faithfully,



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

**From:**  
**Sent:**  
**Subject:**

Thursday 4 December 2025 17:09

Notice of s 291 application to An Coimisiún Pleanála for the proposed Rosslare Offshore Renewable Energy Hub, Rosslare Europort, Co. Wexford

BY EMAIL

**Re: NOTICE OF THE MAKING OF A SECTION 291 APPLICATION FOR DEVELOPMENT PERMISSION ON BEHALF OF IARNRÓD ÉIREANN – IRISH RAIL FOR THE ROSSLARE OFFSHORE RENEWABLE ENERGY HUB, ADJACENT ROSSLARE EUROPORT, CO. WEXFORD**

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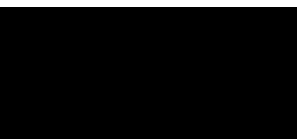
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Yours faithfully,

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



Unit E4, Nutgrove Office Park, Nutgrove Avenue, Dublin 14, D14 V3F6



E: [Redacted]

[www.nodwyer.com](http://www.nodwyer.com)

Prescribed Body	Postal Address	Email address
Minister for Housing, Local Government and Heritage	Custom House, Dublin, D01 W6X0	<a href="mailto:QCSOfficer@housing.gov.ie">QCSOfficer@housing.gov.ie</a> ; <a href="mailto:planning@housing.gov.ie">planning@housing.gov.ie</a> ; <a href="mailto:npfrev@housing.gov.ie">npfrev@housing.gov.ie</a>
Minister for Housing, Local Government and Heritage, Development A	Newtown Road, Wexford, County Wexford, Y35 AP90	<a href="mailto:Manager.DAU@npws.gov.ie">Manager.DAU@npws.gov.ie</a>
Minister of Climate, Energy and the Environment	Tom Johnson House, Haddington Road, Dublin 4, D04 K7X4	<a href="mailto:customer.service@dcee.gov.ie">customer.service@dcee.gov.ie</a> ; <a href="mailto:PlanningNotifications@dcee.gov.ie">PlanningNotifications@dcee.gov.ie</a>
Minister for Transport	Leeson Lane, Dublin 2, D02 TR60	<a href="mailto:info@transport.gov.ie">info@transport.gov.ie</a>
Minister for Defence	Station Road, Newbridge, Co. Kildare, W12 AD93	<a href="mailto:info@defence.ie">info@defence.ie</a> ; <a href="mailto:customer@defence.ie">customer@defence.ie</a>
Minister for Agriculture, Food and the Marine	Agriculture House, Kildare Street, Dublin D02 WK12	<a href="mailto:info@agriculture.gov.ie">info@agriculture.gov.ie</a> ; <a href="mailto:Environmental_Coordination@agriculture.gov.ie">Environmental_Coordination@agriculture.gov.ie</a>
Environmental Protection Agency	Johnstown Castle Estate County Wexford Y35 W821	<a href="mailto:info@epa.ie">info@epa.ie</a>
Maritime Area Regulatory Authority	2nd Floor, Menapia House Drinagh Business Park Drinagh Wexford Y35 RF29	<a href="mailto:info@mara.gov.ie">info@mara.gov.ie</a> ; <a href="mailto:consultation@mara.gov.ie">consultation@mara.gov.ie</a>
Minister for Rural and Community Development	Trinity Point, 10-11 South Leinster Street, Dublin 2, D02 EF85	<a href="mailto:info@drcdq.gov.ie">info@drcdq.gov.ie</a>
Marine Institute	80 Harcourt Street Dublin D02 F449	<a href="mailto:institute.mail@marine.ie">institute.mail@marine.ie</a>
Inland Fisheries Ireland	3044 Lake Drive Citywest Business Campus Dublin D24 CK66	<a href="mailto:info@fisheriesireland.ie">info@fisheriesireland.ie</a> ; <a href="mailto:clonmel@fisheriesireland.ie">clonmel@fisheriesireland.ie</a>
Health and Safety Authority	Metropolitan Building Dublin D01 K0Y8 Co Dublin	<a href="mailto:contactus@hsa.ie">contactus@hsa.ie</a> ; <a href="mailto:landuseplanning@hsa.ie">landuseplanning@hsa.ie</a>
Commission for Regulation of Utilities	The Grain House, The Exchange, Belgard Square North, Tallaght, Dublin 24	<a href="mailto:info@cru.ie">info@cru.ie</a>
Fáilte Ireland	88 - 95 Amiens Street Dublin 1 D01 WR86	<a href="mailto:info@failteireland.ie">info@failteireland.ie</a> ; <a href="mailto:CustomerSupport@failteireland.ie">CustomerSupport@failteireland.ie</a>
An Taisce	5 Foster Place, Temple Bar, Dublin 2, D02 V0P9	<a href="mailto:advocacyqueries@antaisce.org">advocacyqueries@antaisce.org</a> ; <a href="mailto:info@antaisce.org">info@antaisce.org</a>
Southern Regional Assembly	30 O'Connell Street Waterford X91 K256	<a href="mailto:info@southernassembly.ie">info@southernassembly.ie</a>
National Transport Authority	Haymarket House, Smithfield, Dublin 7, D07 CF98	<a href="mailto:info@nationaltransport.ie">info@nationaltransport.ie</a>
Irish Aviation Authority	The Times Building, 11-12 D'Olier Street, Dublin 2, D02 T449	<a href="mailto:info@iaa.ie">info@iaa.ie</a>
Sustainable Energy Authority of Ireland	St Kevin's, 3 Park Place, Hatch Street Upper Dublin 2	<a href="mailto:info@seai.ie">info@seai.ie</a>
Commissioner of Irish Lights	Harbour Road, Dun Laoghaire, Co. Dublin Ireland, A96 H500	<a href="mailto:operations@irishlights.ie">operations@irishlights.ie</a> <a href="mailto:info@irishlights.ie">info@irishlights.ie</a>
Irish Coast Guard	Leeson Lane, Dublin 2, D02 TR60	<a href="mailto:admin@irishcoastguard.ie">admin@irishcoastguard.ie</a>
Wexford County Council	Chief Executive Officer Wexford County Council, County House, Carricklawn, Wexford Y35 WY93	<a href="mailto:customerservice@wexfordcoco.ie">customerservice@wexfordcoco.ie</a> ; <a href="mailto:Eddie.Taaffe@wexfordcoco.ie">Eddie.Taaffe@wexfordcoco.ie</a>