

An
Bord
Pleanála

Record of 6th Meeting ABP-315800-23

Case Reference / Description	Proposed Dublin Array offshore wind farm, located approximately 10km off the coast of counties Dublin and Wicklow, at the Kish and Bray banks.		
Case Type	Pre-application consultation		
1st / 2nd / 3rd / 4th Meeting	6 th Meeting		
Date	14/05/2024	Start Time	16:00
Location	MS Teams	End Time	16:30

Representing An Bord Pleanála
Stephen Kay, Assistant Director of Planning (Chair)
Conor McGrath, Senior Planning Inspector
Marcella Doyle, Senior Administrative Officer
Nichola Meehan, Senior Executive Officer
Lauren Murphy, Executive Officer
Maeve Flynn, Ecologist
Conor Donnelly, Ecologist

Representing the Prospective Applicant
Paul Murphy, RWE
Aoife Reynolds, RWE
John Lowry, RWE
Siobhan McCabe, RWE
Vanessa O'Connell, RWE
Paul Kelly, RWE

Introduction

The Meeting commenced at 16:00.

The Board's representatives welcomed the prospective applicant to the meeting and noted that the meeting was the sixth to be held under s.287 of the Act in respect of the Dublin Array project. The Board's representatives highlighted that the general procedures set out at the first pre application consultation meeting remained relevant.

The Board's representatives proceeded to highlight a number of points with regard to the pre application consultation process and specifically the background to the subject meeting. Specifically, the Board's representatives noted that the previous (5th) meeting was held on 8th February 2024 and was intended to cover procedural issues and to conclude the s.287 pre application consultation process. At this February meeting the Board's representatives had noted that a new MAC was required for the area of the O&M base in Dun Laoghaire and that it was the opinion of the Board that this would need to be awarded before the consultation was closed off. It was further conveyed to the prospective applicant that, as the MAC for the O&M base had not been awarded, it was proposed that the O&M base would be excluded from the scope of the project the subject of this s.287 consultation.

appear to comprise port infrastructure, that no separate pre app is required for the O&M base and there is nothing to stop it being included as part of the one (current) PAC.

On foot of this change of position by the Board, the prospective applicant was contacted to inform them that the Board was minded to close the consultation process and whether they wished to have a final pre application meeting to close out discussions relating to the O&M element of the project. It is on foot of this invitation that the current meeting was held.

Presentation made by the prospective applicant:

The prospective applicant began their presentation by discussing the two development companies known as Kish Offshore Wind Limited and Bray Offshore Wind Limited who have come together and progressed the development of the Dublin Array project to date. Both development companies are holders of the Maritime Area Consent for the Dublin Array project. It is intended that part of this proposed development application will include an Operations and Maintenance Base (O&M Base) which is proposed for Dun Laoghaire Harbour.

The prospective applicant briefly discussed what the O&M base will consist of. This includes office space, a control room and a warehouse building to store materials needed for the maintenance and operation of the offshore wind farm development and a small workshop area. It was clarified that the O&M base will not include large pieces of equipment.

The prospective applicant stated that c.50 staff would be on site and that these would include a manager, engineers, technicians, on site waste management, IT support and security. It is intended that crew transfer vessels will shuttle crew from the O&M base to the proposed offshore development. It is also intended that the crew transfer vessels will depart in the early morning and return in the evening to keep up with scheduled maintenance and repair works.

The prospective applicant stated that the proposed O & M base building will be located on the existing St Michaels Pier at Dun Laoghaire pier. An ariel image of the

harbour where St Michaels pier and the existing RoRo ramp are clearly identified was presented.

The prospective applicant discussed the O&M Concept design and presented an images of St Micheals pier and a drawing of the proposed conceptual layout design. The O&M building is intended to be approximately 82 meters long and 16 meters wide (at its widest point). It also has a maximum height of 12.3 metres above existing pavement level.

The prospective applicant briefly discussed the O&M base associated works. It is intended to remove an existing unused fender structure and remove existing unused RoRo ramp and towers. This will be replaced with the installation of a crew transfer vessel pontoon of c.60 metres in length. The prospective applicant presented images and drawings to support the discussion.

The prospective applicant briefly outlined some additional information in relation to the proposed development. The Maritime Area Consent application has been submitted to MARA and a letter of consent has been received from Dun Laoghaire Rathdown County Council. The prospective applicant noted that the O&M development will be subject to a full Natura Impact Statement (NIS) and an Environmental Impact Assessment Report (EIAR). The prospective applicant concluded the presentation noting that the proposed O&M base will be fully dedicated to, and will only service, the Dublin Array Offshore Wind Farm.

Discussion:

- The Boards representatives questioned the prospective applicant on the use of the existing building located on Dun Laoghaire Pier. The prospective applicant advised that the building is currently an office building / mixed workspace. The prospective applicant noted that an existing building on the pier which is located within the proposed footprint of the O&M base building will be demolished.

Discussion:

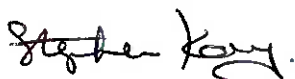
- The Boards representatives questioned the prospective applicant on the use of the existing building located on Dun Laoghaire Pier. The prospective applicant advised that the building is currently an office building / mixed workspace. The prospective applicant noted that an existing building on the pier which is located within the proposed footprint of the O&M base building will be demolished.
- The Boards representatives questioned the floor area of the proposed building area. The prospective applicant clarified that it is intended to be less than 2,000-square metres.
- The Boards representatives questioned the relationship between existing and proposed buildings, and whether they would be attached. The prospective applicant stated that there will be approximately two meters between each building.
- The Boards representatives noted the sensitive location within the harbour and recommended that great care be taken with the design solutions in view of the prominent and visually sensitive location. The prospective applicant stated that they have been working closely with Dun Laoghaire Rathdown County Council for the last number of years developing the concept for the O&M Base.
- The Boards representatives recommended the prospective applicant have close regard to the policies and objectives of the Dun Laoghaire Rathdown County Council Development Plan while carrying out plans and designs for this proposed development and ensure consistency therewith. The Boards representatives recommended that the prospective applicant identify and have regard to any Architectural Conservation Areas which may be located in or around the harbour.
- The Boards representatives queried whether there are any seabed interventions involved in this development process. It was clarified that none are proposed, and that the floating pontoon can be provided without new supporting structures into the seabed.

- In response to queries from Board representatives, the prospective applicants noted that there is provision for an extension to the timelines under the MAC. They undertook to keep the Board advised of likely timelines for lodgement of any application.
- Board representatives advised that draft regulations have been prepared and that the fee structure will likely be resolved before any application is made.

Conclusion:

The Board's representatives advised that the record of the instant meeting will be issued to the prospective applicant following the closure of the meeting and that on receipt of the record the prospective applicant can submit any comments it may have in writing. The Board's representatives also stated that the timeline around the determination of the request was with the Board, that there was no requirement for the prospective applicant to formally request closure of the consultation process, however it would give the Board clarity if the prospective applicant could inform the Board if it had any comments on the draft record.

The Meeting concluded at 16:30 pm.



Stephen Kay

Assistant Director of Planning