

14th February 2019

TW/5.03

Southern Regional Assembly,
Assembly House,
O Connell Street,
Waterford.

RE: Proposed Development at Trinity Wharf, Trinity Street, Wexford

A Chara,
Invitation of Submission or Observation on Application by Wexford County Council to An Bord Pleanála for Approval of Proposed Development at Trinity Wharf, Trinity Street, Wexford

Please find enclosed an electronic copy of Wexford County Council's application to An Bord Pleanála, under Section 226 of the Planning and Development Act (As Amended), for approval of a proposed development at Trinity Wharf, Trinity Street, Wexford and the associated Environmental Impact Assessment Report (EIAR) and Natura Impact Statement (NIS).

A description of the proposed development is attached to this letter.

Your organisation, as a relevant prescribed body is invited to make a submission or observation in writing to An Bord Pleanála until 1st April, relating to:

- the implications of the proposed development, if carried out, for proper planning and sustainable development in the area or areas concerned;
- the likely effects of the proposed development, if carried out, on the environment; and
- the likely effects of the proposed development, if carried out, on a European site.

The Board may, in relation to an application for approval under section 226, of the Planning and Development Act 2018, (as amended), by order, approve the proposed development with or without modifications or it may refuse such development.



Eddie Taaffe,
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Capital Development, HR & Corporate Services
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WEXFORD COUNTY COUNCIL

Planning and Development Act, 2000 as amended – Part XV, Section 226
Planning and Development Act, 2000 as amended – Part XAB, Section 177AE

NOTICE OF PROPOSED DEVELOPMENT BY A LOCAL AUTHORITY

Trinity Wharf

In accordance with Section 226 of the Planning and Development Act 2000, as amended, Wexford County Council proposes to seek the approval of An Bord Pleanála for a proposed development at Trinity Wharf, Trinity Street in the townland of Townparks, Wexford Town and adjacent areas of foreshore within Wexford Harbour.

The overall site application area is 5.5Ha, comprising both landward and marine areas, and includes areas at Trinity Wharf, Trinity Street, Seaview Avenue, Paul Quay Car-Park and areas within the foreshore in Wexford Harbour. The development site lies adjacent to and partly within the Slaney River Valley Special Area of Conservation and the Wexford Harbour and Slobs Special Protection Area.

The development comprises a mixed-use urban quarter redevelopment of a brownfield, derelict site, as well as development within the foreshore, including;

- A six-storey 120-bedroom hotel of c. 9,950 m² gross floor area and height of c. 21.15m (Ground Floor to Roof Plant Level)
- A six-storey multi-storey car park of c.12,750 m² gross floor area providing 462 car parking spaces (including 23 spaces designated for people with disabilities) with a height of c.18.15m (Ground Floor to Roof Plant Level). In addition, a further 47 parking spaces are provided at surface level around the site. In total, 509 parking spaces are provided
- A five-storey residential building of c.6,820 m² gross floor area providing 58 apartments (8 no. one bed, and 50 no. two bed) with a height of c.15.0m (Ground Floor to Roof Plant Level), and ancillary facilities (communal open space, bicycle and bin stores)
- Office Building A, five storey, c.5,450 m² gross floor area, height of approx. 20.0 m (Ground Floor to Roof Plant Level)
- Office Building B, five storey, c.6,105 m² gross floor area, height of approx. 20.0 m (Ground Floor to Roof Plant Level)
- Office Building C, five storey, c.4,990 m² gross floor area, height of approx. 20.0 m (Ground Floor to Roof Plant Level)
- A two-storey cultural/performance centre of c.2,945 m² gross floor area and height of c.10.0m (Ground Floor to Roof Plant Level) with event capacity for up to 400 people
- A two-storey mixed-use restaurant/café/ specialist retail building of c.1,530 m² gross floor area and height of c.8.0m (Ground Floor to Roof Plant Level)

- A single storey management building of c.57 m² gross floor area with a height of c.3.2 m (Ground Floor to Roof Level) with associated landscaping works and retaining walls to the main vehicular entrance road
- A new vehicular entrance road with a signalised junction on Trinity Street, widening of Trinity Street, a new railway level crossing and associated works
- A new sheet-piled sea wall around the existing Trinity Wharf site (c.550m overall length) faced along the north-western section with precast concrete panels (c.81 m length) and rock armour (for c.62 m length) and along the south-eastern section with a rock armour revetment (c.187 m length) and exposed sheet-piled walling along the north-eastern side (c.220 m length) with ground level across the site raised to typically 3.5m OD Malin,
- Site infrastructure works including ground preparation works, installation of foul and surface water drainage, wastewater pumping station, services, internal roads, public realm and landscape including a public plaza with 1,000m² open performance / events space. A total of 146 bicycle parking spaces throughout the development of which 90 spaces are dedicated to the residential development.
- A pedestrian/cycle boardwalk/bridge (c.187m long) connecting with Paul Quay, with gradual sloped access ramps (max. 1:20 gradient) of c.55m length on Paul Quay and c.24m at the Trinity Wharf development site,
- A 64 berth floating boom marina in Wexford harbour
- All other ancillary works

An Environmental Impact Assessment Report (EIAR) has been prepared in respect of the proposed development.

The proposed development has the potential to impact on a number of designated European sites and a Natura Impact Statement (NIS) has been prepared in respect of the proposed development.

The application documentation, including the EIAR and NIS, will be available for inspection free of charge, or purchase at a reasonable fee not exceeding the reasonable cost of making a copy, at:

- An Bord Pleanála's offices during public opening hours, from **15th February 2019 until 1st April 2019 inclusive (except on Public and certain Holidays)**;
- Planning Department, Wexford County Council, County Hall, Carricklawn, Wexford, Y35 WY93 between the hours of 09:00 to 13:00 and 14:00 to 16:00 Monday to Friday from **15th February 2019 until 1st April 2019 inclusive (except on Bank and Public Holidays)**;
- Wexford Town Library, Mallin Street, Wexford, Y35 AY20 from **15th February 2019 until 1st April 2019 inclusive** between the hours of 10:30 to 17:30 Monday, Wednesday, Friday & Saturday (except Mondays and Saturdays on Bank Holiday weekends) and 10:30 to 21:00 on Tuesdays & Thursdays.

The application may also be inspected online from 15th February 2019 at the applicant's website:

<https://www.wexfordcoco.ie/business/economic-development-projects/trinity-wharf-development>

Submissions or observations may be made in writing to **An Bord Pleanála, 64 Marlborough Street, Dublin 1, D01V902 until 17:30 hours on 1st April, 2019** relating to:

- (i) the implications of the proposed development, if carried out, for proper planning and sustainable development in the area or areas concerned,
- (ii) the likely effects on the environment, if carried out, and
- (iii) the likely effects on a European site of the proposed development, if carried out.

Submissions or observations duly made will be considered by An Bord Pleanála in making a decision on the application. Such submissions or observations must also include the following information:

- (a) the name of the person, authority or body making the submission or observation, the name of the person, if any, acting on behalf of that person, authority or body, and the address to which any correspondence relating to the application should be sent,
- (b) the subject matter of the submission or observation, and
- (c) the reasons, considerations and arguments on which the submission or observation is or are based.

An Bord Pleanála may give approval to the application for development with or without conditions or may refuse the application for development.

A person may question the validity of a decision of An Bord Pleanála by way of an application for a judicial review, under Order 84 of the Rules of the Superior Courts (S.I. No. 15 of 1986). Practical information on the review mechanism can be found in the Judicial Review Notice on the An Bord Pleanála's website: www.pleanala.ie or on the Citizens Information Service website: www.citizensinformation.ie.

Any enquiries relating to the application process should be directed to An Bord Pleanála (Tel. 01-8588100).

Pat Collins,
County Secretary.

Date of publication: 12th February 2019