

The contracting parties are jointly developing a significant site to the north of Bremore Head, in County Meath. The proposed development comprises a new port on foreshore, together with complementary landside infrastructure to accommodate port storage and processing facilities, port logistics operations and clean industrial development areas. The current master plan for the site also includes space for innovation and research activities, alongside community-based infrastructure and amenities.

The project is being progressed through a joint venture vehicle, Bremore Ireland Port Designated Activity Company (the “**Contracting Authority**”).

Since 2023, the Contracting Authority has engaged a multidisciplinary team of consultants providing planning, legal, property, engineering, economic and financial advisory services. A key next step in preparation for the relevant planning application(s) is the appointment of leading international master planning consultants to provide professional expertise and strategic advice during the planning and consenting phase of the project.

Engagement with relevant markets has confirmed that there is a critical need for additional competitive capacity in the port sector, delivered through sustainable, secure and resilient port infrastructure. There is also a time-sensitive requirement for specialist deep-water port infrastructure to support Ireland’s transition to alternative energy supply. These needs are reflected in national policy objectives relating to maritime security, climate action, the hydrogen economy, and the development of ‘Next Generation Sites’ for clean industrial activity.

The site has been selected following careful consideration and offers a strategic location close to major population centres with strong demand for inward investment. It benefits from excellent hinterland connectivity via the nearby M1 motorway and the Dublin-Belfast main rail line, which runs through the landside area. The location also aligns with relevant local authority economic development objectives, including those associated with the Dublin-Belfast economic corridor.

The project must now be progressed within a time frame that aligns with both policy objectives and market requirements.

The Contracting Authority has engaged with relevant local, regional, national and EU authorities to advance the project in accordance with public policy. Demand for a new port facility on Ireland’s east coast has been anticipated for some time, and the Bremore development is already well advanced, having been informed by earlier master planning work, market analysis and technical feasibility studies.

In line with EU policy objectives, this is a multi-dimensional project which encompasses the maritime movement of goods, people and data; facilitates green energy production, storage and use; enables logistics decarbonisation and digitalisation; meets TEN-T requirements for modern ports, including resilience and security; supports green industrial activities; and delivers design excellence in environmental, archaeological, heritage, and community-supporting spaces.

The development will be delivered in multiple phases. An updated Master Plan is required to provide a coherent, rational and efficient strategy across each project dimension or module, and for each delivery phase (the “**Master Plan**”).

The appointed consultant will be required to provide master planning expertise on a staged and modular basis, as determined by the Contracting Authority. The precise scope, sequencing and instruction of individual work modules will be agreed through the negotiation phase and reflected in the final contract.

Responses to the Qualification Questionnaire will be assessed against the stated selection criteria. Three (3) candidates will be shortlisted and invited to participate in the negotiation phase. Shortlisted candidates will be granted access to appropriate background information in order to develop a baseline assessment and submit a costed proposal.

The negotiation phase will conclude with the development of a common, agreed scope of services. Shortlisted candidates will then be invited to submit Best and Final Offers (BAFOs), including pricing, for evaluation. The timeline for submission of BAFOs will be agreed with the shortlisted candidates and will be no less than 10 days.