

 An Coimisiún Pleanála		Record of Meeting	
		ACP-323896-25	
Case Reference / Description	Proposed redevelopment of Alexander Basin port infrastructure at Dublin Port, Dublin 1		
Case Type	Pre-application consultation		
1st / 2nd / 3rd / 4th Meeting	1 st Meeting		
Date	5 th February 2026	Start Time	11:00am
Location	MS Teams	End Time	12:00pm

Representing An Coimisiún Pleanála
Stephen Kay (Assistant Planning Director) Chair
Auriol Considine (Senior Planning Inspector)
Eugene Nixon (Marine Consultant to An Coimisiún Pleanála)
Conor Donnelly (Senior Marine Ecologist)
Ellen Moss (Executive Officer)

Representing the Prospective Applicant
Cormac Kennedy (Dublin Port Company)
Sean Reilly (Dublin Port Company)
Bryan Bellew (Dublin Port Company)
Mairead Rushe (Dublin Port Company)

Helena Gavin (Tetra Tech RPS Planning)
Alan Barr (Tetra Tech RPS Environmental)
Grace Glasgow (Tetra Tech RPS Environmental)
Richard Bingham (Tetra Tech RPS Environmental)
Garrett Fennell (Fennell Public Affairs)

Introduction

The Commission referred to the letter received from the prospective applicant on the 24 November 2025, requesting pre-application consultations under section 287 of the Planning and Development Act 2000, as amended, and advised the prospective applicant that the meeting was an opportunity for the prospective applicant to outline the nature of the proposed development and to highlight any matters that it wished to receive advice on from the Commission. The Commission's representatives noted that, in accordance with the provisions of Section 287 of the Act the purpose of the meeting is to give advice to the prospective applicant in advance of the submission of an application including in relation to the procedures to be followed in the making of any application and matters that the Commission is likely to take into consideration in the determination of any application, including relating to the NMPF, principles of proper planning and sustainable development and the impact on the environment or any European site.

The Commission's representatives mentioned the following general procedures in relation to the pre-application consultation process:

- The Commission will keep a record of this meeting and any other meetings, if held. Such records will form part of the file which will be made available publicly at the conclusion of the process. The record of the meeting will not be amended by the Commission once finalised, but the prospective applicant may submit comments on the record which will form part of the case file.
- It is not permitted to record the meeting in any way, including through the use of AI technologies. The only record of the meeting shall be the written record which will issue to the prospective applicant following the meeting.
- A further meeting or meetings may be held in respect of the proposed development.
- The Commission may hold consultations in respect of the proposed development with other bodies.
- In accordance with section 287(3) of the Act, the decision to close a consultation rest with the Commission. At the conclusion of the pre-application

process the case file including the record of meetings held and the report of the reporting inspector detailing the issues arising in the consultation, will be forwarded to the Commission. The Commission will issue a Direction/Order clarifying that the consultation has closed and that the prospective applicant may make an application for permission under section 291.

- The holding of consultations does not prejudice the Commission in any way and cannot be relied upon in the formal planning process or in any legal proceedings.

Presentation made by the prospective applicant:

The prospective applicant set out their presentation, which is on the file.

Discussion:

Matters including the following were discussed:

- The Commission's representatives noted that most of the outstanding questions that they had regarding the nature and approach to the project had been addressed in the comprehensive presentation given by the prospective applicant.
- Baseline surveys have been repeated, and monitoring is ongoing, and nothing new of significant interest has been identified. Seals have not been identified within the proposed development area. A recent otter survey produced no findings within the Basin. Infrastructural works are completed, so no piling is to be undertaken as part of the subject proposed development.
- Regard should be given to cumulative impacts and interdependencies, including any impacts from the Offshore Renewable Energy Projects and other Dublin Port projects. It was noted that the 3FM project at Dublin Port provided space for the Codling Offshore Wind Farm substation. Also noted that RPS have been involved in all phases of the Dublin Port redevelopment masterplan and that there is a significant amount of information available and understanding of the interrelationships between projects.
- Twelve responses were received from statutory bodies regarding a scoping report that was prepared by the prospective applicant. No major issues have been raised in the responses received, and it is the intention of the applicant to take on board the policy changes that have taken place since the submission of the original ABR Project, including the NMPF. The prospective applicant is to consider use of a schedule of policy compliance and the interaction between objectives and the key principles behind the framework including the ecosystems based approach.

- Formal consultations have not taken place with the NPWS, and it was advised that the prospective applicant would seek to engage with the NPWS in advance of the submission of an application. It was noted that the NPWS responded to the scoping report and advised being mindful of otters.
- The Marine Mammals Mitigation guidelines are being updated, and species sensitivity should be considered when applying mitigation.
- The Alexandar Basin Redevelopment (ABR) project has provided temporary nesting boxes when required, and ten new permanent nesting boxes have been placed on the jetty, which has resulted in increased numbers of Black Guillemots.
- Tern surveys conducted in April and May 2025 identified four colonies. Arctic Terns have been identified at Berth 47A. The 3FM project design was amended to avoid interference.
- The first phase of dredging has been undertaken. The applicant advised that the rate of dredging will be higher than originally proposed.
- An MMO will be in position during dredging works, and the Basin will be used by vessels during the works.
- That piling works are complete. A maximum of 50,000 cubic metres of Class 2 material may be exported. It is envisaged that 400,000 cubic metres of material will be removed.
- It was advised that the Community Gain Fund has been satisfied and funding drawn down. The position regarding the Community Gain Fund should be confirmed in any future application.
- Monthly Environment Reports are submitted to Dublin City Council, and quarterly Liaison Group meetings continue to be held, which include DCC, DPC and MARA.
- Further consultations are scheduled for March 2026.
- In terms of other consents, the prospective applicant advised that the Foreshore Consent is in place (S10 Consent remains live) and the Industrial Emissions Licence will need amendment. The amendment to the IEL may require changes to the red line boundary.

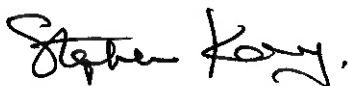
- Advised that an application will require 2 no. Hard copies and 8 no. soft copies to be submitted to An Coimisiun Pleanala.
- Prescribed bodies to be notified of the application will be identified in the correspondence issued by the Commission at the conclusion of the process.
- The public notice can be submitted for review by the Commission in advance of the submission of the application.
- The prospective applicant indicated that they are targeting June 2026 for the submission of an application.
- On the basis of the discussion undertaken it would appear that a further meeting may not be required. The Commission's representatives advised the prospective applicant that they intend not to make a decision to close the consultation until the record of the meeting has issued and there is an opportunity for the prospective applicant to respond and indicate their interest in a further meeting. This would facilitate the option of a further meeting in the event of new issues arising during any further consultations undertaken by the prospective applicant, including that scheduled for March.

Conclusion:

The Commission's representatives advised the prospective applicant the following receipt of the record of the meeting that they can indicate to the Commission whether they wish to have a further meeting or consider that they are happy to close the pre-application consultation process.

The Commission's representatives advised that the record of the instant meeting will be issued in the meantime and that the prospective applicant can submit any comments it may have in writing or alternatively bring any comments for discussion at the time of any further meeting.

The Meeting concluded at 12:00.



Stephen Kay

Assistant Director of Planning