

Planning and Development Act 2000, as amended

Notice of Direct Planning Application to An Coimisiún Pleanála in Respect of an Offshore Renewable Energy (ORE) Capable Terminal County Kilkenny

In accordance with Section 291 of the Planning and Development Act 2000, as amended, Port of Waterford Company gives notice of its intention to make an application for permission to An Coimisiún Pleanála for a 10 year planning permission in relation to the following proposed development:

Port facilities comprising a c. 250m wharf extension to support Offshore Renewable Energy ('ORE') development and general port development, land reclamation, ancillary works and biodiversity enhancement area (gross site area c. 8ha), partly on land and partly in the nearshore area of the coastal planning authority (Kilkenny County Council) at Port of Waterford, Belview, Co. Kilkenny. The application is accompanied by an Environmental Impact Assessment Report ('EIAR') and a Natura Impact Statement ('NIS').

The Proposed Development provides for: -

- A c. 250m extension to the existing wharves at the container / bulk handling terminal at Belview port, as a continuation of the existing wharves, comprising a reinforced concrete suspended deck supported on reinforced concrete beams and steel piles socketed into bedrock below the Lower River Suir Special Area of Conservation ('SAC') and partly on land with a retaining structure to the rear;
- Land reclamation, covering an area of approximately 1.3ha primarily using imported quarried rock and, if suitable, treated dredged material, retained by the wharf structure and a rock-armoured embankment beneath the wharf and to the downstream end of the development;
- Two separate quayside ORE Operator support facilities (annotated Operator 1 and Operator 2 on drawings) located at the downstream area of the Port, supported on piled foundations, with associated support and warehousing / workshop buildings, berthing pontoons, yard areas and crane installations.
- A three-storey administrative office and staff facilities building for Operator 1 located in the downstream area of the Port and supported on piled foundations, and associated car parking to the east of the railway bridge crossing;
- A three-storey administrative office and staff facilities building for Operator 2 located on the north side of the Rosslare-Limerick railway line and supported on piled foundations, and associated car parking for staff;
- Associated underground services, water supply and drainage to include a pumped rising main to discharge foul water from the development to the Uisce Eireann network
- An Electricity Substation to replace existing Substation;
- Additional lighting and lighting pylons;
- Relocation of existing weighbridges and security cabin;
- Partial demolition of both the existing downstream ramp and the existing dolphin to facilitate the development;
- Minor works to the existing quay to facilitate structural interfacing between existing and proposed structures;
- Roof-mounted solar photovoltaic ('PV') arrays;
- Biodiversity Enhancement Area (c. 1.8ha) located to the northeast of the wharf extension in existing agricultural wet grassland that is bisected by the Luffany Stream;
- Diversion, extension and relocation of the outfall to the existing drainage pipe serving the SmartPly facility; and,
- All associated Site development works.

The planning application, the Environmental Impact Assessment Report and the Natura Impact Statement, may be inspected free of charge or purchased on payment of a specified fee (which fee shall not exceed the reasonable cost of making such copy) during public opening hours **for a period of eight weeks** commencing on 12 September 2025 at the following locations:

- The Offices of An Coimisiún Pleanála 64 Marlborough Street, Dublin 1.
- The Offices of the relevant Coastal Planning Authority Kilkenny County Council, County Hall, John Street, Kilkenny

The application may also be viewed/downloaded on the following website: www.250berth.portofwaterford.com

Submissions or observations may be made only to An Coimisiún Pleanála ('the Commission') 64 Marlborough Street, Dublin 1 in writing or online on the Commission's website www.pleanala.ie during the above-mentioned period of 8 weeks 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 accompanied by a fee of €50 (except for certain prescribed bodies) and must be received by the Commission not later than 5.30 p.m. on the 7 November 2025. Such submissions/observations must also include the following information:

- the name of the person making the submission or observation, the name of the person acting on his or her behalf, if any, and the address to which any correspondence relating to the application should be sent,
- the subject matter of the submission or observation, and
- the reasons, considerations and arguments on which the submission or observation is based in full. **(Article 5 of the Planning and Development Act (Marine Development) Regulations 2023 refers).**

Any submissions or observations which do not comply with the above requirements cannot be considered by the Commission.

The Commission may at its absolute discretion hold an oral hearing on the application.

The Commission may in respect of an 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)

- A person may question the validity of any such decision by the Commission by way of an application for judicial review, under Order 84 of the Rules of the Superior Courts (S.I. No. 15 of 1986, as amended), in accordance with section 50 of the Planning and Development Act, 2000, as amended.
- Practical information on the review mechanism can be accessed under the heading Publications - Judicial Review Notice on the Commission's website www.pleanala.ie or on the Citizens Information Service website www.citizensinformation.ie.

Signed:  (Agent)

Agent's Address: Malone O'Regan, 3/4 Canada Street, Waterford, X91 V52K

Date of erection of Site Notice: 3rd September 2025