



31 October 2023

Mr Michael Lennon,
Company Secretary,
DublinPort Company,
Port Centre,
Alexandra Road,
Dublin 1
D01 H4C6

Our Ref: FS007164

CONSENT UNDER SECTION 10 OF THE FORESHORE ACT, 1933 (as amended)

Dear Mr. Lennon,

The Minister for Housing, Local Government and Heritage (hereinafter referred to as the "Minister"), in exercise of the powers conferred on him by Section 10(1) of the Foreshore Act, hereby gives consent to Dublin Port Company DAC, (hereinafter referred to as the "Consent Holder") for the purpose of capital dredging operations (hereinafter referred to as the "Works") on privately owned Section 10 Consent Area by the Consent Holder, on the conditions set out in this Consent.

Definition Section:

"Consent" - means this consent and any schedule to it.

"Consent Holder" - means Dublin Port Company DAC (Companies Registration Office No.: 262367)

"Foreshore" - is defined in the same manner as in Section 1 of the Foreshore Act

"Foreshore Act" - means the Foreshore Act 1933 as amended;

"Minister" - means the Minister for Housing, Local Government and Heritage and which expression shall include his successors or assigns where the context so requires or admits.

"Plans" - mean the plans and drawings in the custody of and approved in writing by the Minister.

"Section 10 Consent Area" - means that part of the Foreshore more particularly described in the Schedule.

"Works" - means collectively the carrying out of the capital dredging operations and the extraction of Material from the Section 10 Consent Area as specified in the Plans, and related ancillary activities.



Schedule:

ALL THAT AND THOSE that part of the Foreshore comprising 28.7 hectares or thereabouts metric measure situate at Dublin Port, County Dublin more particularly shown outlined in red on Drawing number: IBE1618/DublinHarbour/FS04", Entitled: "Section 10 Loading Area", Dated: "10/06/202" attached hereto and including, without prejudice to the generality of the foregoing, the Plans.

The Minister's Consent is subject to the Consent Holder's compliance with the following conditions:

1. The Consent Holder shall use that part of the Foreshore, the subject matter of this Consent, for the purposes outlined in the application and for no other purposes whatsoever.
2. The Consent Holder Shall ensure that the Works shall be completed in the Section 10 Consent Area
3. At least 14 days in advance of each winter dredging season (October to March inclusive), the Consent Holder shall submit to the Minister a programme setting out the dredging Works planned for that winter season.
4. The Consent Holder shall notify the Minister at least 14 days in advance of the commencement of any Works on the Foreshore.
5. The Consent Holder shall ensure that in advance of each winter dredging season (October to March inclusive) a local Marine Notice shall be published for the information of all local maritime users detailing the proposed dredging Works and campaign and any associated hazards to navigation arising.
6. During the Works the Consent Holder shall ensure that existing public arrangements for access to the Foreshore are maintained, where possible, and all necessary precautions are put in place to protect the public in accordance with relevant health and safety legislation.
7. The Consent Holder shall ensure the following;
the new dredge depth for berths 36 and 37 shall be 10.3m Chart Datum. The new dredge depth for berths 38 to 40 shall be 11m Chart Datum. The new dredge depth for Oil berth 1 shall be 10.3m Chart Datum and the new dredge depth for Oil Berth 2 shall be 10.7m Chart Datum. The dredge depth for the remaining areas shall be 10m Chart Datum. Dredge depths shall be subject to standard dredging tolerances. The standard depth is the minimum depth to which the navigation channel or berths will be maintained. It is the minimum depth available for vessels, measured from Chart Datum. The capital dredged depth may be below the Standard Depth to allow for dredging tolerances.
8. The Consent Holder must possess a valid EPA Dumping at Sea Licence for the Works including the proposed dredging and dumping operations. The total volume of material to be dumped at the Disposal Site shall not exceed 500,000 m3.



9. The Consent Holder shall ensure that loading and dumping of dredge spoil shall not commence until the Consent Holder obtains a derogation under Regulation 54 of the European Communities Birds and Natural Habitats Regulations 2011, as amended.
10. The Consent Holder shall ensure that all the mitigation measures proposed in the Environmental Impact Assessment Report, the Consent Holder's responses to the observations of the prescribed bodies and to the requests for further information, and in the Natura Impact Statement are implemented in full.
11. The Consent Holder shall ensure that the Works and the capital dredging scheme shall be confined to the winter months (October – March inclusive).
12. The Consent Holder shall ensure that there will be no residual impact on the coastal processes in Dublin Bay and Port, and that all mitigation measures set out in Section 13.7 of the Dublin Harbour Capital Dredging Project EIAR shall be implemented in full.
13. The consent Holder shall ensure that the mitigation measures detailed in Section 14.5 of the Dublin Harbour Capital Dredging Project EIAR shall be carried out in full.
14. In the interests of mitigating any possible in-combination environmental effects, the Consent Holder shall coordinate with other licence holders that overlap with the Section 10 Consent Area to ensure that no temporal overlap occurs between the Works and any other projects or two or more projects capable of having cumulative or in-combination effects.
15. The Consent Holder shall ensure that all vessels engaged in the Works shall conform to Irish Certification standards and the vessels shall be manned by suitably qualified personnel. Where members of the public are carried who do not form an integral part of the crew, a passenger boat licence must be applied for if not already in existence, additionally where equipment is carried an Irish Load line survey may be required. The Consent Holder should contact the Marine Survey Office Dublin for clarification in relation to the above matters.
16. The Consent Holder shall ensure that the dredger shall work on one half of the channel at a time in the inner Liffey channel of the Section 10 Consent Area.
17. The Consent Holder shall ensure that that the Works and operations shall be undertaken in a manner that reduces the sound generated, in intensity and duration, to a practical minimum. A 'soft-start' or 'ramp up' procedure shall be employed during loading activities, both on a day-to-day basis and on re-start after any stoppages in any day, whereby sound energy input to the marine environment is gradually or incrementally increased from levels unlikely to cause significant behavioural impact on fish or marine mammals to the full output necessary for completion of the Works and activities.
18. The Consent Holder shall ensure that refuelling of the vessels engaged in the Works shall take place at the quayside using suitable hoses and equipment to avoid any spillages.



19. The Consent Holder shall ensure that an Invasive Aquatic Species Management plan shall be prepared and implemented to avoid the potential for the introduction and spread of alien invasive aquatic species. The plan shall include systems to ensure:
 - Vessels and marine equipment shall be free of fouling by the use of appropriate application of antifouling paints and/ or washdowns for smaller vessels and plant, and
 - A record of all antifouling procedures implemented shall be kept for the duration of the Works and project.
20. The Consent Holder shall ensure that no waste shall be deposited into the sea from the vessels engaged in the Works at any time. All waste, bilge water and wastewater from such vessels shall be brought onshore for proper removal and disposal by a licensed waste contractor.
21. The Consent Holder shall ensure that all the monitoring proposed in the Dublin Harbour Capital Dredging Project EIAR and the Natura Impact Statement is implemented in full.
22. The Consent Holder shall undertake post-Works monitoring of cetaceans and shall undertake benthic surveys of the dump site and its environs to validate the depositional modelling efforts and determine ex-situ effects of dumping at least once during the course of the Works and project and on completion of the Works of the project.
23. The Consent Holder shall follow best practice during the Works to ensure dredging, transport and release of dredge spoil avoids unwanted discharge of material, and through proper sequencing and monitoring shall ensure that the spoil disposal site is not overloaded should the various proposed operations coincide in time of execution.
24. The Consent Holder shall ensure that all contractors, and their subcontractors, are made aware of all conditions and project specific requirements, and that they are required to brief all relevant staff on these to ensure that all parties are fully aware of these requirements.
25. The Consent Holder shall ensure that the Works shall not result in a contravention of the Water Framework Directive 2000/60/EC, Habitats Directive 92/43/EEC, Birds Directive 2009/147/EC, Marine Strategy Framework Directive 2008/56/EC, Bathing Water Directive 73/160/EEC or Environmental Liabilities Directive 2004/35/EC.
26. The Consent Holder shall notify the relevant authorities as soon as practicable after the occurrence of any emergency or pollution incident. The Consent Holder shall include as part of the notification, the date and time of the incident, summary details of the occurrence, and where available, the steps taken to minimise any impacts.
 - In the case of any incident relating to any impact on water, the Consent Holder shall notify the Marine Institute, Sea Fisheries Protection Authority Howth Office, Inland Fisheries Ireland, Bord Iascaigh Mhara and any other relevant authorities as soon as practicable after such an incident.
 - In the case of any incident relating to archaeology, marine mammals or migratory fish, the Consent Holder shall notify the National Monuments Service, National Parks and Wildlife Service, Marine Institute, Sea Fisheries Protection Authority



and Inland Fisheries Ireland and any other relevant authorities as soon as practicable after such an incident.

- The Consent Holder shall make a record of any incident. This record shall include details of the nature, extent, and impact of, and circumstances giving rise to, the incident. The record shall include all corrective actions taken to manage the incident, and the effect on the marine environment, and avoid recurrence. The Consent Holder shall, as soon as practicable following incident notification, submit to the relevant authorities the incident record.

27. The Consent Holder shall ensure safe navigation at all times during the Works. If temporary relocation of buoyage is required during the dredging campaign, a timely application for same shall be made to the Commissioners for Irish Lights.

28. The Consent Holder shall advise all maritime users within the Section 10 Consent Area of any changes to navigation or hazards to navigation arising because of proposed Works within the Section 10 Consent Area, via all means at their disposal.

29. On completion of Works the Consent Holder shall inform the United Kingdom Hydrographic Office (UKHO) providing bathymetry data so that appropriate charts can be updated. (Fax: 0044 1823 284077, email: hdc@hdc.hydro.gov.uk).

If you are agreeable to abide by the above conditions, please arrange to have the undertaking below signed on behalf of the Consent Holder and returned to the undersigned as soon as possible.

Yours sincerely,

Martina Gallaher
Assistant Principal
Department of Housing, Local Government and Heritage.
Newtown Road,
Wexford.
Y35 AP90

☒ / We agree to abide by the above conditions:

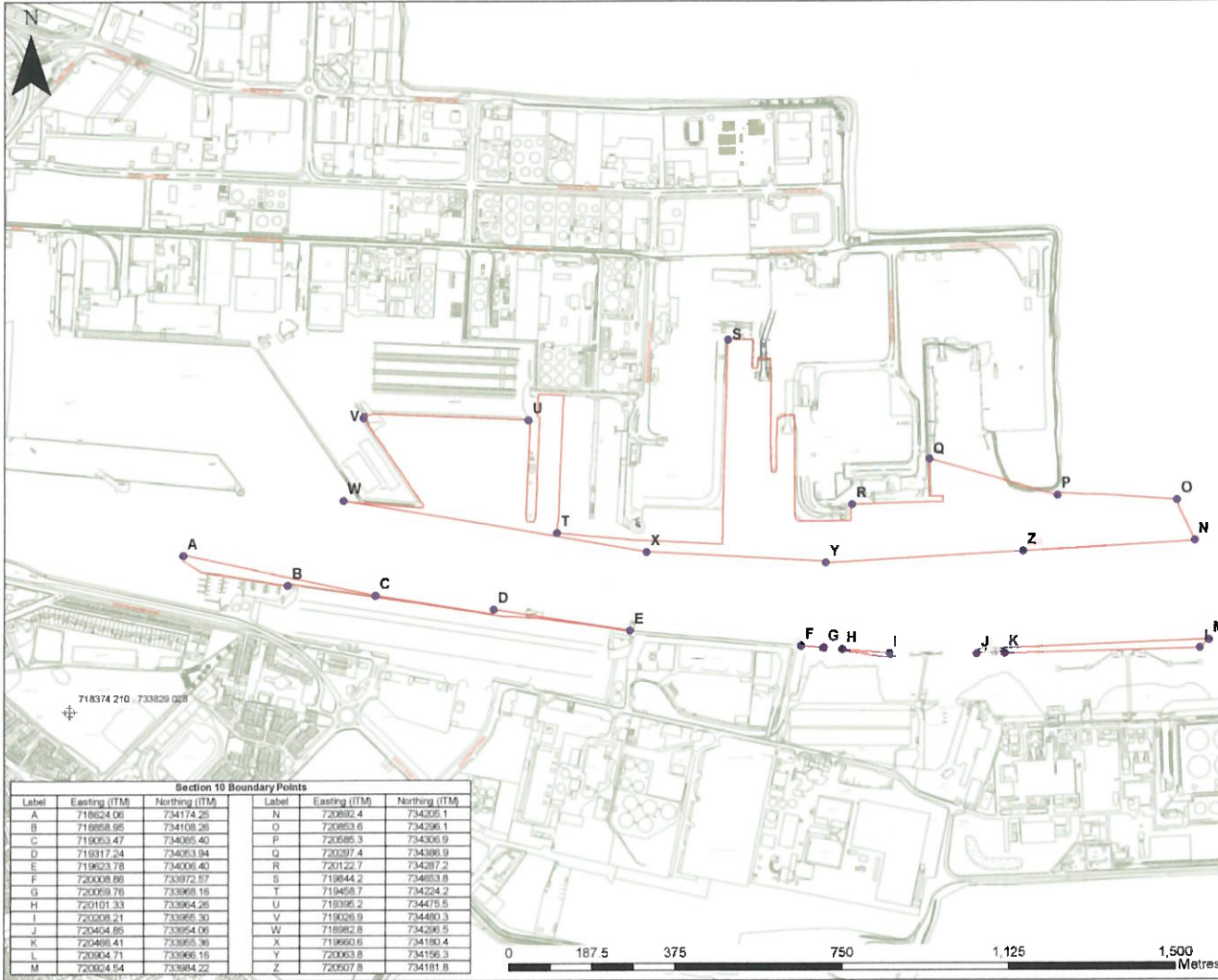
Signed for and on behalf of Dublin Port Company by:


..... Secretary,


Print name: MICHAEL LENNON

Position: COMPANY SECRETARY

Date: 1 NOVEMBER 2023



Section 10 Boundary Points			
Label	Easting (ITM)	Northing (ITM)	
A	718624.06	734174.25	
B	718958.95	734108.26	
C	719053.47	734095.40	
D	719317.24	734053.94	
E	719623.78	734006.40	
F	720008.96	733972.57	
G	720059.76	733968.16	
H	720101.33	733964.26	
I	720208.21	733955.30	
J	720404.86	733954.06	
K	720466.41	733955.36	
L	720504.71	733966.16	
M	720524.54	733984.22	
N	720852.4	734205.1	
O	720853.6	734206.1	
P	720856.3	734306.9	
Q	720957.4	734386.9	
R	720122.7	734287.2	
S	719844.2	734853.8	
T	719458.7	734224.2	
U	719395.2	734475.5	
V	719028.9	734480.3	
W	718982.8	734286.5	
X	719660.6	734180.4	
Y	720063.8	734156.3	
Z	720507.8	734181.8	

Notes:

1. The boundary points shown on this map are based on the latest available data and are subject to change in the event of a new survey or a change in the boundary.
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Legend:

- Section 10 Boundary Points
- Section 10 Boundary Points

Foreshore Ownership (Loading Area)
Dublin Port Company (b/c) 28.7

Design Prepared By:
Dr. Alan Barr (Chartered Engineer)
BSc PhD C.Eng CSci CEM FIE FICE

Signed: [Signature]
Date: 10/08/2021

Scale: 1:1,000

Project: Dublin Port Company
Dublin Harbour Capital Dredging Project
Section 10 - Foreshore Capital Map
(P0017164)

Project Number: P0017164
Project Name: Dublin Harbour Capital Dredging Project
Project Location: Dublin Harbour
Project Status: A

Dated the 13th day of December

2023

MINISTER FOR HOUSING, LOCAL GOVERNMENT AND HERITAGE

“the Licensor”

One part

AND

DUBLIN PORT COMPANY

“the Licensee”

Other part

FORESHORE LICENCE

Chief State Solicitor's Office
Osmond House
Ship Street Little
Dublin 8
File ref.: 2023/05091

LICENCE AGREEMENT made the 13th day of December 2023

BETWEEN THE MINISTER FOR HOUSING, LOCAL GOVERNMENT AND HERITAGE of Custom House in the city of Dublin, D01 W6X0 (hereinafter called “the Licensor” which expression shall include his successors or assigns where the context so requires or admits) of the one part; and **DUBLIN PORT COMPANY** having its registered office at Port Centre, Alexandra Road, Dublin 1, D01 H4C6 (hereinafter called “the Licensee”) of the other part.

INTRODUCTION

- A. The Licensee applied to the Licensor for a Foreshore Licence to enter onto, use and occupy the Licensed Area for the purposes of carrying out the Operations being capital dredging from the Extraction Area within Dublin Harbour and disposal of said Material at the Disposal Area at the entrance to Dublin Bay to the west of the Burford Bank as specified in the Plans.
- B. The Licensor in exercise of the power conferred on him by section 3(1) of the Foreshore Act, 1933 as amended has agreed to grant a Foreshore Licence to the Licensee on the terms and conditions set out in this deed.

IT IS HEREBY AGREED AS FOLLOWS:

1 DEFINITIONS AND INTERPRETATION

In this Licence, the following words and expressions have the following meanings:

- 1.1 “**Adjoining Property**” means any Foreshore, land and/or buildings adjoining or neighbouring the Licensed Area owned by the Licensor;
- 1.2 “**Business Day**” means a day that is not a Saturday, Sunday or a bank or public holiday in a place where an act is to be performed or a payment is to be made;
- 1.3 “**Confirmation Statement**” means the document issued by the State Claims Agency which sets out the details and applicability of State Indemnity;
- 1.4 “**Commencement Date**” has the meaning in clause 4.1;

- 1.5 **“Control”** has the same meaning as in section 432 of the *Taxes Consolidation Act 1997*;
- 1.6 **“Cure Notice”** has the meaning set out in clause 11.1;
- 1.7 **“Disposal Area”** means that part of the Licensed Area more particularly described in Part Two of the First Schedule;
- 1.8 **“Dispute”** means a difference or dispute of whatsoever nature arising between all or any of the parties under or in connection with this Licence;
- 1.9 **“Dispute Notice”** has the meaning set out in clause 20.2;
- 1.10 **“Dispute Resolution Procedure”** means the procedure outlined in clause 20;
- 1.11 **“Encumber”** means the placing of a charge, mortgage, lien or other burden on all or part of the Licensed Area to include lodging this Licence with anyone as security;
- 1.12 **“Environment”** includes any Foreshore, reclaimed Foreshore, land (including without limitation soil, surface land and subsurface strata, sea bed or river bed and any natural or man-made structures), any sea water, inland waters, surface waters, ground waters and water in pipes, drains or other conduits and air (including without limitation air within buildings and other natural or man-made structures above or below ground);
- 1.13 **“Environmental Law”** means all laws (whether criminal, civil or administrative) including common law, statutes, regulations, statutory instruments, directives, bye-laws, orders, codes and judgements having the force of law in Ireland concerning Environmental Matters and protection of the Environment including without limitation the Air Pollution Act, 1987, the Dangerous Substances Act, 1972, the Dumping at Sea Act, 1996, as amended, the Litter Act, 1982, the Planning and Development Acts, 2000 to 2020 as amended, the Waste Management Act, 1996, as amended, the Environmental Protection Agency Act 1992, as amended, the Protection of the Environment Act, 2003, the Waste Water Discharge (Authorisation) Regulations, 2007, as

amended, the European Communities (Birds and Natural Habitats) Regulations, 2011 and all other regulations, bye-laws, orders and codes made thereunder;

- 1.14 **“Environmental Licences”** means any permit, licence, approval, consent, registration or other authorisation required by or pursuant to any applicable Environmental Law or relating to Environmental Matters;
- 1.15 **“Environmental Matters”** means any matter arising out of, relating to or resulting from pollution, contamination, protection of the Environment, human health or safety, health and safety of animal and plant life, sanitation and any matters relating to emissions, discharges, releases or threatened releases of hazardous materials into the Environment;
- 1.16 **“Euro”** means the single currency of participating member states of the European Union or such replacement equivalent currency thereof;
- 1.17 **“Extraction Area”** means that part of the Licensed Area more particularly described in Part Two of the First Schedule;
- 1.18 **“Force Majeure”** means an event or circumstance or a combination of events and/or circumstances not within the reasonable control of a party which has the effect of delaying or preventing that party from complying with its obligations under this Licence including:
- (a) acts of terrorists or protesters;
 - (b) war declared or undeclared, blockade, revolution, riot, insurrection, civil commotion, invasion or armed conflict;
 - (c) sabotage, acts of vandalism, criminal damage or the threat of such acts;
 - (d) extreme weather or environmental conditions including lightning, fire, landslide, accumulation of snow or ice, meteorites or volcanic eruption or other natural disasters, measured by reference to local meteorological records published by Met Eireann over the previous ten years;
 - (e) the occurrence of radioactive or chemical contamination or ionizing radiation, explosion including nuclear explosion, pressure waves caused

by aircraft or other aerial devices travelling at supersonic speeds and impact by aircraft or other vehicles;

- (f) any strike or other industrial action which is part of a labour dispute of a national or industry wide character occurring in Ireland;
- (g) the act or omission of any contractor or supplier of a party, provided that the act or omission was due to an event which would have been an event of Force Majeure had the contractor or supplier been a party to this Licence;
- (h) the unavailability of essential infrastructure or services required to comply with obligations pursuant to this Licence, other than due to an act or omission of the Licensee;
- (i) mechanical or electrical breakdown or failure of machinery, Plant or other facilities owned, installed or utilized by any party, which breakdown or failure was outside the control of the party acting in accordance with Environmental Law or the Law;

provided that Force Majeure shall not include:

- (a) lack of funds and/or the inability of a party to pay;
- (b) mechanical or electrical breakdown or failure of Plant or other facilities owned or utilized by any party other than as a result of the circumstances identified in clauses 1.18(a) to 1.18(i), above; or
- (c) any strike or industrial action not falling within clause 1.18(f) above;

- 1.19 “**Foreshore**” has the same meaning as in section 1 of the Foreshore Act as amended by section 60 of the Maritime Safety Act, 2005;
- 1.20 “**Foreshore Act**” means the Foreshore Act 1933 as amended;
- 1.21 “**Foreshore Licence**” means a licence granted by the Licensor pursuant to section 3(1) of the Foreshore Act;

- 1.22 **“Insured Risks”** means any or all of the following risks: fire (including subterranean fire), storm, tempest, flood, earthquake, lightning, explosion, impact, riot, civil commotion, aircraft, labour disturbance and malicious damage, bursting or overflowing of water tanks, apparatus or pipes and such other risks as the Licensor may in his absolute discretion from time to time determine;
- 1.23 **“Law”** means any Act of the Oireachtas, regulation, statutory instrument, European Community obligation, direction of a regulatory or other competent authority, condition of any consent, authorization, licence or other permission granted by any regulatory or other competent authority and any decision of a court of competent jurisdiction, but does not include this Licence;
- 1.24 **“Licence”** means this deed and any schedule to it, as may be amended by supplemental indenture from time to time or which is entered into pursuant to or in accordance with the terms hereof;
- 1.25 **“Licensee”** means Dublin Port Company DAC (Companies Registration Office No.: 262367);
- 1.26 **“Licensor”** means the Minister for Housing, Local Government and Heritage and which expression shall include his successors or assigns where the context so requires or admits ;
- 1.27 **“License Fee”** has the meaning set out in Clause 5.1;
- 1.28 **“Licensed Area”** means that part of the Foreshore more particularly described in Part One of the First Schedule;
- 1.29 **“Material”** means spoil extracted during dredging Operations at the Extraction Area including, but not limited to sand and gravel and “Material” shall have a corresponding meaning;
- 1.30 **“Operations”** means collectively the carrying out of the dredging operations and the extraction of Material from the Extraction Area and the disposal of said Material at the Disposal Area, for the Permitted Use and as specified in the Plans, in accordance with the Natura Impact Statement and the Dumping

at Sea Permit issued by the Environmental Protection Agency in the custody of and approved by the Licensor, and related ancillary activities;

- 1.31 **“Outgoings”** means all rates, taxes and charges (including emergency service charges) of any description (whether or not of a capital or non-recurring nature) which may at any time during the Term be payable in respect of the Licensed Area and the Utilities enjoyed in connection therewith including any insurance excesses or other sums not recoverable by the Licensee (unless due to its own neglect or default);
- 1.32 **“Permitted Use”** means the use of the Licensed Area for the purpose of dredging Operations and the extraction and disposal of Material on the terms and conditions set out in this Licence;
- 1.33 **“Plans”** means the plans and drawings in the custody of and approved by the Licensor.
- 1.34 **“Plant”** means any dredging equipment, lifts, lift machinery, central heating and air conditioning systems, sprinkler system, boilers, and other electrical and mechanical machinery, equipment, and apparatus of whatsoever nature or kind located in the Licensed Area;
- 1.35 **“Representations and Warranties”** mean the representations and warranties given by the Licensee to the Licensor pursuant to clause 15.1;
- 1.36 **“Specific Conditions”** mean the specifications set out in the Second Schedule, as may be amended from time to time pursuant to clause 8.2;
- 1.37 **“State Indemnity”** means indemnity that is given to third parties or individuals by the State, to compensate them for any losses that they incur as a result of the activities of the State (or a State Body) and in a situation where the State has been negligent in some way. Although State Indemnity is not analogous to a commercial insurance policy it will cover such loss where relevant and is unlimited in amount;
- 1.38 **“Term”** has the meaning set out in clause 4;
- 1.39 **“Utilities”** mean water, soil, steam, air, gas, electricity, radio, television,

telegraphic, telephonic, computer linking, electronic and other communications, oil and heating fuels and other services of whatsoever nature.

2 INTERPRETATION

- 2.1 Where two or more persons are included in the expression “the Licensor” or “the Licensee”, such expressions include all or either or any of such persons and the covenants which are expressed to be made by the Licensor, or the Licensee shall be deemed to be made by or with such persons jointly and severally.
- 2.2 Unless the context otherwise requires:
- 2.2.1 words importing a person include any unincorporated association or corporate body and vice versa;
- 2.2.2 any reference to the masculine gender includes reference to the feminine gender and any reference to the neuter gender includes the masculine and feminine genders;
- 2.2.3 any reference to the singular includes reference to the plural.
- 2.3 Any covenant in the Licence by the Licensee not to do any act or thing includes an obligation not to permit or suffer such act or thing to be done and to use best endeavours to prevent such act or thing being done by another person.
- 2.4 References to any right of the Licensor to have access to or entry upon the Licensed Area shall be construed as extending to all persons lawfully authorised by the Licensor including agents, professional advisers, prospective purchasers of any interest of the Licensor in the Licensed Area or in the adjoining property or Foreshore, contractors, workmen and others provided that such persons have given reasonable notice (except in the case of an emergency) and have sufficient reason to require access.
- 2.5 Any reference to a statute (whether specifically named or not) or to any sections or sub-sections therein includes any amendments or re-enactments thereof for the time being in force and all statutory instruments, orders, notices, regulations, directions, bye-laws, certificates, permissions and plans for the time being made, issued or given there-under or deriving validity there-from.

- 2.6 Headings are inserted for convenience only and do not affect the construction or interpretation of this Licence.
- 2.7 Any reference to a clause, sub-clause or schedule means a clause, sub-clause or schedule of this Licence.
- 2.8 If any term or provision in this Licence is held to be illegal or unenforceable in whole or in part, such term shall be deemed not to form part of this Licence but the enforceability of the remainder of this Licence is not affected.
- 2.9 References in this Licence to any rights granted to the Licensee shall be construed as being granted to the Licensee and all persons authorised by the Licensee to exercise such rights.
- 2.10 Rights excepted to the Licensors or reserved to any indemnities to the Licensors are to benefit also any other licensor and if necessary and appropriate the occupiers of the remainder of the Licensed Area, any occupier of adjoining or neighbouring property or Foreshore and any other person authorised by the Licensors or having similar rights.
- 2.11 Any right or privilege conferred on the Licensors under this Licence shall be deemed to be exercisable by the Licensors during the Term.
- 2.12 References to “month” or “months” mean a calendar month or months.
- 2.13 The Term shall extend to and include the term set out herein and if properly determined prior to the expiry of the Term, the Term shall mean the Term up to the date of such determination and expression such as the last year of the Term shall be construed accordingly.

3 GRANT OF LICENCE

- 3.1 The Licensors in exercise of the powers vested in him by section 3(1) of the Foreshore Act, 1933 hereby grants to the Licensee a licence to enter onto, use and occupy the Licensed Area, on the terms and conditions set out in this Licence and in particular the Specific Conditions set out in the Second Schedule for the purpose of the Permitted Use.

3.2 Unless otherwise permitted by Law and with the written consent of the Licensor, the Licensee shall not use the Licensed Area for any other purpose other than the Permitted Use.

3.3 For the avoidance of all doubt, this Licence does not include the right to get and take any minerals within the meaning of section 3 (8) of the Foreshore Act.

4 TERM

4.1 This Licence shall commence on the 13th day of December 2023 (the "Commencement Date").

4.2 Subject to clause 12, this Licence shall remain in force for a period of 8 (Eight) years from the Commencement Date (the "Term").

5 LICENCE FEE

5.1 In consideration of the grant of this Licence, the Licensee shall pay to the Licensor the sum of:

(i) [REDACTED] on the execution of this Licence;

6 COMMENCEMENT OF

6.1 The Licensee shall not commence the Operations or works in the Licensed Area, without the prior written consent of the Licensor.

6.2 The Licensor is not obliged to grant consent pursuant to clause 6.1 unless and until the Licensee has obtained and provided to the Licensor in respect of the relevant works, activities or Operations copies of all the necessary permits, licences, approvals, consents, registrations, permissions and authorisations.

6.3 The Licensee shall notify the Licensor in writing at least 14 (fourteen) days in advance of the commencement of the Operations in the Licensed Area.

7 COMPLIANCE WITH APPLICABLE LAWS

7.1 The Licensee shall at all times comply with all applicable Law and Environmental Law.

- 7.2 Without prejudice to the generality of clause 7.1, the Licensee shall at all times hold all necessary permits, licences, approvals, consents, permissions, registrations or authorisations associated with any activities of the Licensee in connection with the Licensed Area (to include Plant and equipment utilised therein).

8 SPECIFIC CONDITIONS

- 8.1 Unless the prior written approval of the Licensor is obtained, which approval may be granted subject to conditions, the Licensee shall ensure that:

- (1) all Operations are in accordance with the Specific Conditions and such Operations at all times comply with the Specific Conditions which are applicable at the date that such Operations take place; and
- (2) no Operations, development, work, construction or installation is undertaken in the Licensed Area that does not comply with the Specific Conditions.

- 8.2 The Specific Conditions may be amended from time to time:

8.2.1 by agreement between the parties;

8.2.2 by the Licensor by notice in writing to the Licensee if the Licensor reasonably considers it necessary to do so for reasons of public safety or protection of the environment.

- 8.3 If at any stage the Licensee becomes aware that any Operations or works do not comply with the Specific Conditions that were applicable at the date that such Operations were constructed and/or installed or such works were performed (whether as a result of notification by the Licensor or other competent authority or otherwise), the Licensee shall immediately:

- (1) notify the Licensor, unless the Licensee was notified by the Licensor;
- (2) unless the Licensor otherwise agrees in writing, take all reasonable steps to ensure that:
 - (a) such Operations or works comply with the Specific Conditions that were applicable at the date that such Operations took place; and

- (b) any adverse consequence arising out of the fact that Operations did not comply with the Specific Conditions or works were not performed in accordance with the Specific Conditions, as the case may be, are rectified to the satisfaction of the Licensor as soon as is reasonably practicable.

9 OPERATIONS IN CONNECTION WITH THIS LICENCE

- 9.1 The Licensee may, from time to time, with the prior written consent of the Licensor, occupy and use so much of the adjacent Foreshore as is reasonably required by the Licensee to exercise its rights pursuant to clause 3.1 and shall restore the said Foreshore to its proper condition to the satisfaction of the Licensor after such occupation and use.
- 9.2 Without prejudice to any other rights and obligations under this Licence, or at Law or Environmental Law, in exercising any of the rights or performing any obligations in connection with this Licence, the Licensee shall:
 - (1) not use the Licensed Area or permit the same to be used otherwise than for the Permitted Use and for no other purpose or purposes whatsoever;
 - (2) comply with the Specific Conditions described in the Second Schedule hereto at all times;
 - (3) ensure that all Operations, Plant, works or structures in the Licensed Area (if any) are at all times maintained in a good and proper state of repair and condition to the satisfaction of the Licensor, ensuring that they do not constitute a public health hazard or danger to persons, animals, marine life or the Environment, nor be injurious to navigation, the adjacent lands and/or Foreshore or the public interest;
 - (4) not Encumber this Licence or any part of the Operations without the prior written consent of the Licensor;
 - (5) at all times maintain appropriate resources to ensure the proper exercise of all rights and the performance of all obligations in connection with this Licence including:
 - (a) ensuring that all necessary competent persons are engaged to carry out any works, activities, or Operations pursuant to this Licence;

- (b) using suitable Plant, machinery and equipment which is in good repair and condition and maintained to proper safety standards;
- (6) use all reasonable endeavours to minimize damage and disturbance to the Environment, fisheries and all other maritime activities and restore any damage which does occur, to the satisfaction of the Licensor;
- (7) not commit or suffer any waste, spoil or destruction on the Foreshore, other than waste, spoil or destruction:
 - (a) which is reasonably necessary as a consequence of the exercise of rights and performance of obligations pursuant to this Licence; and
 - (b) in respect of which the Licensee holds all necessary permits, consents, licences, permissions, authorisations or registrations required by Law or Environmental Law;
- (8) carry out an analysis and monitoring of the Licensed Area and the waters within the immediate vicinity and to pay to the Licensor all expenses incurred by the Licensor or a person duly authorised by him, to carry out such analysis and monitoring;
- (9) unless otherwise permitted by Law, not undertake any works, activities or Operations, other than navigation, outside the Licensed Area without the prior written consent of the Licensor and, where appropriate, any occupiers of such sea-bed;
- (10) not, without the prior written consent of the Licensor, carry out any works, activities or Operations which, in the reasonable opinion of the Licensor, are injurious to or interfere unreasonably with fishing, navigation, adjacent lands and/or Foreshore, approved scientific research or the public interest;
- (11) ensure that adequate warning notices, fencing or other appropriate security and safety measures are in place at all works and structures during construction and, where necessary, for the duration of this Licence;
- (12) permit the Licensor and any persons duly authorised by him at any time to remove from the Licensed Area and abate all buildings, works or materials

which may have become dilapidated or abandoned or which may have been constructed without the consent required under this Licence or which may in the opinion of the Licensor be injurious to navigation, the adjacent lands and/or Foreshore, or the public interest and to restore the Licensed Area to its former or proper condition and to erect or construct any building or works which in the opinion of the Licensor may be required for the purposes of navigation, the adjacent lands and/or Foreshore or the public interest. The Licensee shall compensate the Licensor for all costs associated with the aforesaid removal or abatement.

- 9.3 Without prejudice to any other remedy under this Licence, at Law or Environmental Law, if the Licensor is of the view that the Licensee is in breach of any obligation pursuant to clause 9.2, the Licensor may, by notice in writing, require that the Licensee rectify such breach within such reasonable time period as is specified by the Licensor.
- 9.4 The Licensee shall comply with any direction of the Licensor under clause 9.3 within the time specified in the notice.

10 INVESTIGATIONS, INSPECTIONS AND ENQUIRIES

- 10.1 The Licensor may conduct or cause to be conducted such investigations, inspections and enquiries in connection with this Licence as he sees fit.
- 10.2 The Licensee shall use all reasonable endeavours to co-operate fully and provide all reasonable assistance in relation to any investigation, inspection or enquiry conducted pursuant to clause 10.1.
- 10.3 The Licensee acknowledges and agrees that, unless the contrary intention is expressed, any investigation, inspection or enquiry undertaken pursuant to this Licence:
- (1) is without prejudice to the Licensee's rights and obligations under this Licence, at Law or Environmental Law and does not amount to a waiver of any such rights or relieve the Licensee from any such obligations; and
 - (2) does not amount to an acknowledgement by the Licensor, or any officer, servant or agent of the Licensor, that the Licensee has complied with this Licence, Law

or Environmental Law in relation to any matters to which the investigation, inspection or enquiry relates.

11 STEP IN RIGHTS

- 11.1 If at any time any obligation of the Licensee under this Licence is not performed, the Licensors may give written notice to the Licensee (hereinafter referred to as a “**Cure Notice**”) describing the obligation which is not performed and requiring such failure to be remedied within the period specified in the Cure Notice (which period must be reasonable having regard to the nature of the obligation which was not performed).
- 11.2 If the failure to perform the obligation referred to in the Cure Notice is not remedied within the period specified in such Cure Notice, the Licensors shall be entitled to engage any personnel, execute any works and to provide and install any equipment which in the opinion of the Licensors may be necessary to secure the performance of the relevant obligations.
- 11.3 The Licensors may recover the costs and expenses of exercising all rights under clause 11.2 from the Licensee as a civil debt in any court of competent jurisdiction.
- 11.4 The rights under this clause 11 are without prejudice to any other remedies available to the Licensors under this Licence, at Law or Environmental Law.

12 TERMINATION

- 12.1 The Licensors may, without prejudice to any other remedies available under this Licence, applicable Law or Environmental Law, terminate this Licence, by notice in writing to the Licensee upon the occurrence of the following events **without payment of any compensation or refund by the Licensors to the Licensee and without prejudice to any claim by the Licensors in respect of any antecedent breach of any covenant or condition herein contained or without prejudice to any obligation or liability on the part of the Licensee arising under any applicable Law or Environmental Law pursuant to this Licence (including any accrued rights or obligations which exist at the date of termination or expiry of this Licence):**

- (i) Where, in respect of the application for this Licence, information has been withheld from the Licensor or information provided to the Licensor is false or misleading in any particular;
- (ii) if any moneys payable by the Licensee under this Licence are not paid by the due date for payment and such failure is not remedied within 21 days after receipt by the Licensee of a notice from the Licensor requiring such breach or non-observance or non-performance to be remedied and stating that this Licence may be terminated pursuant to clause 12.1(ii) if such breach or non-observance or non-performance is not remedied;
- (iii) any breach, non-performance, or non-observance by the Licensee of any covenant on the Licensee's part, condition or agreement contained in this Licence, applicable Law or Environmental Law, which is capable of being remedied and which is not remedied within 21 days after receipt by the Licensee of a notice from the Licensor requiring such breach, non-performance or non-observance to be remedied and stating that this Licence may be terminated pursuant to clause 12.1(iii) if such breach or non-performance or non-observance is not remedied;
- (iv) any breach, non-observance or non-performance by the Licensee of any covenant on the Licensee's part (including a covenant for payment of rent, royalty or other money), condition or agreement contained in this Licence, applicable Law or Environmental Law;
- (v) repeated breach, non-observance or non-performance by the Licensee of any provision of this Licence, at Law and/or Environmental Law which has been notified to the Licensee by the Licensor and which has not been disputed in good faith, whether or not they are remedied, which are reasonably determined by the Licensor to constitute a breach and which continue after receipt by the Licensee of a notice from the Licensor stating that the Licence may be terminated if such repeated breach, non-observance or non-performance continues;
- (vi) in the event that the Licensee fails to complete the Operation in accordance with the Plans approved by the Licensor to the satisfaction of the Licensor;

- (vii) the Licensor is of the view that the capability of the Licensee to discharge fully its obligations under this Licence is materially impaired, including by reason of:
 - (1) the occurrence of the insolvency/liquidation (other than a voluntary liquidation for the purposes of reconstruction or amalgamation) of the Licensee; or
 - (2) any other adverse change in the managerial, technical or financial competence of the Licensee;
- (viii) the Licensee is listed as dissolved or struck off the Register in the Companies Registration Office in the Republic of Ireland; or
- (ix) Where, in respect of the sale of the Material from time to time to any or all third parties, information has been wilfully withheld from the Licensor by the Licensee or information provided to the Licensor by the Licensee is false or misleading in any material particular;
- (x) the Licensee otherwise ceases to exist.

12.2 Without prejudice to Clause 12.1, this Licence may be determined at any time by the Licensor giving three months' notice in writing, expiring on any day, to the Licensee, and upon the termination of such notice the Licence and permission hereby granted shall be deemed to be revoked and withdrawn without payment of any compensation or refund by the Licensor to the Licensee and without prejudice to any claim by the Licensor in respect of any antecedent breach of any covenant or condition herein contained or without prejudice to any obligation or liability on the part of the Licensee arising under any applicable Law, Environmental Law or pursuant to this Licence (including any accrued rights or obligations which exist at the date of termination or expiry of this Licence).

13 RIGHTS AND OBLIGATIONS ON TERMINATION OR EXPIRY

13.1 On the termination or expiry of this Licence:

- (1) All rights and powers exercisable by the Licensee pursuant to this Licence shall cease and determine, but without prejudice to any obligation or liability arising

under any applicable Law, Environmental Law or pursuant to this Licence (including any accrued rights or obligations which exist at the date of termination or expiry of this Licence) or without prejudice to any claim by the Licensor in respect of any antecedent breach of any covenant or condition herein contained.

- (2) All Operations belonging to the Licensee shall be removed by the Licensee on the termination or expiry of this Licence at its own expense to the satisfaction of the Licensor and the Licensee shall make good any damage caused by such removal and shall restore the **Licensed Area to its former condition to the satisfaction of the Licensor.**

In the event that the Operations shall not be removed in agreement with the Licensor on the termination or expiry of this Licence, the Licensor may cause the Operations to be removed and the Licensee shall pay to the Licensor all reasonable costs, expenses and outgoings incurred in so removing the Operations, restoring the Licensed Area to its former condition and making good any damage thereby occasioned.

- (3) The Licensor may recover the costs and expenses of exercising all rights under clause 13.1 (2) from the Licensee as a civil debt in any court of competent jurisdiction.
- (4) Any moneys paid to the Licensor under the terms of this Licence shall not be re-paid.

14 PAYMENT AND INVOICING

14.1 All payments by the Licensee in connection with this Licence:

- (1) shall be made by electronic funds transfer delivered on or before the due date for payment, to the Licensor's account which shall be notified to the Licensee by the Licensor in writing and;
- (2) shall be paid in full, without deduction or set off in respect of any amounts in dispute or any other amounts whatsoever.

14.2 If any amount which is payable under this Licence has not been paid on or before the date that payment is due:

- (1) the party to whom payment is due may institute proceedings for recovery from the other party; and
- (2) in addition to any other remedies under this Licence, the party to whom payment is due is to be paid interest on the outstanding amount at Euribor + 1%, such interest to be calculated from the date that payment was due until the date of actual repayment.

15 REPRESENTATION AND WARRANTIES

15.1 The Licensee represents and warrants to the Licensor that:-

- (1) The Licensee is duly incorporated and organised under the laws of its place of incorporation;
- (2) The Licensee has the corporate capacity and authorisation (internal and external) to enter into and perform the terms of the Licence;
- (3) The representative signing this Licence on behalf of the Licensee is duly authorised in that behalf.

15.2 This Licence expressly excludes any warranty, condition or other undertaking implied at law or by custom and supersedes all previous agreements and understandings between the parties with respect to the subject matter hereof, other than as expressly provided for in this Licence.

16 ASSIGNMENT AND CHANGE OF CONTROL

16.1 The benefit of this Licence is personal to the Licensee and not assignable and the rights given hereunder may only be exercised by the Licensee.

16.2 For the purposes of this clause, assignment includes any change in Control of the Licensee.

17 INDEMNITIES

- 17.1 To keep the Licensor, the State, and their officers, servants, visitors, agents and employees fully indemnified, whether by State Indemnity or otherwise (during the Term of the licence as well as after the expiration of the Term by effluxion of time or otherwise and including any extension or renewal of this licence) from and against all or any actions, proceedings, claims, demands, losses, costs, fees, expenses, damages, penalties and other liabilities arising directly or indirectly from:
- 17.1.1 breach by the Licensee of any of the provisions of this Licence;
 - 17.1.2 the state of repair or condition of the Licensed Area;
 - 17.1.3 the existence of any additions, articles or alterations in, on or to the Licensed Area or from the state of repair or condition of any such additions, articles or alterations;
 - 17.1.4 the user or enjoyment of the Licensed Area;
 - 17.1.5 any work carried out or in the course of being carried out to the Licensed Area (to include work undertaken from the Adjoining Property) by the Licensee, his servants, agents or any other person with its actual or implied authority or from anything now or hereafter attached to or projecting from the Licensed Area;
 - 17.1.6 any act, neglect or default of the Licensee or any person on the Licensed Area with his actual or implied authority or consent;
 - 17.1.7 the execution of any works or the provision or maintenance of any arrangements so directed or required by any Law;
 - 17.1.8 any contravention of the Planning Acts, the Building Control Acts, Construction Regulations, Environmental Laws and/or the Public Health Acts and from any applications for planning permission, commencement notices, fire safety certificates, Environmental Licences and works and actions taken in pursuance thereof;

17.1.9 any contravention of the Local Government (Water Pollution) Act, 1977 as amended;

17.1.10 any other cause whatsoever arising out of the Operations and/or Licensed Area;

and to make good all loss sustained by the Licensor in consequence of any breach by the Licensee of any covenants or conditions herein.

17.2 whenever required to do so by the Licensor, to produce to the Licensor for inspection the Confirmation Statement and to comply with all conditions pertaining to State Indemnity.

18 JOINT AND SEVERAL LIABILITY (IF MORE THAN ONE LICENSEE)

Save where otherwise specified, any obligations of the Licensee under this Licence are joint and several obligations.

19 FORCE MAJEURE

19.1 Except as otherwise provided by this Licence, where any party or parties are rendered wholly or partially incapable of performing all or any of their obligations under this Licence by reason of Force Majeure:

- (1) as soon as is reasonably practicable, the party affected by Force Majeure shall notify the other parties, identifying the nature of the event, its expected duration and the particular obligations affected and shall furnish reports at such intervals reasonably requested by the other party during the period of Force Majeure;
- (2) this Licence shall remain in effect but that party's obligations, except for an obligation to make payment of money, and the corresponding obligations of the other party, shall be suspended, provided that the suspension shall be of no greater scope and no longer duration than is required by the Force Majeure;

- (3) subject to full compliance with this clause 19.1, during suspension of any obligation pursuant to clause 19.1(2), the relevant party or parties shall not be treated as being in breach of that obligation;
- (4) the party affected by the Force Majeure shall use all reasonable efforts to remedy its inability to perform all or any of its obligations under this Licence by reason of Force Majeure and to resume full performance of its obligations under this Licence as soon as is reasonably practicable;
- (5) as soon as is reasonably practicable after notification of the Force Majeure, each party shall use all reasonable endeavours to consult with the other party as to how best to give effect to their obligations under this Licence so far as is reasonably practicable during the period of the Force Majeure;
- (6) upon cessation of a party's inability to perform all or any of its obligations under this Licence by reason of Force Majeure, that party shall notify the other party; and
- (7) insofar as is possible, any party affected by an event of Force Majeure shall do all things reasonably practicable to mitigate the consequences of the Force Majeure.

19.2 Clause 19.1(4) shall not require the settlement of any strike, walk-out, lock-out or other labour dispute on terms which, in the sole judgement of the party involved in the dispute, are contrary to its interests.

20 DISPUTE RESOLUTION

20.1 Subject to clause 20.10, no party may commence proceedings in relation to any Dispute in connection with this Licence without first complying with the provisions of clause 20.

20.2 Any party may notify the other party of the occurrence or discovery of any item or event which the notifying party acting in good faith considers to be a Dispute under or in connection with this Licence (hereinafter referred to as a “**Dispute Notice**”).

20.3 A Dispute Notice shall:

- (1) set out the particulars of the issues in dispute in sufficient detail and be accompanied by sufficient supporting documentation (if relevant) to enable the recipient or recipients of the notice to fully understand the Dispute; and
- (2) identify an individual to represent that party in discussions in relation to the Dispute, such individual to have:
 - (a) expertise or experience in the subject matter of the Dispute; and
 - (b) authority to negotiate in relation to the Dispute.

20.4 The recipient of a Dispute Notice shall, within 10 Business Days after the date of the Dispute Notice:

- (1) appoint an individual to represent that recipient in discussions in relation to the Dispute, such individual to have:
 - (a) expertise or experience in the subject matter of the Dispute; and
 - (b) authority to negotiate in relation to the Dispute; and
- (2) notify the details of that individual to the sender of the Dispute Notice.

20.5 The nominated representatives shall meet as soon as practicable, but in any event not more than 20 Business Days after the date of the Dispute Notice, to attempt in good faith using all reasonable endeavours to resolve the Dispute satisfactorily.

20.6 If a Dispute is not resolved to any party's satisfaction by the nominated representatives under clause 20.5 within 30 Business Days after the date of the Dispute Notice, the Dispute may, by notice in writing by any party to the other party to the Dispute, be referred to arbitration for determination by a single arbitrator appointed by agreement between the parties.

20.7 Failing agreement on the appointment of an arbitrator within the time frame set out in clause 20.6, the arbitrator shall be appointed at the request of any party, after giving notice in writing to the other party to the Dispute, by the President for the time being of the Law Society of Ireland.

- 20.8 The provisions of the Arbitration Acts 1954 to 2010 and any amendments thereto shall apply to the arbitration.
- 20.9 Performance of obligations under this Licence shall continue during any Dispute Resolution Procedure pursuant to this clause 20.
- 20.10 Nothing in this clause 20 prevents any party from seeking urgent declaratory injunctive or other interlocutory relief.

21 COMPLIANCE WITH PLANNING

- 21.1 The Licensee shall obtain all planning permissions, fire safety certificates, Environmental Licences, permissions and other consents required for the construction, installation and operation of the Operations and comply at its own cost therewith and any local authority requirements. On the completion of the construction and installation of the Operations, the Licensee shall furnish the Licensor with its architect's certificate of compliance in respect of such permissions.
- 21.2 The Licensee shall not implement any planning permission before it and all required fire safety certificates and Environmental Licences have been produced to the Licensor.
- 21.3 In the event of the Licensed area or the Operations or the construction and installation thereof not conforming to the planning permission, fire safety certificate or Environmental Licences procured in respect thereof, the Licensee shall carry out such alterations or amendments as shall be necessary to comply therewith. However in the event of it becoming impossible to comply with the planning permission, fire safety certificate or Environmental Licences procured, to restore the Licensed Area to its former condition and to the satisfaction of the Licensor.
- 21.4 The Licensee shall not do anything on or in connection with the Licensed Area, Plant and equipment the doing or omission of which shall be a contravention of the Planning and Development Acts, 2000 to 2020 as amended, the Building Control Acts 1990 to 2014, as amended and the Safety, Health and Welfare at Work Act 1989 and 2005, as amended or of any notices, orders, licenses, consents, permissions and conditions (if any) served, made, granted or imposed thereunder. In the event of permission or approval from any local authority under the Planning and Development Acts 2000 to 2020, as amended, or the Building Control Acts 1990 to 2014, as amended, or the Local

Government (Sanitary Services) Act, 1878, as amended or the Public Health Acts 1878 to 2001, as amended, and any statutory modification or re-enactment thereof for the time being in force and regulations or order made thereunder being necessary for any addition, alteration or change in or to the Licensed Area for the change of use thereof, to apply, at its own cost to the relevant local authority for all approvals, certificates, consents and permissions which may be required in connection therewith and to give notice to the Licensor of the grant or refusal (as the case may be) together with copies of all such approvals, certificates, consents and permissions forthwith on receipt thereof and to comply with all conditions, regulations, bye-laws and other matters prescribed by any competent authority whether generally or specifically in respect thereof and to carry out such works at the Licensee's own expense in a good and workmanlike manner to the satisfaction of the Licensor. The Licensee shall produce to the Licensor on demand all plans, documents and other evidence as the Licensor may reasonably require in order to satisfy himself that the provisions of this Licence have been complied with in all respects.

- 21.5 The Licensee shall give notice forthwith to the Licensor of any notice, order or proposal for a notice under the Planning and Development Acts, 2000 to 2020 as amended or the Building Control Acts 1990 to 2014, as amended, or the Local Government (Sanitary Services) Act, 1878, as amended, or the Public Health Acts, 1878 to 2001, as amended and comply at its own cost therewith.
- 21.6 The Licensee shall at the request of the Licensor, but at its own cost, make or join in making such objections or representations in respect of any proposal the Licensor may require to be made.

22 OUTGOINGS

- 22.1 The Licensee shall pay and discharge:
- (i) All rates, taxes, duties, charges, assessments, impositions and outgoings whatsoever charged, levied, assessed, imposed upon or payable in respect of the Licensed Area.

- (ii) All costs associated with the construction and installation of the Operations and the continued operation and use thereof including the cost of any work which the Licensor may have to do to facilitate any act or thing hereby authorised.

23 EXERCISE OF RIGHTS

- 23.1 To exercise the Licence hereby granted in such a manner as to cause no damage or injury to the Licensed Area, the Licensor, the occupants of the Licensed Area and any adjoining property or Foreshore and to forthwith from time to time with due diligence repair and make compensation for any such damage or injury that may be so caused.

24 INSURANCE/STATE INDEMNITY

Without prejudice to the Licensee's liability to indemnify the Licensor (and others as specified in clause 17) in accordance with the provisions of Clause 17:-

- 24.1 to insure and keep insured, in an insurance office licensed to operate in the State or which has received authorisation to operate in the State in accordance with Article 14 of Directive 2009/138 EC in the joint names of the Licensor and the Licensee in the full reinstatement cost thereof (to be determined from time to time by the Licensor or his surveyor and including an inflationary factor) the Licensed Area and all buildings thereon and the fixtures and fittings therein (if any) against loss or damage by the Insured Risks, including demolition and site clearance expenses, architects' and other fees and taxes in relation to the reinstatement of the Licensed Area, such policy to include a non-invalidating clause acceptable to the Licensor.
- 24.2 to effect and keep in force a public liability insurance policy of indemnity in the joint names of the Licensor and Licensee in an insurance office licensed to operate in the State with a limit of €6,500,000.00 (six million, five hundred thousand euro) (or such increased amount as the Licensor may from time to time determine) in respect of any one claim or a series of claims arising out of a single occurrence for any damage, loss or injury which may occur to any property (not being the property of the Licensor or the Licensee) or to any person by or arising out of the admission of any person to the Licensed Area,

and to extend such policy so that the Licensor is indemnified by the insurers in the same manner as the Licensee or to provide the Confirmation Statement referred to at 24.5 below. This policy should include an indemnity to principles clause with a specific indemnity to the Licensor.

- 24.3 to effect and keep in force an employer's liability insurance policy of indemnity in the joint names of the Licensor and Licensee in an insurance office licensed to operate in the State with a limit of €12,700,000.00 (twelve million, seven hundred thousand euro) (or such increased amount as the Licensor may from time to time determine) for any one claim or a series of claims arising out of a single occurrence and to extend such policy so that the Licensor is indemnified by the insurers in the same manner as the Licensee in respect of all actions, costs, proceedings, losses, damages, or claims for personal injuries by employees of the Licensee or to provide the Confirmation Statement referred to at 24.5 below. This policy should include an indemnity to principles clause with a specific indemnity to the Licensor.
- 24.4 in the event that the Licensed Area or the Operations or any part thereof, shall be destroyed or damaged by fire or any of the Insured Risks, then and as often as shall happen, to lay out all monies received in respect of such insurance as aforesaid as soon as practicable in or upon rebuilding, repairing or reinstating the Licensed Area in a good and substantial manner and in the event that such monies shall be insufficient for the said purpose, to make good the deficiency.
- 24.5 whenever required to do so by the Licensor, to produce to the Licensor for inspection the said policy or policies together with the latest receipt of the premium paid for renewal of the said policy or policies together with evidence of waiver of subrogation rights against the Licensor by the Licensee's insurers, and to comply with all conditions pertaining to any such policy or policies or where State Indemnity is relied on whenever required to do so by the Licensor, to produce to the Licensor for inspection the Confirmation Statement.
- 24.6 such joint policy or policies, if required, to contain a non-vitiating clause whereby subject to the terms, conditions, limitations of the policy or policies,

any non-disclosure, mistake or misrepresentation of a material fact by the Licensee gives sufficient reason for the insurer to prove the insurance policy to be void, the Licensor will not be denied the protection of the policy.

- 24.7 not to do or omit to do anything which might cause any policy of insurance (if required) relating to the Licensed Area or any Adjoining Property owned by the Licensor to become void or voidable, wholly or in part, nor (unless the Licensee has previously notified the Licensor and the Licensee has agreed to pay the increased premium) to do anything whereby any abnormal or loaded premium may become payable.
- 24.8 to immediately notify the Licensor in writing of the making of any claim under any policy of insurance or State Indemnity and to provide the Licensor with all information in relation to any such claim.
- 24.9 to ensure that any contractors, servants, agents, invitees or visitors of the Licensee engaged in connection with activities in the Licensed Area or otherwise in connection with this Licence have appropriate insurance and that all copies of such insurance policies shall be provided to the Licensor as soon as is reasonably practicable.

25. NOTICES

- 25.1 Save where otherwise provided, any demand or notice to be made, given, or served on foot of this Licence may be given in writing by sending same by pre-paid post to (i) the registered office of the Licensee at Port Centre, Alexandra Road, Dublin 1, D01 H4C6 or such other address as shall be notified by the Licensee to the Licensor, in writing, or (ii) the office of the Licensor being Custom House, Dublin, D01 W6X0 or such other address as shall be notified to the Licensee, in writing.
- 25.2 Any such demand or notice shall be deemed to have been made, given or served when posted at the expiration of three working days after the envelope containing the same and properly addressed was put in the post.

26. VARIATION

- 26.1 No amendment to this Licence shall be effective unless it is in the form of a supplemental instrument executed by the parties.
- 26.2 The Licensor reserves the right to review and amend by way of supplemental instrument any of the terms of this License.

27. RELATIONSHIP OF THE PARTIES

- 27.1 Nothing in this Licence may be interpreted or construed as creating any landlord and tenant relationship, any tenancy in or right to possession of or any right of easement over or in respect of the Licensed Area or adjoining property/Foreshore of the Licensor, or any agency, association, joint venture or partnership between the Licensor and the Licensee.
- 27.2 Except as is expressly provided for in this Licence, nothing in this Licence grants any right, power or authority to any party to enter into any agreement or undertaking for, act on behalf of or otherwise bind any other party.
- 27.3 It is hereby certified for the purposes of Section 238 of the Companies Act 2014, as amended, that the Licensor is not a director or a person connected with a director of the Licensee.

28. SEVERABILITY

- 28.1 If any provision of this Licence is or becomes or is declared invalid, unenforceable or illegal by the courts of any jurisdiction to which it is subject or by order of the relevant body of the European Union, that provision shall be severed and the remainder of this Licence shall remain in full force and effect.
- 28.2 The parties shall comply with this Licence as amended in accordance with this clause 28.

29. STAMP DUTY

To stamp (if applicable) this Licence and counterpart thereof as soon as practicable after the execution of same and to furnish the counterpart duly stamped to the Chief State Solicitor on behalf of the Licensee within three months of the date of execution of the

Licence.

30. GOVERNING LAW

- 30.1 The Licence shall be governed and construed in accordance with the laws of Ireland.
- 30.2 Subject to clause 20, the parties hereby submit irrevocably to the non-exclusive jurisdiction of the courts of Ireland.

FIRST SCHEDULE

PART ONE

“Licensed Area”

ALL THAT AND THOSE that part of the Foreshore consisting of the Extraction Area comprising an area of 45.1 hectares or thereabouts metric measure, together with any works or other structures to be hereafter constructed thereon (if any), as shown outlined in red on Drawing Number “IBE1618/DublinHarbour/FS05”, Rev “A”, Title “Dublin Harbour Capital Dredging Project Section 3 – Foreshore Consent Map (FS007164)”, attached hereto and including, without prejudice to the generality of the foregoing, the Plans, together with the Disposal Area comprising an area of 212.5 hectares or thereabouts metric measure, as shown outlined in red on Drawing Number “IBE1618/DublinHarbour/FS06”, Rev “A”, Title “Dublin Harbour Capital Dredging Project Section 3 – Foreshore Consent Map (FS007164)”, attached hereto and including, without prejudice to the generality of the foregoing, the Plans.

PART TWO

A

“Extraction Area”

ALL THAT AND THOSE that part of the Licensed Area comprising 45.1 hectares or thereabouts metric measure, together with any works or other structures to be hereafter constructed thereon (if any), as shown outlined in red on Drawing Number “IBE1618/DublinHarbour/FS05”, Rev “A”, Title “Dublin Harbour Capital Dredging Project Section 3 – Foreshore Consent Map (FS007164)”, attached hereto and including, without prejudice to the generality of the foregoing, the Plans.

PART TWO

B

“Disposal Area”

ALL THAT AND THOSE that part of the Licensed Area comprising 212.5 hectares or thereabouts metric measure, as shown outlined in red on Drawing Number “IBE1618/DublinHarbour/FS06”, Rev “A”, Title “Dublin Harbour Capital Dredging Project Section 3 – Foreshore Consent Map (FS007164)”, attached hereto and including, without prejudice to the generality of the foregoing, the Plans.

SECOND SCHEDULE

“SPECIFIC CONDITIONS”

31. The Licensee shall throughout the Term:
- 31.1 Use that part of the Foreshore, the subject matter of this Licence, for the purposes outlined in the application and for no other purposes whatsoever.
 - 31.2 Ensure that at least 14 days in advance of each winter dredging season (October to March inclusive), the Licensee shall submit to the Licensor a programme setting out the dredging works and Operations planned for that winter season.
 - 31.3 Notify the Licensor at least 14 days in advance of the commencement of any Operations and works on the Foreshore.
 - 31.4 Ensure that in advance of each winter dredging season (October to March inclusive) a local Marine Notice shall be published for the information of all local maritime users detailing the proposed dredging campaign and any associated hazards to navigation arising.
 - 31.5 During the Operations and works the Licensee shall ensure that existing public arrangements for access to the Foreshore are maintained, where possible, and all necessary precautions are put in place to protect the public in accordance with relevant health and safety legislation.
 - 31.6 Ensure that the new dredge depth for berths 42 to 47 shall be 11m Chart Datum and that the dredge depth for the remaining areas shall be 10m Chart Datum. Dredge depths shall be subject to standard dredging tolerances. The standard depth is the minimum depth to which the navigation channel or berths will be maintained. It is the minimum depth available for vessels, measured from Chart Datum. The capital dredged depth may be below the Standard Depth to allow for dredging tolerances.
 - 31.7 Ensure that the Licensee must possess a valid EPA Dumping at Sea Licence for the Operations and proposed dredging and dumping operations. The total volume of Material to be dumped at the Disposal Site shall not exceed 500,000 m³.
 - 31.8 Ensure that loading and dumping of dredge spoil and Material shall not commence until the Licensee obtains a derogation under Regulation 54 of the European Communities Birds and Natural Habitats Regulations 2011, as amended.
 - 31.9 Ensure that all the mitigation measures proposed in the Environmental Impact Assessment Report, the Licensee's responses to the observations of the prescribed bodies and to the requests for further information, and in the Natura Impact Statement are implemented in full.
 - 31.10 Ensure that the capital dredging scheme shall be confined to the winter months (October – March inclusive).

- 31.11 Ensure there will be no residual impact on the coastal processes in Dublin Bay and Port and that all mitigation measures set out in Section 13.7 of the Dublin Harbour Capital Dredging Project EIAR shall be implemented in full.
- 31.12 Ensure that the mitigation measures detailed in Section 14.5 of the Dublin Harbour Capital Dredging Project EIAR shall be carried out in full.
- 31.13 Ensure that in the interests of mitigating any possible in-combination environmental effects, the Licensee shall coordinate with other licence holders that overlap with the project area to ensure that no temporal overlap occurs between two or more projects capable of having cumulative or in-combination effects
- 31.14 Ensure that all vessels engaged in the Operations and works shall conform to Irish Certification standards and the vessels shall be manned by suitably qualified personnel. Where members of the public are carried who do not form an integral part of the crew, a passenger boat licence must be applied for if not already in existence, additionally where equipment is carried an Irish Load line survey may be required. The Licensee should contact the Marine Survey Office Dublin for clarification in relation to the above matters.
- 31.15 Ensure that the dredger shall work on one half of the channel at a time in the inner Liffey channel.
- 31.16 Ensure that Operations shall be undertaken in a manner that reduces the sound generated, in intensity and duration, to a practical minimum. A 'soft-start' or 'ramp up' procedure shall be employed during loading activities, both on a day-to-day basis and on re-start after any stoppages in any day, whereby sound energy input to the marine environment is gradually or incrementally increased from levels unlikely to cause significant behavioural impact on fish or marine mammals to the full output necessary for completion of the Operations and activities.
- 31.17 Ensure that refuelling of the vessels engaged in the Operations and works shall take place at the quayside using suitable hoses and equipment to avoid any spillages.
- 31.18 Ensure that an Invasive Aquatic Species Management Plan shall be prepared and implemented to avoid the potential for the introduction and spread of alien invasive aquatic species. The plan shall include systems to ensure:
- Vessels and marine equipment shall be free of fouling by the use of appropriate application of antifouling paints and/ or washdowns for smaller vessels and Plant, and
 - A record of all antifouling procedures implemented shall be kept for the duration of the Operations and project.
- 31.19 Ensure that no waste shall be deposited into the sea from the vessels engaged in the Operations and works at any time. All waste, bilge water and wastewater from such vessels shall be brought onshore for proper removal and disposal by a licensed waste contractor.

- 31.20 Ensure that all the monitoring proposed in the Dublin Harbour Capital Dredging Project EIAR and the Natura Impact Statement is implemented in full.
- 31.21 Ensure that the Licensee shall undertake post Operations and post-works monitoring of cetaceans and shall undertake benthic surveys of the Disposal Area and its environs to validate the depositional modelling efforts and determine ex-situ effects of dumping at least once during the course of the Operations and on completion of the Operations.
- 31.22 Ensure that the Licensee shall follow best practice during the Operations and works to ensure dredging, transport and release of dredge spoil and Material avoids unwanted discharge of material, and through proper sequencing and monitoring shall ensure that the Disposal Area is not overloaded should the various proposed operations coincide in time of execution.
- 31.23 Ensure that all contractors, and their subcontractors, are made aware of all conditions and project specific requirements, and that they are required to brief all relevant staff on these to ensure that all parties are fully aware of these requirements.
- 31.24 Ensure that the proposed activity shall not result in a contravention of the Water Framework Directive 2000/60/EC, Habitats Directive 92/43/EEC, Birds Directive 2009/147/EC, Marine Strategy Framework Directive 2008/56/EC, Bathing Water Directive 73/160/EEC or Environmental Liabilities Directive 2004/35/EC.
- 31.25 Notify the relevant authorities as soon as practicable after the occurrence of any emergency or pollution incident. The Licensee shall include as part of the notification, the date and time of the incident, summary details of the occurrence, and where available, the steps taken to minimise any impacts.
- In the case of any incident relating to any impact on water, the Licensee shall notify the Marine Institute, Sea Fisheries Protection Authority Howth Office, Inland Fisheries Ireland, Bord Iascaigh Mhara and any other relevant authorities as soon as practicable after such an incident.
 - In the case of any incident relating to archaeology, marine mammals or migratory fish, the Licensee shall notify the National Monuments Service, National Parks and Wildlife Service, Marine Institute, Sea Fisheries Protection Authority and Inland Fisheries Ireland and any other relevant authorities as soon as practicable after such an incident.
 - The Licensee shall make a record of any incident. This record shall include details of the nature, extent, and impact of, and circumstances giving rise to, the incident. The record shall include all corrective actions taken to manage the incident, and the effect on the marine environment, and avoid recurrence. The Licensee shall, as soon as practicable following incident notification, submit to the relevant authorities the incident record.
- 31.26 Ensure safe navigation at all times during the Operations and capital dredging project. If temporary relocation of buoyage is required during the Operations and dredging campaign, a timely application for same shall be made to the Commissioners for Irish Lights.

- 31.27 Advise all maritime users within the Licensed Area of any changes to navigation or hazards to navigation arising because of the Operations and proposed works within the Licensed Area, via all means at their disposal.
-
- 31.28 On completion of the Operations the Licensee shall inform the United Kingdom Hydrographic Office (UKHO) providing bathymetry data so that appropriate charts can be updated. (Fax: 0044 1823 284077, email: hdc@hdc.hydro.gov.uk)

IN WITNESS whereof a person so authorised by the Licensor under Section 15(1) of the Ministers and Secretaries Act 1924 has hereunto subscribed his name and the Licensor and Licensee has hereunto affixed his seal the day and year first herein **WRITTEN**.

PRESENT when the Official Seal of the
**MINISTER FOR HOUSING, LOCAL GOVERNMENT
AND HERITAGE**

was affixed hereto and was authenticated by the
signature of:-

Cliona Ní Latháin

A person authorised by Section 15(1)
of the Ministers and Secretaries Act, 1924
to authenticate the Seal of the said Minister

Witness to print

Full name: Erica Daly

Position held: Executive Officer

Address: Custom House

Dublin 1

PRESENT when the COMMON SEAL)

of DUBLIN PORT COMPANY

as affixed hereto)

in accordance with its Company Constitution)

Signature

[REDACTED]

Address: DUBLIN PORT COMPANY)

PORT CENTRE, ALEXANDRA RD.)

DUBLIN 1)

Occupation: COMPANY SECRETARY)

~~COMPANY SECRETARY~~ Secretary.
any

Signature: [REDACTED])

Address: DUBLIN PORT COMPANY)

PORT CENTRE, ALEXANDRA ROAD)

DUBLIN 1)

Occupation: HEAD OF PROPERTY)

Dated 13th day of December 2023

MINISTER FOR HOUSING, LOCAL GOVERNMENT AND HERITAGE

“the Licensor”

One part

-AND-

DUBLIN PORT COMPANY

“the Licensee”

Other Part

FORESHORE LICENCE

Chief State Solicitor's Office
Osmond House
Ship Street Little
Dublin 8
File ref.: 2023/05091