

MARITIME AREA CONSENT

FACILITY CENTRE FOR WATER BASED ACTIVITIES AND ASSOCIATED CAR PARK  
AND BEACH ACCESS RAMP AT CLAYCASTLE

No. MAC20230018

HOLDER: CORK COUNTY COUNCIL

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**PARTICULARS SCHEDULE**

MAC No.	MAC20230018
Grantor:	Maritime Area Regulatory Authority
Grantor address:	2 <sup>nd</sup> Floor, Menapia House, Drinagh Business Park, Drinagh, Wexford, Y35 RF29
Grantor email:	mac@mara.gov.ie
Holder:	Cork County Council
Holder registered address:	County Hall, Carrigrohane Road, Cork, T12 R2NC
Commencement Date:	19 February 2025
Term:	45 Years
Levy Payment Date:	One month after the Commencement Date and on every succeeding anniversary thereafter for the Term.
Consent Area:	That part of the maritime area marked red on the map attached hereto.
Permitted Maritime Usage:	The construction, operation and maintenance of a facility centre for water based activities and operation and maintenance of car park and beach access ramp at Claycastle, including all associated decommissioning, demolition, rehabilitation and any other works required on foot of any development permission relating to the infrastructure.
Date by which application for Development Permission must be submitted (subject to Phasing Schedule where applicable):	The MAC Holder shall submit a valid application for any Development Permission legally required for any aspect of the Permitted Maritime Usage to the relevant Planning Authority within 18 months of issuance of the MAC.
Appendix containing spatial representation of the Consent Area:	Appendix 1
Appendix containing rehabilitation Schedule:	Appendix 2

## 1. DEFINITIONS

- 1.1 In this Consent, the terms are as defined in the Act as applicable unless otherwise stated here.
- (a) **“Act”** means the Maritime Area Planning Act 2021 as amended.
  - (b) **“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.
  - (c) **“Change of Control”** means the sale or transfer of twenty percent or more of the shares or voting rights in respect of the Holder or a Supporting Entity of the Holder excluding a listed company with a market capitalisation of more than €100 million Euro.
  - (d) **“Commencement Date”** means the date identified as the Commencement Date on the Particulars Schedule.
  - (e) **“Consent”** means this maritime area consent and any part, schedule or appendix to it, as may be amended in accordance with the Act and the terms hereof.
  - (f) **“Consent Area”** means the geographical area identified as the Consent Area in Appendix 1.
  - (g) **“Development Permission”** has the meaning ascribed to it in the Act, and, where the context requires, means any development permission granted for the Permitted Maritime Usage.
  - (h) **“Encumber”** means the placing of a charge, mortgage, lien or other burden on all or part of the Consent Area to include lodging this Consent with anyone as collateral for loans and Encumbrance shall be construed accordingly.
  - (i) **“Euro”** means the single currency of participating member states of the European Union or such replacement equivalent currency thereof.
  - (j) **“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 Consent, the Act, or the Planning and Development Act 2000, as amended, including:

- (i) acts of terrorists or protesters;
- (ii) war declared or undeclared, blockade, revolution, riot, insurrection, civil commotion, invasion or armed conflict;
- (iii) sabotage, acts of vandalism, criminal damage or the threat of such acts;
- (iv) plague, epidemic, pandemic (excluding COVID-19 or any related strains);
- (v) 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 Éireann over the previous ten years;
- (vi) 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;
- (vii) any strike or other industrial action which is part of a labour dispute of a national or industry wide character occurring in Ireland;
- (viii) 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 Consent ;
- (ix) the unavailability of essential infrastructure or services required to comply with obligations pursuant to this Consent, other than due to an act or omission of the Holder;

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 machinery, plant or other facilities owned or utilized by any party other than as a result of the circumstances identified in sub-clauses (i) to (ix), above; or
  - (C) any strike or industrial action not falling within sub-clause (vii) above.
- (k) **“The Grantor”** means the Maritime Area Regulatory Authority, save where the

context otherwise requires.

- (l) **“The Insured Risks”** means any or all of the following risks: fire, storm, flood, earthquake, lightning, explosion, riot, civil commotion, labour disturbance and malicious damage or impact of any vehicle, airborne aircraft, vessel or floating object, or anything or part fallen from same and such other risks as the Grantor may in his absolute discretion from time to time reasonably determine.
- (m) **“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 Consent.
- (n) **“Levy”** means the annual sum specified by the Grantor pursuant to condition 8 and payable by the Holder in accordance with the provisions thereof.
- (o) **“Particulars Schedule”** means the Schedule of information on the third and fourth page of this Consent.
- (p) **“The Permitted Maritime Usage”** means the maritime usage identified as the Permitted Maritime Usage in the Particulars Schedule together with all ancillary activities reasonably necessary thereto.
- (q) **“The Public Engagement Plan”** means the plan that may be requested by the Grantor pursuant to condition 10.
- (r) **“Supporting Entity”** means the entity that has provided and continues to have in place a guarantee in favour of the Grantor guaranteeing the Holder’s financial commitments or obligations under this Consent as specified in the guarantee.
- (s) **“Term”** means the period of time identified as the Term in the Particulars Schedule commencing on the Commencement Date, subject to the provisions in this Consent and the Act for termination prior to the expiry of the Term, in which case the Term shall mean the Term up to the date of such determination and expressions such as the last year of the Term shall be construed accordingly.

## 2. INTERPRETATION

- 2.1 Where two or more persons are included in the expression “the Holder”, such expressions include all or either or any of such persons and the covenants which are expressed to be made by the Holder shall be deemed to be made by or with such persons jointly and severally.
- 2.2 Unless the context otherwise requires:
- (a) words importing a person include any unincorporated association or corporate body and vice versa;
  - (b) 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;
  - (c) any reference to the singular includes reference to the plural.
- 2.3 Any covenant in this Consent by the Holder 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 To the extent that there is a conflict between this Consent and the applicable provisions of the Act, the interpretation of the Act shall prevail.
- 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 Consent.
- 2.7 Any reference to a condition, clause, sub-clause or schedule means a condition, clause, sub-clause or schedule of this Consent unless expressly stated otherwise.
- 2.8 References to “month” or “months” mean a calendar month or months.

### 3. GRANT OF CONSENT

- 3.1 This Consent is granted by the Grantor to the Holder pursuant to section 81(1)(a) of the Act.
- 3.2 The rights and entitlements conferred by this Consent shall (subject to condition 4) endure for the Term.
- 3.2.1 The Term of this Consent in respect of Consent Area shall be as specified in the Particulars Schedule beginning on the Commencement Date.
- 3.3 This Consent is subject to the terms and conditions contained herein and in the Act.
- 3.4 This Consent permits the Holder, subject to condition 4 and the conditions otherwise herein contained:
- (a) To occupy the Consent Area on a non-exclusive basis for the purpose of carrying out the Permitted Maritime Usage strictly in accordance with the conditions attached to this Consent and the requirements of the Act.
  - (b) Upon prior written notice to the Grantor, to occupy and use so much of the maritime area adjacent to the Consent Area on a temporary basis where such use and occupation is reasonably required by the Holder to carry out the Permitted Maritime Usage in the manner provided in condition 3.4(a) or fulfil a provision of an authorisation by or under another enactment (whether such authorisation takes the form of a licence, consent, approval or any other type of authorisation), subject to obtaining and complying with all and any necessary Development Permissions and other authorisations necessary for such occupation and/or use.
  - (c) The right of the Holder to occupy the Consent Area shall endure only for the Term and is subject to condition 3.2 above.
- 3.5 This consent does not confer on the Holder any estate or proprietary interest in the Consent Area or any other part of the maritime area and for the avoidance of doubt the Grantor and/or the State may at any stage during the Term grant maritime area consents, licences and other authorisations of any kind in respect of the Consent Area for any other maritime usages.



3.6 For the avoidance of doubt, this Consent is not a development consent, development permission or planning permission and does not operate to relieve the Holder of any legal obligation to obtain development consent, development permission or planning permission to carry out any development on the Consent Area or any other part of the maritime area.

3.7 The Holder shall use that part of the Maritime Area the subject matter of this Consent, for the purposes of, and in accordance with, the details outlined in the plans and particulars submitted by the applicant in support of their application except as may otherwise be required in order to comply with this Consent.

#### **4. COMMENCEMENT OF THE RIGHT OF OCCUPATION**

4.1 Notwithstanding the Term Commencement Date, the Holder shall not obtain any right to occupy the Consent Area pursuant to condition 3.4 and shall not commence any works, activities or operations associated with the Permitted Maritime Usage in the Consent Area unless and until:

(a) the Holder has obtained Development Permission for the Permitted Maritime Usage (being Development Permission that is consistent with this Consent as in force from time to time);

and

(b) the Holder has obtained all other authorisations (whether the authorisation takes the form of the grant of a licence, consent, approval or any other type of authorisation) required under any other enactment in order to enable the Holder to commence the Permitted Maritime Usage.

4.2 In the event Development Permission is being sought in phases relating to parts only of the Consent Area, a right to occupy shall not arise in respect of any part of the Consent Area concerned until the Holder has complied with conditions 4.1 in respect of that part.

4.3 The provisions of this condition 4 shall not operate to waive or postpone the performance of any other obligations of the Holder under this Consent.

#### **5. REQUIREMENT FOR DEVELOPMENT PERMISSION**

5.1 The Holder shall submit an application for Development Permission relating to the

Permitted Maritime Usage the subject of this Consent on or before the date set out in the Particulars Schedule. This date may be extended on request in writing by the Holder and provided the Grantor is satisfied that there are reasonable grounds for doing so and the extension does not constitute a material amendment to this Consent. The application for Development Permission shall have attached to it a Rehabilitation Schedule, within the meaning of section 95 of the Act.

5.2 In the event that Development Permission for the Permitted Maritime Usage is refused, or the required application is not made in accordance with the requirements of condition 5.1, the provisions of condition 23 and section 144 (1)(c)(ii) of the Act shall apply.

5.3 In the event that Development Permission for the Permitted Maritime Usage is granted, the following provisions shall apply:

(a) The Holder shall furnish the Grantor with a copy of the said Development Permission as soon as practicable after it has been granted.

(b) The Holder shall give the Grantor a copy of any material alteration to the Development Permission as soon as practicable after the alteration has been made.

(c) If there is an irreconciliation between a provision of this Consent and a provision of the Development Permission for the Permitted Maritime Usage, the provisions of this Consent shall be deemed to be amended to the extent necessary to remove that irreconciliation in favour of the Development Permission in accordance with section 87 of the Act.

## **6. COMPLIANCE WITH DEVELOPMENT PERMISSION**

6.1 The Holder shall comply with any Development Permission granted in respect of the Permitted Maritime Usage.

## **7. COMPLIANCE WITH THIS CONSENT AND APPLICABLE LAWS**

7.1 The Holder shall not use the Consent Area for any purpose other than the Permitted Maritime Usage.

7.2 The Holder shall not carry out any works, activities or operations in the Consent Area other than those authorised by this Consent.

- 7.3 The Holder shall at all times comply with and ensure that all works, activities or operations associated with the Permitted Maritime Usage are in accordance with all applicable Laws and the terms and conditions of this Consent.
- 7.4 The Holder shall give MARA not less than 14 days advance notice in writing before the commencement of the works in the maritime area
- 7.5 The Holder shall ensure that contractors, and their subcontractors, are made aware of all conditions in this Consent.

## 8. **LEVY**

- 8.1 The Holder shall pay to the Grantor the Levy specified by the Grantor within one month from the Commencement Date and on every succeeding anniversary for the Term of this Consent.
- 8.2 The Levy is in accordance with the levy framework established by the Grantor pursuant to section 92 of the Act and is subject to review and amendment in accordance with same.
- 8.3 All payments by the Holder in connection with this Consent shall be made in accordance with the written instructions of the Grantor and shall be paid in full, without deduction or set off in respect of any amounts in dispute or any other amounts whatsoever.
- 8.4 If any amount which is payable under this Consent has not been paid on or before the date that payment is due, the Grantor is to be paid interest on the outstanding amount at the rate prescribed in accordance with section 169(2) of the Act or, if no such rate stands subscribed, at the rate of 2 per cent, such interest to be calculated from the date that payment was due until the date of actual repayment.
- 8.5 Without prejudice to all and any other remedies under this Consent, the Act and at Law, the Grantor may institute proceedings for recovery of any sum due and owing by the Holder to the Grantor in accordance with this Consent or the Act as a simple contract debt in any court of competent jurisdiction.
- 8.6 In exceptional circumstances, the Grantor may in its absolute discretion grant a moratorium on the payment of the Levy, subject to such conditions as may be imposed. Such moratorium may operate as a deferral or a waiver of the Levy but

unless expressly stated to be a waiver, any such moratorium shall be a deferral only.

## **9. OUTGOINGS**

9.1 In addition to its obligation to pay the Levy to the Grantor, the Holder shall pay and discharge to the proper recipient thereof:

- (a) All rates, taxes, duties, charges, assessments, impositions and outgoings whatsoever charged, levied, assessed, imposed upon or payable by the Holder in respect of the Consent Area associated with the Permitted Maritime Usage.
- (b) All costs associated with the Permitted Maritime Usage and the continued operation and use thereof including the cost of any work which the Grantor may have to do to facilitate any act or thing hereby authorised.

## **10. PUBLIC ENGAGEMENT PLAN**

10.1 The Holder shall prepare a Public Engagement Plan, to include consultation with the holder of Foreshore Licence file reference no. FS006916 for a submarine electricity interconnector cable, concerning all matters relating to the Permitted Maritime Usage for the Grantor's approval and, if approved, the Holder shall publish, as required, maintain, update and adhere to the Public Engagement Plan.

## **11. FIT AND PROPER PERSON**

11.1 The Holder shall for the duration of the Term continue to be a fit and proper person within the meaning of Schedule 2 to the Act.

## **12. COLLATERAL AND FINANCING**

12.1 The Holder shall not create, extend or permit to subsist any encumbrance or security or interest of any kind over this Consent or otherwise use it as security for any borrowings or other liability whatsoever, without the prior written consent of the Grantor to be granted or refused at the Grantor's sole discretion and subject to such terms and conditions as the Grantor may specify.

12.2 The Grantor at its sole discretion may at the request of the Holder, without any obligation to do so, consider amendments to this Consent, to facilitate the financing of the project.

### 13. **SAMPLES AND INFORMATION**

13.1 The Holder shall keep records and/or samples, relating to the Consent Area for any scientific purpose in accordance with Section 104 of the Act, on request from the Grantor.

### 14. **CHANGE IN CIRCUMSTANCES**

14.1 The Holder shall provide the Grantor with notice in writing of any material change of circumstances within the meaning of section 136 of the Act.

### 15. **INDEMNITY**

15.1 The Holder shall keep the Grantor, the State, and their officers, servants, visitors, agents and employees fully indemnified from and against all or any actions, proceedings, claims, demands, losses, costs, fees, expenses, damages, penalties and other liabilities:

- (a) arising directly or indirectly from the undertaking of the Permitted Maritime Usage the subject of this Consent; and
- (b) arising directly or indirectly from a failure by the Holder to comply with:
  - (i) any of the provisions of this Consent;
  - (ii) any provision of the Act relevant to this Consent; or
  - (iii) a provision of one or more than one condition attached, or deemed to be attached, to this Consent.

15.2 Without prejudice to the generality of the foregoing, the Holder shall make good all loss sustained by the Grantor in consequence of any breach by the Holder of any covenants or conditions herein.

### 16. **INSURANCE**

16.1 Without prejudice to the Holder's liability to indemnify the Grantor which shall be unlimited (and others as specified in condition 15), the Holder shall, prior to the commencement of occupation of the Consent Area:

- (a) 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 Grantor and the Holder in the full reinstatement cost thereof or in the sum not less than the estimated maximum loss amount as determined by a suitably qualified and experienced independent consultant (to be approved from time to time by the Grantor or his surveyor and including an inflationary factor) the Consent Area and all structures and chattels 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 Consent Area, and where available on the market such policy to include a non-invalidation clause acceptable to the Grantor (such joint policy or policies, if required, to contain a non-vitiation 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 Holder gives sufficient reason for the insurer to prove the insurance policy to be void, the Grantor will not be denied the protection of the policy);

- (b) effect and keep in force a public liability insurance policy of indemnity in the joint names of the Grantor and Holder in an insurance office licensed to operate in the State with a limit of €6,500,000 (six million and five hundred Euro) (or such increased amount as the Grantor may from time to time reasonably determine) in respect of any one claim or a series of claims arising out of a single occurrence (except for pollution and products liability cover which may be on an annual aggregate basis if unavailable on a single occurrence basis) for any damage, loss or injury which the Grantor or Holder may be legally liable for which may occur to any property (not being the property of the Grantor or the Holder) or to any person by or arising out of the Permitted Maritime Usage and exercise of the rights granted in this Consent;
- (c) effect and keep in force an employer's liability insurance policy of indemnity in the name of the Holder in an insurance office licensed to operate in the State with a limit of €13,000,000.00 (thirteen million Euro) for any one claim or a series of claims arising out of a single occurrence. This policy should include an indemnity to principles clause with a specific indemnity to the Grantor;
- (d) in the event that the Consent Area or any part thereof, shall be damaged by any of the Insured Risks, then and as often as shall happen, apply all monies received in respect of such insurance as aforesaid as soon as practicable in or upon reinstating the Consent 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;

- (e) whenever required to do so by the Grantor, produce to the Grantor for inspection evidence of insurances, including certificates together with evidence of payment for renewal of the said policy or policies together with evidence of waiver of subrogation rights against the Grantor by the Holder's insurers, and to comply with all conditions pertaining to any such policy or policies;
- (f) not do or omit to do anything which might cause any policy of insurance (if required) relating to the Consent Area or any other part of the maritime area affected by the Permitted Maritime Usage to become void or voidable, wholly or in part, nor (unless the Holder has previously notified the Grantor and the Holder has agreed to pay the increased premium) to do anything whereby any abnormal or loaded premium may become payable;
- (g) as soon as reasonably practicable notify the Grantor in writing of the making of any claim under any policy of insurance which is required to be held in connection with this Consent and to provide the Grantor with all information in relation to any such claim;
- (h) ensure that any contractors, servants or agents of the Holder engaged in connection with activities in the Consent Area or otherwise in connection with this Consent have appropriate insurance and that evidence of such insurance policies shall be provided to the Grantor as soon as is reasonably practicable;

16.2 Where the Grantor deems that the limit of the public liability insurance policy in 16.1(b) should be increased having regard to changes in circumstances (including but not limited to inflation, increased costs and changes in the value of money) then the Grantor may notify the Holder of the required increase, and the Holder shall increase the relevant policy limit within 90 Business Days of the receipt of such notification subject to any extension as may be permitted by the Grantor following a written request by the Holder.

## **17. INSPECTION AND INVESTIGATIONS**

17.1 The Grantor may conduct or cause to be conducted such investigations, inspections and enquiries in connection with this Consent as it sees fit.

17.2 Without prejudice to the generality of condition 17.1, and to all other rights of the

Grantor to enter upon the Consent Area, the Grantor shall have the right to:

- (a) enter the Consent Area for the purposes of enabling the Grantor to carry out inspections (including periodic inspections) for the purposes of ascertaining whether or not there has been a contravention of a provision of this Consent, the Act, or one or more conditions attached or deemed to be attached to this Consent.  
  
or
- (b) enter the Consent Area if the Grantor has reason to believe that the Holder has contravened –
  - (i) a provision of this Consent,
  - (ii) a provision of the Act; or
  - (iii) a provision of one or more conditions attached, or deemed to be attached, to this Consent.

17.3 The Holder shall cooperate and assist the Grantor in the Grantor's performance of its functions under and in relation to this Consent and the Act.

17.4 The Holder acknowledges and agrees that, unless the contrary intention is expressed, any investigation, inspection or enquiry undertaken pursuant to this Consent is without prejudice to the Holder's rights and obligations under this Consent, the Act or at Law and no failure or delay in taking any action arising from such investigation, inspection or enquiry shall amount to a waiver of any such rights or relieve the Holder from any such obligations; and does not amount to an acknowledgement by the Grantor, or any officer, servant or agent of the Grantor, that the Holder has complied with or is in compliance with this Consent, the Act or Law in relation to any matters to which the investigation, inspection or enquiry relates.

## 18. **ENFORCEMENT**

18.1 Without prejudice to any other remedies available pursuant to this Consent and at law, any breach of this Consent or the Act may lead to the Grantor taking enforcement action pursuant to Part 6 of the Act. Such enforcement action may include the imposition of sanctions on the Holder including termination, revocation and suspension.



## 19. REHABILITATION

19.1 The Holder shall before the expiration of this Consent, rehabilitate the Consent Area, and any other part of the maritime area, adversely affected by the Permitted Maritime Usage.

19.2 This obligation does not relieve the Holder from any obligation to apply for or obtain any other authorisations (whether the authorisation takes the form of the grant of a licence, consent, approval or any other authorisation) required under the Act or any other enactment in order to enable that Holder to discharge that obligation.

19.3 The Holder shall comply with any notice given by the Grantor pursuant to Section 97 of the Act requiring the Holder to make an application within the period set out in the notice for development permission to amend or replace the Rehabilitation Schedule to take account of the matters set out in the notice.

19.4 Notwithstanding termination or revocation of this Consent pursuant to this Consent or the Act, the Holder must continue to comply with the obligations under this condition 19 and section 96 of the Act to the extent as agreed by the Grantor in all the circumstances of the case.

## 20. REHABILITATION FINANCIAL PROVISION

20.1 The provisions of this condition 20 are subject to the requirements of any Development Permission authorising the Permitted Maritime Usage and section 87 of the Act shall apply to any irreconciliation arising.

20.2 Not later than 5 years before the expiration of this consent or such earlier date as the Grantor shall in its sole discretion determine, the Holder shall establish an account with an account bank nominated by the Holder and approved by the Grantor (the "Secured Account") into which certain payments are made in such amounts as required by the Grantor based on its assessment of the rehabilitation costs attributable to the Consent Area. The Secured Account will be subject to:

- (a) a first ranking charge in favour of the Grantor;
- (b) any other security required by the Grantor; and
- (c) will contain funds sufficient to:
  - (i) Ensure the proper performance of the Holder's obligations pursuant to condition

19 in relation to the rehabilitation of the Consent Area and if necessary any other part of the maritime area adversely affected by the Permitted Maritime Usage.

- (ii) Cover any other liabilities which may be incurred in relation to any rehabilitation whether pursuant to this Consent or otherwise.

20.3 The following provisions apply to determining the amount of the funds to be deposited in the Secured Account:

- (a) the amount of the funds required must at all times be acceptable to the Grantor;
- (b) the Holder shall make and complete such deposits to the Secured Account in euro (€) as are required to ensure that, at any given time, there is standing to the credit of the Secured Account (in cleared funds) an amount equal to, or greater than, the amount (if any) as determined by the Grantor based on its assessment of the rehabilitation costs attributable to the Consent Area. The amount will be agreed by the Grantor having regard to the estimated costs of rehabilitation from time to time;
- (c) the estimated costs of rehabilitating the relevant parts of the Consent Area and if necessary, any other part of the maritime area, adversely affected by the Permitted Maritime Usage and any other liabilities which the Grantor reasonably considers may be incurred by the Holder of this Consent or otherwise.

20.4 The right to demand under a rehabilitation financial provision is without prejudice to any other remedies available to the Grantor under this Consent or at Law.

20.5 The Holder shall deliver a certificate of completion of rehabilitation by an appropriate expert that confirms that rehabilitation has been completed in accordance with the Rehabilitation Schedule. Following receipt of this certificate the Grantor may carry out an inspection to determine if rehabilitation has been completed in accordance with the Rehabilitation Schedule. When the Grantor is satisfied that rehabilitation has been completed in accordance with the Rehabilitation Schedule, the Grantor shall execute a deed of release of its security over the Secured Account.

**21. AMENDMENTS TO THIS CONSENT**

21.1 Section 86 of the Act shall apply to any application to amend this Consent (other than a deemed amendment pursuant to Section 87 of the Act).

**22. SURRENDER**

22.1 Sections 88 and 89 of the Act shall apply to any application by the Holder to surrender this Consent.

**23. AUTOMATIC TERMINATION**

23.1 Without prejudice to any other remedies available pursuant to this Consent and at Law, this Consent shall terminate immediately upon the occurrence of any of the events provided for in section 144(1) of the Act.

**24. TERMINATION FOR BREACH**

24.1 Without prejudice to any other remedies available pursuant to this Consent and at Law, the Grantor may terminate this Consent for breach in accordance with section 144A of the Act.

**25. ASSIGNMENT**

25.1 Where the Holder wishes to assign the benefit of this Consent to another entity, it shall make a joint application to the Grantor in accordance with section 85 of the Act for consent in writing to the assignment and, in the case of such application, all parts of the Act applicable to a Maritime Area Consent application and its determination under the Act, shall, with all necessary modifications, apply accordingly.

25.2 Condition 25.1 above shall not apply to any assignment which is within a class of assignments specified by the Minister by regulations in accordance with section 85(2A) of the Act as an assignment to which section 85(2) of the Act does not apply. The procedures or requirements that will apply to an application by the Holder or the proposed assignee, or both of them, to the Grantor for consent to an assignment which falls within such a class shall be specified by regulations.

25.3 Any assignment of this Consent purporting to be effected without the consent referred to in 25.1, or otherwise than in compliance with regulations made under section 85(2A) of the Act and condition 25.2 above, shall be void.

25.4 A Change of Control shall constitute a material breach of this Consent unless the provisions in condition 25.5 are complied with by the Holder and consent in writing is given by the Grantor.

25.5 In the event of a prospective Change of Control, the Holder shall, prior to any Change of Control becoming effective, make an application to the Grantor for consent in writing to the Change of Control and the provisions of Section 85 of the Act with all necessary modifications shall apply to the process of seeking and granting such consent as if the Holder as controlled after the prospective Change of Control was the 'proposed assignee' as provided for therein.

## 26. **JOINT AND SEVERAL OBLIGATIONS**

26.1 Save where otherwise specified, any obligations of the Holder under this Consent are joint and several obligations.

## 27. **FORCE MAJEURE**

27.1 Except as otherwise provided by this Consent, where any party or parties are rendered wholly or partially incapable of performing all or any of their obligations under this Consent, the Act, or the Planning and Development Act 2000, as amended, by reason of Force Majeure:

- a. as soon as is reasonably practicable, the party affected by Force Majeure shall notify the other party, 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;
- b. this Consent 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;
- c. subject to full compliance with this condition 27, during suspension of any obligation pursuant to sub clause (b), the relevant party or parties shall not be treated as being in breach of that obligation;

- d. 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 Consent by reason of Force Majeure and to resume full performance of its obligations under this Consent as soon as is reasonably practicable;
- e. 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 Consent so far as is reasonably practicable during the period of the Force Majeure;
- f. upon cessation of a party's inability to perform all or any of its obligations under this Consent by reason of Force Majeure, that party shall notify the other party; and
- g. 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.

27.2 Condition 27.1(d) 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.

## **28. EXERCISE OF RIGHTS**

28.1 The Holder shall exercise this Consent in such a manner as not to cause damage or injury to the Consent Area (save for incidental damage caused in the completion of works in substantial compliance with the Development Permission), the Grantor, the occupants of the Consent Area and any other part of the maritime area affected by the Permitted Maritime Usage 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.

28.2 The MAC Holder shall maintain public access to and amenity use of Area A of the MAC Map, including the right of the public to pass and repass along a pathway of a minimum on 2.0m in width inside the southern boundary of Area A for the duration of the Permitted Maritime Usage. This public access, amenity use and right to pass and repass is subject to appropriate restrictions for the construction works reasonably required to conduct the Permitted Maritime Usage.

## **29. NOTICES**

29.1 A notice that is required to be given under this Consent or in accordance with the Act shall be given in accordance with Section 170 of the Act.

### **30. RELATIONSHIP OF THE PARTIES**

30.1 Nothing in this Consent 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 Consent Area or any other part of the maritime area affected by the Permitted Maritime Usage, or any agency, association, joint venture or partnership between the Grantor and the Holder.

30.2 Except as is expressly provided for in this Consent, nothing in this Consent 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.

30.3 It is hereby certified for the purposes of Section 238 of the Companies Act 2014, as amended, that the Grantor is not a director or a person connected with a director of the Holder.

### **31. SEVERANCE**

31.1 If any provision of this Consent is or becomes or is declared invalid, unenforceable or illegal by the courts of Ireland or by order of the relevant body of the European Union, that provision shall be severed and the remainder of this Consent shall remain in full force and effect.

31.2 The Holder shall comply with this Consent, as amended.

### **32. GOVERNING LAW AND JURISDICTION**

32.1 This Consent and all other documents relating to it shall be governed by and construed only in accordance with the laws of Ireland.

32.2 The Holder hereby submits irrevocably to the exclusive jurisdiction of the courts of Ireland in respect of any dispute arising out of or in connection with this Consent.

32.3 This condition is for the benefit of the Grantor only. The Grantor shall not be prevented from taking proceedings against the Holder in any other courts with jurisdiction. To the extent allowed by law, the Grantor may take concurrent proceedings in any number of jurisdictions.

## APPENDIX 1

### THE CONSENT AREA

The Consent area is the part of the Maritime area as shown for identification purposes on the attached map titled "Maritime Area Consent Map" surrounded by a red line (Map reference drawing number MAC20230018-001, Date 25/09/2024).

Provided that the MAC Area shall not include any part of the maritime area that is not State-owned.



Drawn by: MTM  
 Approved by: BMcD  
 Date: 25/09/2024  
 Drg. No.: MAC20230018-001  
 Projection: ITM  
 Scale: 1:5,000 @A3

Notes:  
 1. Georeference using grid coordinate intersects shown,  
 2. Where the MAC adjoins or abuts land, islands or rocks,  
 the High Water Mark as defined by the Chief Boundary  
 Surveyor is the boundary of the MAC area.

### Maritime Area Consent Map MAC20230018

- Maritime Area Consent Area
- High Water Mark - Chief Boundary Surveyor
- Grid Coordinate Intersects ITM



CYAL50417425 © Tailte Éireann - Surveying



## APPENDIX 2

### REHABILITATION SCHEDULE

[To be attached to this Consent following the grant of Development Permission]

## EXECUTION OF THE MARITIME AREA CONSENT

This Maritime Area Consent is executed by Karen Creed on behalf of the Grantor who has been authorised to grant this Maritime Area Consent pursuant to Section 81(1)(a) of the Act.

Signed: 

Date: 19/02/2025

Karen Creed

Maritime Area Regulatory Authority