

A N B O R D P L E A N Á L A
APPEALS NOTIFIED FROM 18/01/2025 To 24/01/2025

FILE NUMBER	APPLICANTS NAME AND ADDRESS	APP. TYPE	DECISION DATE	L.A. DEC.	DEVELOPMENT DESCRIPTION AND LOCATION	B.P. DATE
24/60294	Greenore Port Unlimited Company Greenore Port Greenore Co Louth A91 P9Y1	P	19/12/2024	C	Permission for a 10-year permission development at Greenore Port and site of dwelling house on Shore Road (A91DD42), Greenore, (total site area c.4.88 hectare). The development comprising of Operation and Maintenance (O&M) Facilities will serve as the support base for future offshore wind arrays in the Irish Sea. The proposed development will comprise of: (i) Three standalone buildings, each with a gross floor area (GFA) of 1,670 sqm, comprising 681 sqm warehouse floor space, 322 sqm office space and 667 sqm plant, welfare, storage, ancillary and circulation space per unit. The height of each unit ranges from 7.2m for the warehouse (single-storey / double-height space) to 13.5m max for the office 3-storey element. 76 car parking spaces are proposed distributed adjacent to the units including 6 no. disabled parking spaces and 15 no. electric vehicle (EV) charging spaces. Each building includes an internal bike storage room, with 20 spaces per building. Each building includes rooftop solar photovoltaic panels. (ii) Nearshore works including dredging of harbour sediments to -4m Chart Datum to provide navigable water depths, new quay wall (70m), a 40m anti-slip access ramp, floating pontoon for berthing crew transfer vessels (CTV's). 9 no. berths are proposed, with an additional 2 no. layby berths and a push-on / service berth adjacent to the new quay wall. (iii) Improvement works to the quay deck including installation of a new reinforced concrete deck with surface water management system incorporating silt traps and hydrocarbon interceptors, and berth infrastructure including bollards, fenders, ladders, lifesaving equipment, power outlets and fire hydrants. (iv) Surface car park at the Residential site on Shore Road comprising 135 car parking spaces, including ducting for 30 no. EV charging spaces, relocation of existing entrance on Shore Road by c.6m to the east, new boundary wall to Shore Road and a pedestrian access route	22/01/2025

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from the car park through port lands to the O&M Units crossing improved public realm at top of Euston Street. (v) Re-instatement of former Open Hydro carpark (62 spaces) until the surface car park on Shore Road is operational. (vi) Upgrade to public/private realm in the foreground of the existing Greenore Port Office building, including upgrade of existing entrance to former open hydro carpark, new pedestrian gate, new feature wall entrance, removal of 6 port car parking spaces, link to new pedestrian route from surface carpark including new opening in port boundary wall, and hard and soft landscaping. Works are partially located within the Greenore Architectural Conservation Area (ACA). (vii) Replacement of existing 25m mast with new 40m mast to facilitate communications with CTV's while offshore. (viii) Demolition works to facilitate the above development including: a. The former "Open Hydro" warehouse (c. 1,607 sqm GFA); b. Part of single storey office building (c.38sqm GFA) located adjacent to the entrance to former Open Hydro carpark; c. ESB substation and associated switch room; d. Dwelling house (c. 192sqm GFA) and boundary wall on Shore Road. (ix) And all associated site and development works including single storey ESB substation, above-ground fuel storage tank (c.200m³), drainage and utilities, landscaping and boundary treatments, security fencing, lighting and signage, etc. There are no Protected Structures within the proposed development site. The development to be applied for is within Greenore Port's landholding within which curtilage also exists the water tower, lighthouse and lighthouse keeper's cottage which are all included in the Louth Record of Protected Structures, ref. LH009-01, LH009-043, LH009-044 respectively, all at Greenore Port, Greenore, Co. Louth. A Maritime Area of Consent accompanies this planning application Ref. MAC20230003, granted on 10 April 2024 for a 45-year term. A Natura Impact Statement (NIS) and Environmental Impact Assessment Report (EIAR) have been

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					prepared in respect of the proposed development *Significant Further Information Received 18/10/2024 - Revised Notice Received on 29/10/2024* Greenore Port and site of dwelling house on Shore Road (A91DD42) Greenore Co. Louth	
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Total: 1

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