

Our Ref: ABP-303726-19

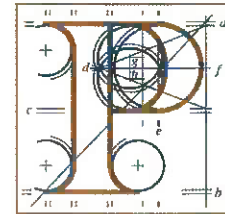
PA Reg Ref:

Your Ref: Wexford County Council

Special Projects

29 JUL 2019

Action



**An
Bord
Pleanála**

Brian Galvin
Wexford County Council
Carricklawn
Wexford
Co. Wexford
Y35 WY93

**WEXFORD COUNTY COUNCIL
RECEIVED BY POST**

25 JUL 2019

PLANNING SECTION

Date: 24 July 2019

Re: A mixed-use development which includes a six-storey hotel, six-storey car park, five-storey residential building, three five-storey office buildings, two-storey cultural/performance centre, two-storey mixed-use restaurant/café/specialist retail building, new sea wall around the existing Trinity Wharf site, 64 berth floating marina and all other site infrastructure works and ancillary works.

Trinity Wharf, Trinity Street, Wexford.

Dear Sir,

I refer to the above mentioned proposed development which is before the Board for approval. Please be advised that the Board, in accordance with section 175(5)(a) of the Planning and Development Act, 2000, as amended, as applicable to section 226 of the Act, hereby requires you to furnish the following further information in relation to the effects on the environment of the proposed development:

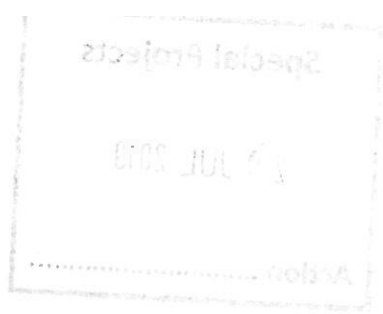
1. Natura Impact Statement

(a) Qualifying Interest

You are requested to address the issues raised by the Department of Culture, Heritage and the Gaeltacht (NPWS) in relation to the potential disturbance of Little Tern, a special conservation interest species (breeding) of the Wexford Harbour and Slobbs Special Protection Area (site code 004076) during construction and operation of the proposed Trinity Warf development.

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Baile Átha Cliath 1 Dublin 1
D01 V902 D01 V902



(b) Habitat loss

You are requested to provide clarity on the estimated area of permanent habitat loss of subtidal benthos in relation to the targets set as part of the Conservation Objectives for the habitat Type Estuaries [1130] and Mudflats and Sandflats not covered by seawater at low tide [1140] for the Slaney River Valley Special Area of Conservation.

It would be useful to put this predicted habitat loss in context of the natural processes occurring in the dynamic estuarine environment.

Note 1: the final figure in the Natura Impact Statement is unsubstantiated at 1,547 m² with clearer information presented in the Biodiversity Chapter and in the Benthic study. Please clarify if this takes account of the overlap between the extent of the Special Area of Conservation and the Special Protection Area as this is not clear in the Natura Impact Statement.

Note 2: It should be noted that monitoring cannot be used as a method to mitigate potential habitat loss and any uncertainty in relation to the calculation of habitat loss should be addressed in the Natura Impact Statement.

(c) In combination effects

The assessment of in-combination effects assesses other plans and projects for potential cumulative adverse effects on the Wexford Harbour and Slobbs Special Protection Area and Slaney River Valley Special Area of Conservation however, it does not take ongoing activities such as aquaculture into account. Aquaculture and recreational activities are identified as pressures and threats to these European Sites. Consideration should be given to the possibility of in-combination effects of these ongoing activities within the Estuary and the proposed development.

This information can be submitted by way of either a revised Natura Impact Statement or an addendum to the current Natura Impact Statement.

2. Traffic and Transportation

A revised Environmental Impact Assessment Report, Chapter 5 entitled Traffic Analysis (and any other chapters effected as appropriate) and a revised Traffic and Transportation Report should be submitted which includes the following:

(a) Marine Traffic/Transport

Chapter 5 of the Environmental Impact Assessment Report, entitled Traffic Analysis and the Traffic and Transportation Report address onshore traffic and transportation impacts only and does not address traffic or transport matters arising in the marine environment. You are requested to revise the documents above/provide an addendum to address marine related traffic/transport.

(b) Traffic Surveys

The traffic survey data submitted relates to December 2016 and August 2018 including the bank holiday. You are requested to undertake a traffic survey to include 24 hour Automated Traffic Counts on Parnell Street, Trinity Street and William Street Lower and any other street considered necessary and Junction Turning counts at (1) Trinity Street/King Street and Park Quay Junction, (2) Trinity Street/Sea View Avenue Junction and (3) Trinity Street/Fishers Row/William Street Lower and (4) Trinity Street/Parnell Street Junction and (5) Distillery Road/Joseph Street/Mill Road/King Street on a mid-week day during the school term. The traffic impact analysis assessment of the Traffic and Transportation report and Chapter 5 of the Environmental Impact Assessment Report should be amended to reflect any changes which may arise from the new survey information. Furthermore, a map clearly outlining the location of each of the streets and junctions should be included within the reports under 'existing traffic'.

(c) Car park survey

Please provide an updated town centre car parking survey to that undertaken in November 2016 which should include a map including the location of the car parks and an indication of the streets within the vicinity of the site where pay and display parking is in operation. The transport demand generation parking provision should be reviewed on

the basis of the results of the surveys undertaken and traffic impact analysis assessments updated to reflect same.

(d) Junction Design

Section 6.3.2 of the Traffic and Transportation report states that the new access junction will form a 4-way signalised junction with Trinity Street and Sea View Avenue. However, the modelling undertaken in the junction capacity analysis refers only to the Trinity Street and Access road junction. You are requested to undertake a review of the junction design and modelling undertaken which takes full account of Sea View Avenue.

It is also requested that you examine and outline the manner by which access to and egress from the vehicular entrance to the commercial premises to the west of the site can be maintained for loading/unloading.

The traffic impact analysis assessment of the Traffic and Transportation report and Chapter 5 of the Environmental Impact Assessment Report should be updated to reflect same.

(e) Road Safety Audit

It is stated in the documentation, Section 6.4.1.7 Environmental Impact Assessment Report and Section 11 of the Traffic and Transportation Report, that all issues raised in the RSA have been addressed/accepted so the proposed development will be satisfactory in terms of traffic operations. It is noted that the Road Safety Audit identifies 13 problems. Please provide a report or appendix to the Traffic and Transportation Report which outlines the measures undertaken to address each of the identified problems.

(f) Cycle/pedestrian access/proposals

Please provide an outline of the existing and proposed cycle lanes and pedestrian pathways on the public roads in the vicinity of the site and proposed connections from same to the cycle lanes proposed in the development. A map should be provided to outline same and a timeframe for the delivery of proposals for cycle lanes/pedestrian pathways not yet in place/subject of proposed improvements.

3. Flood Risk

Notwithstanding the consideration of flood risk in Chapter 10 (hydrology) of the Environmental Impact Assessment Report, you are requested to submit a Site Specific Flood Risk Assessment for the proposed development site with specific reference to the Justification Test set out in Chapter 5 of the Planning System and Risk Management, Guidelines for Planning Authorities 2009. Chapter 10 of the Environmental Impact Assessment Report (and other sections of the Environmental Impact Assessment Report as appropriate) should be amended to reference the SSFRA required).

4. Water and Wastewater Infrastructure

(a) In their submission to the Board, Irish Water note that it is proposed to locate elements of the proposed development in close proximity to a number of IW below ground assets in particular a 700mm diameter rising main which runs parallel to the railway line adjacent to the development site. In this regard you are requested to provide details to ensure no conflict with this rising main or other IW assets and in particular provide details of specific measures to protect the 700mm diameter rising main which Irish Water advise cannot be diverted.

Irish Water have outlined that trial holes may need to be dug to confirm the depth of the rising main to inform type of protection measures that might be required.

(b) Please provide a revised long section for the access road which provides information on the location of proposed storm sewers, foul sewers and watermains and how these would interact with the existing railway line and existing rising main.

(c) Please provide a pre-connection enquiry from Irish Water to facilitate assessment of the capacity of the Irish Water infrastructure to cater for proposed connections and to assess the design of the water and wastewater network on the site to ensure compliance with the Irish Water standards.

5. Other Matters

- (a) Please submit a copy of the Wexford Quay Economic Development and Spatial Implementation Plan referenced in the Planning Report and Statement of Consistency with Planning Policy.

- (b) Please respond to the submissions and observations received by the Board in respect of this application.


Please also note that following its examination of any information lodged in response to this request for further information, the Board will then decide whether to invoke its powers under section 175(5)(b)(i) of the Planning and Development Act, 2000, as amended, to require you to publish newspaper notice of the furnishing of any further information and to allow for inspection or purchase of same and the making of further written submissions in relation to same to the Board.

Your response to this letter should be received not later than 5.30 p.m. on the **14th October 2019**.

In this regard, please submit 3 hard copies and one electronic copy of the above information.

If you have any queries in relation to the matter please contact the undersigned officer of the Board. Please quote the above mentioned An Bord Pleanála reference number in any correspondence or telephone contact with the Board.

Yours faithfully,


Fergal Kilmurray
Executive Officer
Direct Line: 01-8737266

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