



An tÚdarás Rialála Limistéir Mhuirí
Maritime Area Regulatory Authority

The Secretary
Puelo Limited
c/o D.A. Houlihan LLP
Solicitors
Johns Place Birr
Co. Offaly.

14 July 2026

Our Ref: FS006245

Re: Request regarding Foreshore Lease dated 20 July 2023 between The Minister for Housing Local Government and Heritage of the one part -and- Puelo Limited of the other part (Foreshore Authorisation FS006245)

Dear Holder,

We refer to your request dated 20 February 2026 seeking to assign Foreshore Authorisation FS006245 to Eden Bay Management Company CLG.

Since its establishment date of 17 July 2023, MARA has assumed administrative responsibility for foreshore authorisations, as provided for under section 43(1)(i) of the Maritime Area Planning Act, 2021 (as amended) ("the MAP Act").

Further to the above request, MARA, in exercise of its administrative responsibility over Foreshore Authorisation FS006245 and in exercise of its statutory functions, hereby consents to assignment of the leasehold interest held by Puelo Limited under Foreshore Authorisation FS006245 to Eden Bay Management Company CLG, strictly subject to the covenants and conditions contained therein.

Please note, however, that this consent is limited to the request made in your correspondence of 20 February 2026 and is not to be construed as any amendment alteration or extension of or to the terms of either the said Foreshore Authorisation FS006245.

Should this be unsatisfactory, it should be noted that an application may be submitted to MARA under the transitional provisions for certain foreshore authorisations under sections 105 and 129 of the MAP Act. These provisions are a mechanism for licence holders seeking to amend existing foreshore authorisations and further information can be obtained by contacting our Maritime Authorisations team at mac@mara.gov.ie

address:
An tÚdarás Rialála Limistéir Mhuirí / Maritime Area Regulatory Authority
An Dara Urlár, Teach Menapia, Páirc Ghnó
Roughmead, Roughmead, Loch Garman, Y35RF29.
2nd Floor, Menapia House, Drinagh Business Park, Drinagh,
Wexford, Y35RF29.

email:
info@mara.gov.ie

website:
www.maritimeregulator.i



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Maritime Area Regulatory Authority

Yours faithfully

A handwritten signature in black ink, which appears to read "Laura Brien".

Laura Brien, CEO

For and on behalf of the

MARITIME AREA REGULATORY AUTHORITY

address:

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