

10th December 2025

Our Ref: 30439/cor/LM10122025

An Coimisiún Pleanála
63 Marlborough Street
Dublin 1
D01 V902

Your Ref: 319811-24

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

Dear Sir/Madam

I act on behalf of Iarnród Éireann – Irish Rail, with registered address at Connolly Station, Amiens Street, Dublin 1, D01 V6V6, in making this application 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 the installation of offshore wind energy projects.

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.

Iarnród Éireann had a pre-application consultation with An Bord Pleanála regarding the proposed development. A meeting was held on 24th of July 2024 and the consultation was concluded by the Board by letter dated 28th November 2024.

Iarnród Éireann is the holder of a Maritime Area Consent (ref: MAC20230005) granted the 2nd of July 2025 for *"The construction, use, operation and maintenance of port facilities and a small boat harbour, including all associated decommissioning, demolition, rehabilitation and any other works required on foot of any development permission relating to the port facilities. the occupation of the subject maritime area for the permitted usage of the construction and operation of a port and associated infrastructure."*

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 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 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 are submitted with the application.

The prescribed fee of €100,000 has been paid on 25th November 2025, EFT –Bank Ref. 5100415699. Receipt for same is enclosed.

This development permission application is accompanied by **2 no. paper copies** and **8 no. digital copies** of the below listed application documentation as required by article 4 of the Planning and Development (Maritime Development) Regulations 2023.

Application Documents

1. Application cover letter (this document)
2. Completed Maritime Area Planning Application form
3. Copy of Maritime Area Consent
4. Application payment receipt
5. Copies of the published newspaper notices
6. Copies of the Site Notices as erected
7. EIA Portal acknowledgement
8. Schedule of prescribed bodies and the notice notifying them of the application
9. A copy of the letter sent to the Coastal Planning Authority Wexford County Council notifying it of the application
10. A record of consultations conducted by the Applicant and the dates on which the consultations took place
11. Drawing Schedule
12. Copy of letter received from An Bord Pleanála dated 25th November 2024 to formally close the pre-application procedure
13. Rehabilitation Schedule
14. Confirmation of feasibility from Uisce Éireann for wastewater and water connection
15. Planning Report (with Appendices)

Supporting Documents

- EIA Scoping Report (screening statement appended)
- outline Construction Environmental Management Plan
- Road Safety Audit

Appropriate Assessment Reporting

- Appropriate Assessment Screening Report
- Natura Impact Statement

Water Framework Directive Assessment Report

- Water Framework Directive Compliance Assessment

Environmental Impact Assessment Report

- Volume 1: Non-Technical Summary
- Volume 2: EIAR Chapters
- Volume 3: Technical Appendices

Application Drawings

Refer to Drawing Schedule of the Application Documentation and application drawings enclosed.

The digital copies include GIS files of the Proposed Development Boundary.

In relation to drawing scales, our colleague Diarmuid O'Loan of Gavin and Doherty Geosolutions Ltd (Venterra Group) was in communication by email dated 17th April 2025 with your Ms Ellen Moss of the Marine Team to request derogation of drawing scales for certain of the plans. A response confirming acceptance of same was received from Ms Moss by email dated 30th April 2025 (copy enclosed).

All documentation submitted with the application is available on the dedicated project website www.rosslareorehub.ie.

Please do not hesitate to contact me if you require any further information in advance.

Yours faithfully,



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

enc

From: Diarmuid O'Loan [REDACTED]
Sent: 18 November 2025 12:30
To: Michelle Fahy; Flor Rice
Cc: Mark Armstrong; Laurie McGee; Laurie McGee
Subject: FW: ABP-319811-24 Rosslare Europort ORE Hub

Caution: CAUTION: This e-mail originates from outside of Nicholas O'Dwyer. Do not click links or attachments unless you recognise the sender.

Michelle, Flor,

See below for confirmation from ABP regarding drawing scales.

Best Regards
Diarmuid O'Loan



Diarmuid O'Loan

Technical Director

Scottish Provident Building 7 Donegall Square West, Belfast, BT1 6JH, Ireland

[REDACTED]



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From: Marine <marine@pleanala.ie>
Sent: Wednesday 30 April 2025 11:26
To: Diarmuid O'Loan [REDACTED]
[REDACTED]

William Brown [REDACTED]

Subject: RE: ABP-319811-24 Rosslare Europort ORE Hub [Filed 30 Apr 2025 13:38]

Dear Diarmuid,

Further to your query regarding the subject matter, we can advise the following:

Given the nature of the subject proposals, covering an expansive area, we are satisfied that it would be impractical for the prospective applicant in these circumstances to provide all drawings at the scales normally required (i.e. for a standard planning application), and that it is reasonable for the drawing scales to be agreed in advance of lodging an application to An Bord Pleanála.

The scales proposed for your drawings, as detailed in your email correspondence below, would appear reasonable in these circumstances. The stated approach in providing drawings illustrating detailed elements of the proposals at a metric scale of 1:500 would appear reasonable.

The onus is on the prospective applicant to ensure that all of their application drawings are prepared at scales sufficient to allow An Bord Pleanála and other parties to the application to understand and assess the siting, layout and other substantive elements of the subject development.

Kind regards,
Ellen Moss
Executive Officer

From: Diarmuid O'Loan [REDACTED]
Sent: Thursday, April 17, 2025 2:30 PM
To: Marine <marine@pleanala.ie>
Cc: Jeannine Dunne [REDACTED]; Joey O'Connor [REDACTED];
William Brown [REDACTED]
Subject: ABP-319811-24 Rosslare Europort ORE Hub

Caution: This is an **External Email** and may have malicious content. Please take care when clicking links or opening attachments. When in doubt, contact the ICT Helpdesk.

To: Marine Planning Team,
(this project previously dealt with by Nichola Meehan and Ellen Moss).

Ref: ABP-319811-24 Proposed development of an extension to current port infrastructure at Rosslare Europort to provide assembly support for offshore wind farms.

I am contacting you on behalf of Iarnród Éireann with a procedural query on the proposed planning application for the Rosslare Offshore Renewable Energy Hub (ROREH).

We thank you for your earlier engagement including pre-application consultation which was concluded on 27th November 2024.

The current query relates to appropriate scales for drawings, and in particular to the scales required for site and layout plans of proposed dredging works.

The attached drawing (and screen-clip shown below) indicates the proposed layout of key plans for which we seek your agreement on acceptable scales.

Land-based development:

The thick orange boundary includes all land reclamation and connected land-based works proposed in the development.

This land area of circa 25 hectares has been covered by 7 detailed site and layout plans (at A1 size) at the requisite scale of 1:500 in accordance with article 23.(1) of the Planning and Development Regs (consolidated 2001-2024).

Dredging Footprint:

We now seek your agreement to use an adjusted scale of **1:1000** as more appropriate for the area bounded in the thick blue boundary covering the remaining dredged footprint of the development.

This blue area may be covered in 3 sheets (at A1 size) using our proposed 1:1000 scale.

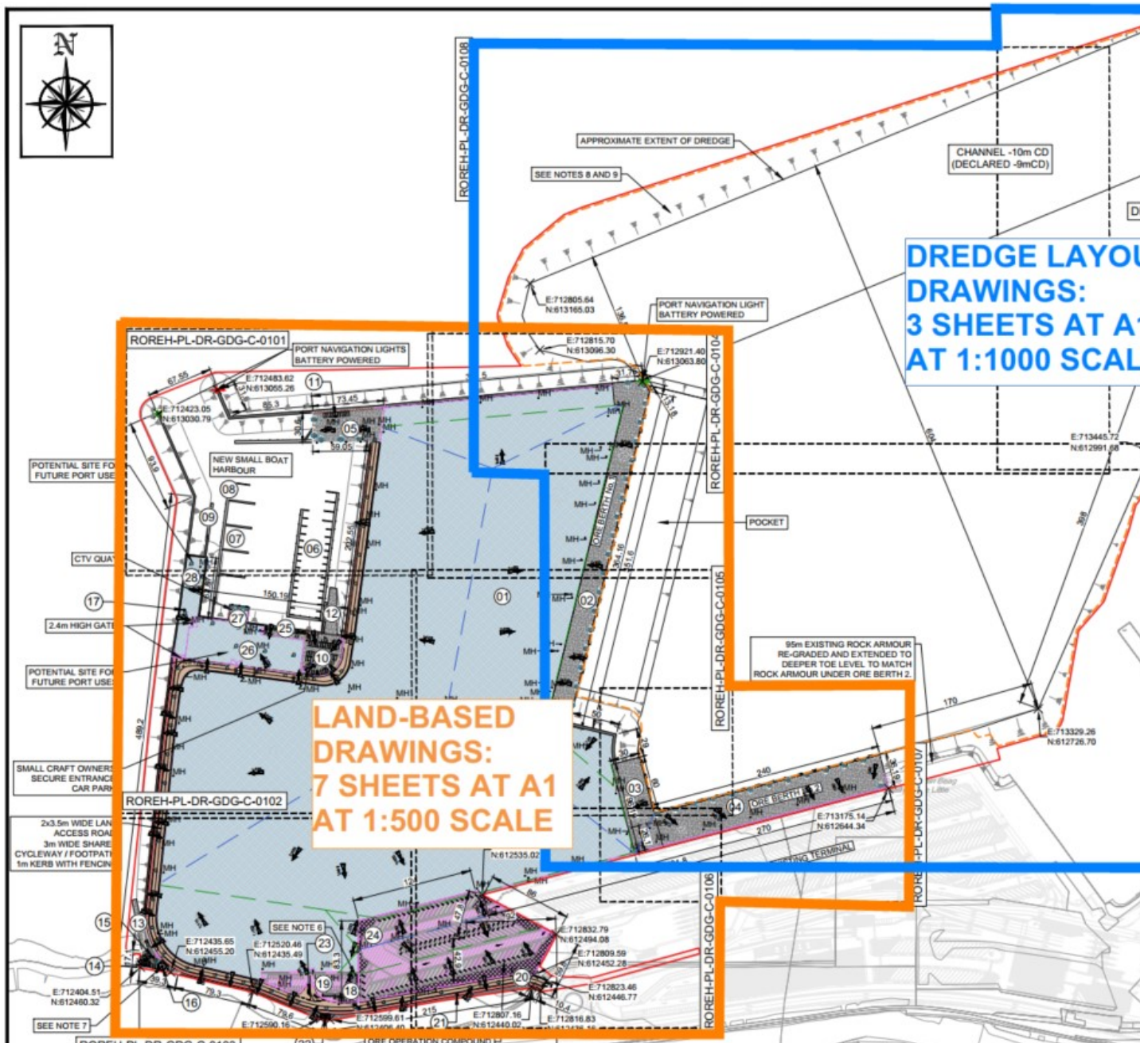
Alternatively, it would require circa 12 sheets (at A1 size) using the “standard” 1:500 scale with virtually sparse details shown.

We would view this as trivial compliance since there is so little information to present, other than the boundary of dredging and side slopes of dredging.

We thus seek your agreement, in advance of submission of the application and as required by article 23.(1) of the P&D.Regs, to submit the site and layout plans for the dredged footprint (blue boundary) based upon a **1:1000 scale**.

We are happy to provide any further information you may require.

Please do not hesitate to contact us if any queries.



Your assistance with this query would be much appreciated.

Best Regards
Diarmuid O'Loan



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From: Marine <marine@pleanala.ie>

Sent: Thursday, December 5, 2024 10:33 AM

To: Jeannine Dunne [REDACTED]

Cc: Joey O'Connor [REDACTED]

Subject: [EXTERNAL] RE: ABP-319811-24 Rosslare Europort ORE Hub

Some people who received this message don't often get email from marine@pleanala.ie. [Learn why this is important](#)

Hi Jeannine,

My apologies for the delay in responding to your email.

The newspapers referred to in your email are acceptable by the Board. The Board requests that the site notices are placed as close as possible to the proposed development in an area that is visible to the public, if feasible. Prior to publishing the public notices, the Board can review the notices to ensure the dates are accurate.

The Board requests that the application is submitted to it as soon as possible after the publication date in order to prepare the file for the public. The 5 day period prior to the commencement of the observation period is considered sufficient once the application is submitted to the Board as soon as it is published.

I can confirm that notification to the EIA portal is required.

The date of the receipt of the application is the date the documentation is received. Payment can be made in advance. If you require the Board's bank details please let me know.

Regards,

Nichola Meehan
Senior Executive Officer

From: Jeannine Dunne [REDACTED]

Sent: Tuesday, November 26, 2024 1:57 PM

To: Marine <marine@pleanala.ie>

Caution: This is an **External Email** and may have malicious content. Please take care when clicking links or opening attachments. When in doubt, contact the ICT Helpdesk.

Good afternoon,

I am contacting you on behalf of Iarnród Éireann with regard to some procedural queries on the planning application for the above named project.

Iarnród Éireann (IR) would like to thank An Bord Pleanála (the Board) for the engagement on the Rosslare Europort ORE Hub project to date.

IR is now seeking guidance from the Board in relation to a number of steps in the application process that we expect to undertake in the coming weeks and months.

1. The IR project team has reviewed the guidance available on the Board's website regarding applications under Section 291 of the Planning and Development Act 2000, as amended and in particular the requirements for publication of a notice with respect to the planning application.

In line with the guidance Iarnród Éireann intends to publish the notice in the Wexford People Newspaper and in either the Irish Time or the Irish Independent.

As the project also has a small terrestrial element, Iarnród Éireann also intends to place a site notice in three locations relevant to the site as follows:

- At the top of the entrance to Rosslare Europort,
- At the entrance to the rear road entrance to Rosslare Europort
- At the entrance to the small boat harbour at Ballygeary

Can you confirm that this is sufficient and in line with expectations for a project of this nature.

2. We are also considering timelines around publication and the availability of physical copies of the planning documentation. We note the requirement for the public notice of the application to indicate that the application documentation will be available for public inspection after a period of at least 5 working days has elapsed from the date of the publication of the notice. A maximum period of two weeks is specified in the Planning and Development Regulations for applications for other development made to the Board. Is there any maximum timeframe being implemented by the Board with respect to applications under Section 291?
3. Are there any internal timelines that the Board must take account of in terms of preparation of the application for viewing or does the Board consider the five working days sufficient to allow it to undertake all internal processes in advance of making the application available?
4. We notice that the EIA Portal is not mentioned in the guidance however, can the Board confirm that the application together with the website address for the application should be notified to the DHLGH EIA Portal?
5. Is the application considered to have been made when the documentation is received or when the fee is paid? IR will endeavor to ensure these two steps occur simultaneously, however we would like to ensure that there are no issues around consultation periods where they do not and are seeking clarification on which is the determining factor for commencement of the consultation period.

Assistance with these queries is welcome.

Kind regards
Jeannine Dunne



Jeannine Dunne

Marine Advisory Director
Advisory

Unit A2 Nutgrove Office Park Rathfarnham Dublin 14 , Dublin, Ireland, D14X627, Ireland



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From: Joey O'Connor [REDACTED]
Sent: Wednesday, October 9, 2024 10:51 AM
To: Marine <marine@pleanala.ie>
Cc: Billy Hoey [REDACTED]; Eoin OShea [REDACTED]; William Brown [REDACTED]; Jeannine Dunne [REDACTED]; Krista Farrugia [REDACTED]
Subject: Re: First Meeting Record for ABP-319811-24

Good morning Ellen,

Thanks very much for your email.

I can confirm we do not require a further consultation meeting and support concluding the pre-application consultation request for ABP-319811-24.

Could you please advise of the next steps and when we can expect these to take place?

Many thanks in advance,

Joey



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From: Marine <marine@pleanala.ie>

Sent: 03 October 2024 4:49 PM

To: Joey O'Connor [REDACTED]

Subject: RE: First Meeting Record for ABP-319811-24

Good afternoon,

I have been asked by An Bord Pleanála to refer further to the above-mentioned pre-application consultation request.

The Board is considering concluding the above mentioned pre-application consultation request.

Accordingly, you are requested to review the written record of the meeting which was held in the Board's offices on 24th July 2024.

Please inform the Board if you require a further consultation meeting.

If you have any queries in the meantime, please contact the undersigned officer of the Board or email marine@pleanala.ie quoting the above mentioned An Bord Pleanála reference number in any correspondence with the Board.

Kind regards,

Ellen Moss

Executive Officer

From: Marine
Sent: Monday, September 30, 2024 2:34 PM
To: Joey O'Connor [REDACTED]
Subject: RE: First Meeting Record for ABP-319811-24

Good afternoon,

I wish to acknowledge receipt of your email. The contents of which have been noted.

Kind regards,

Ellen Moss

Executive Officer

From: Joey O'Connor [REDACTED]
Sent: Thursday, September 26, 2024 9:51 AM
To: Marine <marine@pleanala.ie>
Cc: Billy Hoey [REDACTED]; Matthew Greene [REDACTED] Eoin OShea
[REDACTED]; Krista Farrugia [REDACTED]; [REDACTED]
[REDACTED]
Subject: Re: First Meeting Record for ABP-319811-24

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Dear Honor,

Thank you very much for providing us with the first meeting record for case ABP-319811-24 (dated 24th of July, 2024) and its accompanying board letter (dated 22nd of August, 2024).

We have two comments/suggested amendments:

- Please correct the name of the company referenced as 'Nolan O'Dwyer' to 'Nicholas O'Dwyer'
- First sentence of paragraph 2 on page 6 – we suggest amending the wording to 'it is essential that the port continue to use the facility for port uses after the construction of the offshore wind developments and during periods where there is no offshore wind development demand' (as opposed to "after the construction of the ORE Hub")

Many thanks,

Joey

Please note that I am now using a new email address. Please update your records and send all future communications to my new Venterra email:

New Email: [REDACTED]

I will continue to monitor my GDG email for a transitional period, but I kindly ask that you use the Venterra email for all correspondence going forward.

GDG is part of the Venterra Group of companies and can draw on the wider resources within the group that include specialist companies in a range of fields, from project management, advisory services, environmental assessment, ecological surveys, metocean data acquisition through to detailed engineering and fabrication of installation equipment and the provision of vibro pile installation tools.

Venterra was created in 2021 with the vision to become a global services champion by enabling wind energy to lead in the energy transition over the next decade and beyond. Venterra has nine member companies, and these are GDG, Partrac, Ordtek, INSPIRE Environmental, Naver Energy, Osbit, FoundOcean, Balltec and CAPE Holland.

Venterra provides project management and engineering across the full project lifecycle from concept design to decommissioning. Our wide range of service lines encompass Geoscience, Advisory, Survey, Environmental and Design. For more information, please see our website <https://www.venterra-group.com/what-we-do/>.

From: Marine <marine@pleanala.ie>
Sent: Thursday, August 22, 2024 1:27 PM
To: Aoife Kelly <[REDACTED]>
Cc: Joey O'Connor <[REDACTED]>
Subject: First Meeting Record for ABP-319811-24

Hello,

Please see attached for the first meeting record for case ABP-319811-24 (dated 24th of July, 2024) and its accompanying board letter (dated 22nd of August, 2024).

Kind regards,

Honor

Fógra Rúin: Tá an ríomhphost seo agus aon chomhaid atá nasctha leis faoi rún agus dírithe amháin don seolaí. Má bhfuair tú an ríomhphost seo trí earráid, déan teagmháil le bainisteoir an chórais.

Tabhair faoi deara led thoil: aon tuairimí nochtaithe san ríomhphost seo is iad tuairimí an tseoltóra féin agus níl sé intuigthe gurb iad tuairimí An Bhoird Pleanála nó go gcloíonn siad le polasaithe ráite an Bhoird.

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