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**Notice of Section 291 application to An Coimisiún Pleanála for the proposed Rosslare Offshore Renewable Energy Hub, Rosslare Europort, Co. Wexford**

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From EIAPanning <eiapanning@epa.ie>

Date Tue 2/24/2026 4:08 PM

To Marine <marine@pleanala.ie>; Bord <bord@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.

**Notice of Section 291 Application for development permission on behalf of Iarnród Éireann-Irish Rail for the Rosslare Offshore Renewable Energy Hub, adjacent Rosslare Europort, Co Wexford.**

Dear Sir/Madam,

I refer to correspondence received by the Agency on 4<sup>th</sup> December 2025 from consultants on behalf of Iarnród Éireann-Irish Rail, in relation to the planning application and Environmental Impact Assessment Report (EIAR) for the above referenced development. The Agency makes the below observations.

The development proposed may require a licence under the Waste Management Act 1996 as amended (hereafter referred to as the Waste Management Act). The Agency has not received a licence application relating to the development described above.

It is noted that the planning application was accompanied by an EIAR. Should the Agency receive a licence application for the development, the applicant will be required to submit the associated EIAR to the Agency as part of the licence application. The EIAR will be considered and assessed by the Agency and the Agency shall ensure that before the licence is granted, the licence application will be made subject to an Environmental Impact Assessment as respects the matters that come within the functions of the Agency and in accordance with Section 40(2A) and Section 42(1G)(a) of the Waste Management Act. In addition, consultation on the licence application and EIAR will be carried out in accordance with Section 42(1B) to (1H) of the Waste Management Act as appropriate. All observations from the planning authority will be taken into account as part of the Agency's assessment and before making a decision in relation to the licence application. Please also note that you will be requested to provide the documentation relating to the EIA you have carried out to the Agency under Section 173B(4) of the Planning and Development Act 2000 as amended.

Should a licence application be received by the Agency all matters to do with emissions to the environment from the activities proposed, the licence application documentation and EIAR will be considered and assessed by the Agency. The Agency also advises that a dumping at sea permit is required in the event that any deliberate disposal of a substance or material in the maritime area, as defined in Section 1 of the Dumping at Sea Act 1996 as amended, is proposed.

Where the Agency is of the opinion that the activities, as proposed, cannot be carried on, or cannot be effectively regulated under a licence then the Agency cannot grant a licence for such an activity. Should the Agency decide to grant a licence in respect of the activity, as proposed, it will incorporate conditions

that will ensure that appropriate National and EU standards are applied, and that Best Available Techniques (BAT) will be used in the carrying on of the activities.

Finally, please note that in accordance with Section 42(1D)(d) of the Waste Management Act, the Agency cannot issue a Proposed Determination on a licence application which addresses the development above until a planning decision has been made.

For all further queries and correspondence relating to planning matters, please contact [eiaplanning@epa.ie](mailto:eiaplanning@epa.ie).

Yours Sincerely,  
Marian Doyle

Water, Energy and Business Support Programme  
Office of Environmental Sustainability  
An Clár um Cheadúnú Comhshaoil  
Oifig um Inbhuanaitheacht Chomhshaoil



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**From:** Laurie McGee <[lmcgee@nodwyer.com](mailto:lmcgee@nodwyer.com)>

**Sent:** Thursday, December 4, 2025 17:09

**Subject:** Notice of s 291 application to An Coimisiún Pleanála for the proposed Rosslare Offshore Renewable Energy Hub, Rosslare Europort, Co. Wexford

BY EMAIL

**Re: NOTICE OF THE MAKING OF A SECTION 291 APPLICATION FOR DEVELOPMENT PERMISSION ON BEHALF OF IARNRÓD ÉIREANN – IRISH RAIL FOR THE ROSSLARE OFFSHORE RENEWABLE ENERGY HUB, ADJACENT ROSSLARE EUROPORT, CO. WEXFORD**

Dear Sir/Madam

Please be advised that Iarnród Éireann – Irish Rail intends to apply to An Coimisiún Pleanála 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 installation of offshore wind energy projects. The site of the Proposed Development is located mainly in the maritime area immediately adjacent and to the west of Rosslare Europort.

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, 27.7 hectares of reclamation from the sea, and 4.2 hectares of terrestrial reclamation and existing land area.

The proposed development will consist of:

### **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 have been prepared and accompany the application.

All environmental information submitted with the application is available  [here](#). Please contact the undersigned if you require this information supplied to you via another means (i.e., removeable media, secure document upload).

The full suite of the application documentation will be available to view and download from the dedicated project website [www.rosslareorehub.ie](http://www.rosslareorehub.ie) from the date of lodgement of the application, **10<sup>th</sup> December 2025**.

Submissions or observations may be made to An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1, D01 V902 in writing or online on the Coimisiún's website [www.pleanala.ie](http://www.pleanala.ie) 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 received by the Coimisiún not later than 5.30 p.m. on the **24<sup>th</sup> February 2026**.

The Coimisiún may in respect of any 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 or [marine@pleanala.ie](mailto:marine@pleanala.ie)).

Yours faithfully,

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



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