



An  
Coimisiún  
Pleanála

# Application Form for Permission in respect of a Maritime Area Planning Application

1.

Please specify the statutory provision under which your application is being made:

section 291 of the Planning and Development Act 2000, as amended

2. **Applicant:**

Name of Applicant:	Iarnród Éireann – Irish Rail
Address:	Terminal Building, Rosslare Europort, Ballygillane Big, Rosslare Harbour, Co. Wexford Y35 PHX4
Telephone No:	087 7450752
Email Address (if any):	<a href="mailto:billy.hoey@irishrail.ie">billy.hoey@irishrail.ie</a>

**3. Where Applicant is a company (registered under the Companies Acts):**

Name(s) of company director(s):	Steve Murphy Suzy Byrne James Doran Thilde Restofte Pedersen Sarah Roarty Tommy Wynne Gwendoline Cazenave Pat O'Donoghue John McDonnell
Registered Address (of company)	Connolly Station, Dublin 1, Dublin, D01 V6V6
Company Registration No.	119571
Telephone No.	0818 294 015
Email Address (if any)	

**4. Person / Agent acting on behalf of the Applicant (if any):**

Name:	Laurie McGee
Address:	Nicholas O'Dwyer Ltd Unit 4E, Nutgrove Office Park Rathfarnham Dublin 14 D14 V3FX
Telephone No.	+353 1 296 9000
Mobile No. (if any)	+353 86 829 6619
Email address (if any)	lmcgee@nodwyer.com

**Should all correspondence be sent to the above address? (Please tick appropriate box)**

(Please note that if the answer is “No”, all correspondence will be sent to the Applicant’s address)

Yes: [ ☒ ] No: [ ☐ ]

Contact Name and Contact Details (Phone number) for arranging entry on site if required / appropriate:

Billy Hoey, Senior Project Manager, Design & Construction, New Works,  
Iarnród Éireann Infrastructure

Email: billy.hoey@irishrail.ie

+353 87 7450752

**5. Person responsible for preparation of Drawings and Plans:**

Name:	Diarmuid O’Loan
Firm / Company:	Gavin and Doherty Geosolutions Ltd
Address:	Scottish Provident Building 7 Donegall Square West Belfast BT1 6JH
Telephone No:	+44 2890 91 8845
Mobile No:	
Email Address (if any):	
<b>Details of all plans / drawings submitted – title of drawings / plans, scale and no. of copies submitted. This can be submitted as a separate schedule with the application form.</b>  Refer to Drawing Schedule (11) of the Application Documentation.  <b>Details referred to in article 4 of the Planning and Development (Maritime Development) Regulations 2023. This can also be submitted as a separate schedule with the application form.</b>	

All application documentation as required by article 4 of the Planning and Development (Maritime Development) Regulations 2023 is submitted. Refer to application cover letter (1) for full list.

## 6. Site:

Site Address / Location of the Proposed Development (as may best identify the land or structure in question)	The site of the Proposed Development is located mainly in the marine area immediately adjacent and to the west of the existing Rosslare Europort. In the land area, the site is located in Ballygerry Townland, St. Helen's, Co. Wexford.
Ordnance Survey Map Ref No. (and the Grid Reference where available)	Ordnance Survey Ireland licence no. 50428728 10/24.  Sheet No's. 5644-D, 5645-C, 5714-B, 5715-A, AND 5715-B.  Grid Reference E: 712817 N: 612444
<p>Where available, please provide the application site boundary, as shown in the submitted plans / drawings, as an ESRI shapefile in the Irish Transverse Mercator (ITM IRENET95) co-ordinate reference system. Alternatively, a CAD file in .dwg format, with all geometry referenced to ITM, may be provided.</p> <p>The boundary files in .shp format are provided in the Application Documentation (16).</p>	
Area of site to which the application relates in hectares	80.3 hectares
Existing use of the site & proposed use of the site:	The current use of the site is in part, commercial port activities, in part unused and in part other maritime activities including leisure and fishing craft mooring.
Name of the Coastal Planning Authority(s) in whose functional area the site is situated:	The site is located partially in the nearshore area of Wexford County Council and partly on land within the

	functional area of Wexford County Council
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**7. Obligation to obtain permission to carry out development:**

<b>Are you in possession of a Maritime Area Consent or a licence granted under section 3 of the Foreshore Act, 1933?</b>
Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]  Ref. MAC20230005
<b>Provide copy of Maritime Area Consent or copy of licence.</b>  Submitted in the Application Documentation (3).

**8. Site History:**

<b>Details regarding site history (if known):</b>
<p>The site of the Proposed Development is located mainly in the maritime area immediately adjacent and to the west of Rosslare Europort. The site history of the marine area is maritime use by organisations such as the Rosslare Small Boat Owners and local clubs, such as the Sea Scouts. The land area within the site, which is in Ballygerry Townland, is the small boat harbour and coastal areas adjacent, and the access road that leads to the small boat harbour.</p> <p>The planning history in and around the site is provided in the Planning Report submitted in the Application Documentation (15).</p>

## 9. Description of the Proposed Development:

<p>Brief description of nature and extent of development</p>	<p>Iarnród Éireann – Irish Rail is applying for a 10-year development permission for the Rosslare Offshore Renewable Energy Hub (hereafter the ‘Proposed Development’), located immediately adjacent and to the northwest of the existing Rosslare Europort at Rosslare Harbour in County Wexford, which is operated by Iarnród Éireann. The Proposed Development includes capital dredging to achieve navigable depths for vessels delivering ORE components; land reclamation to create a storage area for these components; and construction of two new berths to facilitate loading and unloading of ORE components. The land reclamation works include infilling the existing small boat harbour, after the construction of a new small boat harbour. The Proposed Development also includes the installation of a new slipway and facility for local clubs, such as the Sea Scouts.</p> <p>The purpose of the Proposed Development is to provide a facility for the efficient handling and storage, marshalling, staging and integration of ORE components to facilitate installation of offshore wind energy projects by ORE developers and operators. The Proposed Development is designed to provide facilities that accommodate a wide range of infrastructure uses, both for current requirements and anticipated future needs. For instance, the Proposed Development could be used for traditional port activities if required, including during periods of reduced ORE-related activity. Refer to EIAR Chapter 6: Project Description for further detail.</p> <p>The EIAR considers a project design life for the quay structures and marine works of 50 years from completion of construction. All port facilities developed for the ORE Hub will be retained and required by Iarnród Éireann – Irish Rail for ORE, traditional port activities<sup>1</sup> and community use beyond this time period (with ongoing maintenance and repairs undertaken) and therefore it is not considered necessary to plan for decommissioning and reinstatement works or for closure of the quays, storage areas, new Small Boat Harbour or parts of the ORE Hub once they are in-place.</p> <p>The site location and Proposed Development Boundary are shown on Figure 1. The red line Proposed Development Boundary (i.e., the area where planning permission is sought to construct and operate the Proposed Development) encompasses a total area of 80.3 hectares (ha), lying mostly within the marine area, and includes the areas proposed for dredging and land reclamation.</p> <p>The Proposed Development Boundary includes an area for capital dredging of 48.4ha and 27.7ha of reclamation from the sea providing operational areas for the storage, marshalling, staging and integration of ORE components, traditional Ro-Ro port activities and a new replacement ‘Small Boat’ harbour. The new Small Boat Harbour will be securely separated from the much larger vessels and operations in the main ORE facility.</p> <p>Proposals for the new Small Boat Harbour include marine enabling works and installation of services for potential future developments which may include</p>
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<sup>1</sup> Traditional port activities as defined in the Rosslare Europort Masterplan (March 2020) are roll-on/roll-off (RoRo) and passenger ferry services (RoPAX); storage and movement of trade cars and trailers; freight and passenger check-in operations; Customs and Immigration processing; marine services such as berthing, mooring and vessel turnaround; and some bulk cargo handling.

Operations & Maintenance (O&M) facilities required by the ORE industry for major repairs and replacement of turbine components and a new RNLI base. Undertaking these advance works as part of the Proposed Development ensures construction and environmental efficiencies while marine plant is readily available. The buildings and facilities required for these potential future uses are not included in the Proposed Development.

The key elements of the Proposed Development are listed in Table 1.

**Table 1. Summary of the Proposed Development**

Development / Activity	Description
<u>Site preparation and mobilisation</u>	<ul style="list-style-type: none"> <li>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.</li> </ul>
<u>Capital dredging</u>	<ul style="list-style-type: none"> <li>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 -12m CD. The total area to be dredged is 48.4 hectares (ha).</li> </ul>
<u>Land reclamation</u>	<ul style="list-style-type: none"> <li>Land reclamation including infilling of the small boat harbour, using the marine dredged material and imported rockfill to create 27.7ha of land for the Proposed Development.</li> <li>Installation of rock armour revetments around the perimeter of the reclamation area</li> </ul>
<u>ORE Storage Area</u>	<ul style="list-style-type: none"> <li>Creation of an ORE Storage Area of 19.7ha, within the reclaimed lands, for the handling and storage, marshalling, staging and integration of ORE components.</li> </ul>
<u>ORE Berth 1</u>	<ul style="list-style-type: none"> <li>Construction of ORE Berth 1, a heavy lift berth with a continuous open piled quay length of 330 metres (m).</li> </ul>
<u>ORE Berth 2</u>	<ul style="list-style-type: none"> <li>Construction of ORE Berth 2, with a continuous open piled quay length of 240m.</li> </ul>
<u>ORE Compound</u>	<ul style="list-style-type: none"> <li>A compound area of 0.2ha for installation of temporary modular buildings for site offices, welfare, logistics, and parking to service ORE developers.</li> </ul>
<u>New Small Boat Harbour</u>	<ul style="list-style-type: none"> <li>Construction of a new Small Boat Harbour consisting of: <ul style="list-style-type: none"> <li>a 50m long fixed quayside berth and an 80m long floating pontoon</li> <li>a 2.4m wide pontoon to provide 64 no. berths</li> <li>10 no. single storey storage sheds</li> <li>a slipway for launching and recovery activities</li> <li>marine enabling works and installation of services to provide for potential future uses.</li> </ul> </li> </ul>
<u>Sea Scouts Facility</u>	<ul style="list-style-type: none"> <li>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.</li> </ul>
<u>Ancillary works</u>	<ul style="list-style-type: none"> <li>Site access to the Proposed Development and a new access road and footpath/cycle track to the proposed new Small Boat Harbour.</li> <li>A medium voltage single storey electrical substation and switch room</li> <li>Lighting</li> <li>Fencing and security measures</li> <li>Parking</li> <li>Waste management facilities</li> <li>Fire water network and storage</li> </ul>

- Landscaping
- Foul water network and pumping infrastructure
- Water mains network
- Surfacing and drainage
- Environmental enhancements

Table 2 provides a breakdown of areas for the Proposed Development.

**Table 2. Table of Areas for works in Proposed Development**

Boundary	Elements	Area (ha)
Proposed Development Boundary	All	80.3
	Dredging area (includes side slopes and berth pockets)	48.4
	Marine reclamation area (includes enclosed water in new Small Boat Harbour)	27.7
	Terrestrial reclamation and existing land area	4.2
Proposed Development Operational Area	All (excludes rock armoured revetments, perimeter landscaping, pontoons, berths and enclosed water in new Small Boat Harbour)	24.5
	ORE Storage Area (includes concrete apron area of 1.6ha)	19.7
	ORE office and parking compound	0.2
	ORE quays	2.0
	Access roads, new Small Boat Harbour and Sea Scouts Facility	2.6
New Small Boat Harbour Enclosed Water	Enclosed water in New Small Boat Harbour (includes area taken by pontoons and navigable berths)	2.2





Figure 1. Proposed Development Boundary and site location



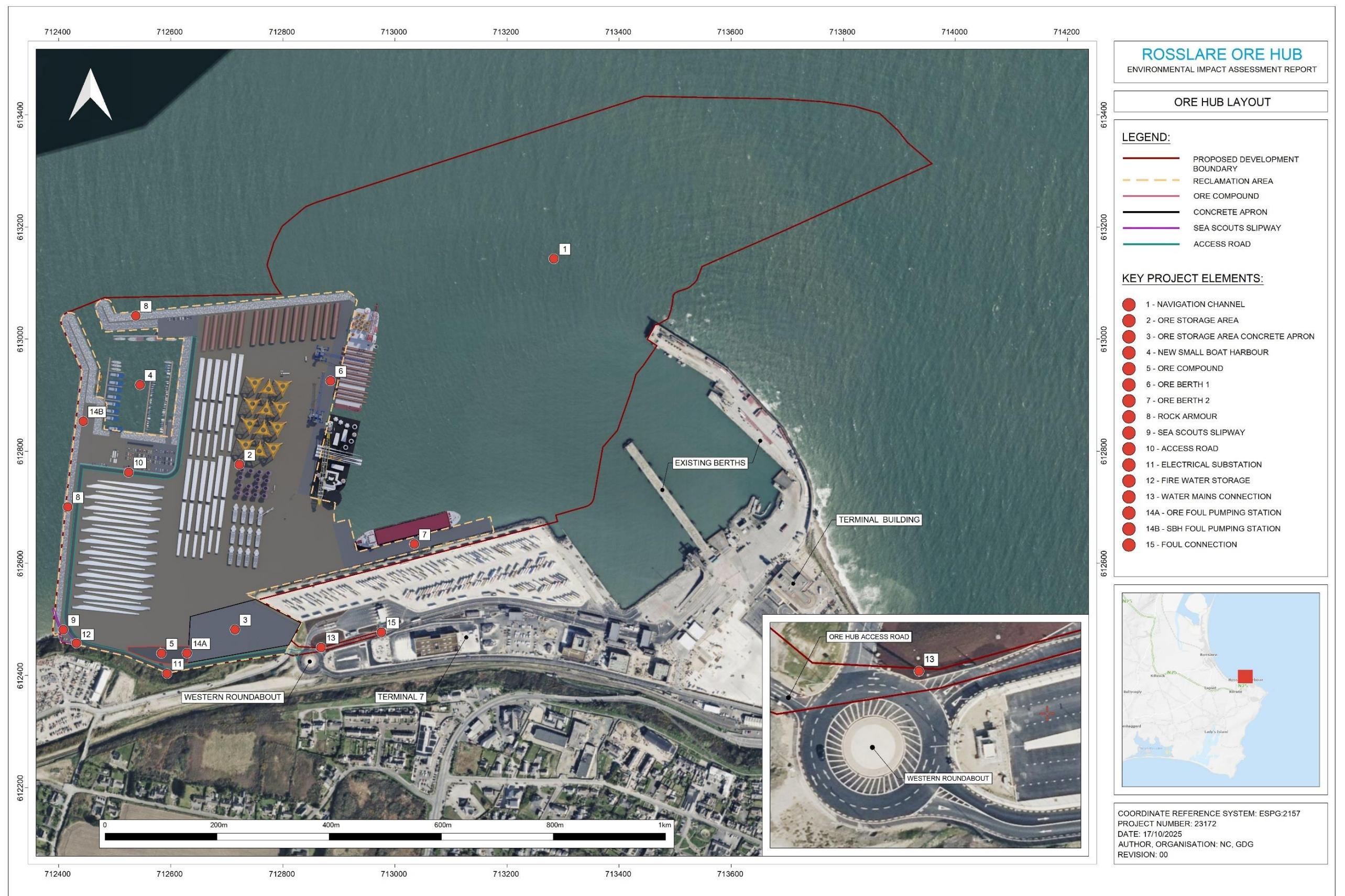


Figure 2. General layout of the Proposed Development



**10. Development Details:**

<b>Please tick appropriate box:</b>	<b>If answer is yes please give details</b>	<b>YES</b>	<b>NO</b>
Does the application relate to work within or close to a European Site or a Natural Heritage Area?		√	
Does the development require the preparation of a Natura Impact Statement?		√	
Does the proposed development require the preparation of an Environmental Impact Assessment Report?		√	
Do you consider that the proposed development is likely to have significant effects on the environment in a transboundary state?			√
Does the application relate to a development which comprises or is for the purpose of an activity requiring an integrated pollution prevention and control license			√
Does the application relate to a development which comprises or is for the purpose of an activity requiring a waste license?			√
Do the Comah Regulations 2015 (Control of Major Accident Hazards) apply to the proposed development?			√

## 11. Notices:

### Details of public newspaper notice – paper(s) and date of publication

Copy of page(s) of relevant newspaper enclosed Yes: [ ☒ ] No: [ ☐ ]

The newspaper notices in English and Irish appeared in the Irish Independent and the Wexford People on 3<sup>rd</sup> December 2025. A copy of each newspaper page is submitted in the Application Documentation (5).

### Details of other forms of public notification, if appropriate e.g. website

Refer to EIAR Chapter 4: EIA Scoping and Consultation for full details on the consultations undertaken by the Applicant and Project Team during development of the design, and preparation of the EIAR and permission application.

A record of all consultations conducted in respect of the application is contained in the Application Documentation (11).

All application documentation is available on the dedicated project website [www.rosslareorehub.ie](http://www.rosslareorehub.ie).

Site notices were erected on 3<sup>rd</sup> December 2025 at three key locations at Rosslare Europort. Copies of the site notices in English and Irish are provided in the Application Documentation (6). Refer also to the Site Layout Plan in Application Drawings (Drawing OREH PL DR GDG C 0003 P3 02) for the location of site notices as erected.

The prescribed bodies listed by An Bord Pleanála in their letter to the Applicant closing out the pre-application procedure (28<sup>th</sup> November 2024) have been notified of the application and were provided with the environmental information by email dated 3<sup>rd</sup> December 2025. A copy of the correspondence and list of the prescribed bodies notified is provided in the Application Documentation (8).

Notice of the application was given by letter to the Coastal Planning Authority Wexford County Council by letter dated 10<sup>th</sup> December 2025, enclosing 5 no. paper copies and 2 no. digital copies of all Application Documentation was delivered to the Planning Authority on 10<sup>th</sup> December 2025. A copy of the correspondence is provided in the Application Documentation (9).

In addition, on 3<sup>rd</sup> December 2025, the Applicant sent courtesy emails to other bodies and persons notifying them of its intent to submit the application. These bodies and persons are:

- Elected members of Wexford County Council, and Teachta Dála and Senators from Wexford
- Senior officials of Wexford County Council
- Officers of the IDA, South East Energy Agency, Enterprise Ireland, Ireland South East Development Office, Port of Waterford, Waterford Airport, and South East Technological University

- Local community representatives including the Rosslare Harbour Small Boat Owners Association, the RNLI, and the Rosslare Harbour Fisheries Consultative Group.

## 12. Pre-application Consultation:

### Date(s) of statutory pre-application consultations with An Bord Pleanála

**Schedule of any other pre application consultations –name of person / body and date of consultation to be provided as appropriate and also details of any general public consultations i.e. methods, dates, venues etc. This can be submitted as a separate schedule with the application form.**

Letter from An Bord Pleanála (now An Coimisiún Pleanála) closing the Pre-application Consultation is submitted in the Application Documentation (12)

Enclosed:

Yes: [ ☒ ] No:[ ☐ ]

Schedule of prescribed bodies to whom notification of the making of the application has been sent and copy of said notifications are submitted in Application Documentation (8)

Enclosed:

Yes: [ ☒ ] No:[ ☐ ]

## 13. Confirmation Notice:

### Copy of Confirmation Notice

Attach a copy of the confirmation notice in relation to the EIA Portal where an EIAR accompanies the application.


Copy of EIA Portal acknowledgement is submitted in the Application Documentation (7).

## 14. Application Fee:

Fee Payable	€100,000
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	Payment was made by electronic fund transfer on 25 <sup>th</sup> November 2025. The receipt is included in the Application Documentation (4).
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**I hereby declare that, to the best of my knowledge and belief, the information given in this form is correct and accurate and that the application documents being deposited at the planning authority offices, and any other location specified by the Commission in pre application consultations, including a website (if any) will be identical to the application documents being deposited with the Commission**

Signed: (Applicant or Agent as appropriate)	
Date:	10 <sup>th</sup> December 2025

**General Guidance Note:**

The range and format of material required to be compiled / submitted with any application in respect of a proposed maritime area development shall generally accord with the requirements for a planning application as set out in the Regulations and those Regulations should therefore be consulted prior to submission of any application.