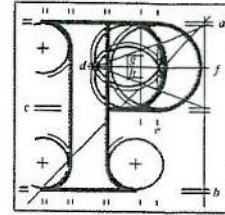


Our Ref: ABP-303726-19



An
Bord
Pleanála

Your Ref: Personal representative of Maureen Hickey (Deceased)

Maguire & Associates
6 Railway Terrace
Dublin Road
Naas
Co. Kildare
W91 NYK3

Date: 12th April 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 / Madam

An Bord Pleanála has received your recent submission in relation to the above mentioned proposed development and will take it into consideration in its determination of the matter. A receipt for the fee lodged is enclosed.

The Board will revert to you in due course with regard to the matter.

Please be advised that copies of all submissions / observations received in relation to the application will be made available for public inspection at the offices of Wexford County Council and at the offices of An Bord Pleanála when they have been processed by the Board.

More detailed information in relation to strategic infrastructure development can be viewed on the Board's website: www.pleanala.ie.

If you have any queries in the meantime, please contact the undersigned officer of the Board.

Teil
Glao Áitiúil
Facs
Láithreán Gréasáin
Ríomhphost

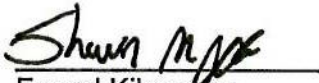
Tel (01) 858 8100
LoCall 1890 275 175
Facs (01) 872 2684
Website www.pleanala.ie
Email bord@pleanala.ie

64 Sráid Maoilbhríde
Baile Átha Cliath 1
D01 V902

64 Marlborough Street
Dublin 1
D01 V902

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: 01-8737247

Encls. PA04

MAGUIRE & ASSOCIATES

CHARTERED ENGINEERS
BUILDING DESIGNERS

CHARTERED TOWN PLANNERS
ARCHITECTS

6, Railway Terrace,
Dublin Road.
Naas.
Co. Kildare
W91 NYK3

Telephone No. (045) 876384
Mobile No. (087) 2680888
E-mail. admin@manda.ie

Our Ref: 615.2019

1st April 2019

An Bord Pleanála
64 Marlborough Street,
Dublin, 1.

Re: **Strategic Infrastructure Development** at
Trinity Wharf, Trinity Street, Wexford.
Applicant: Wexford County Council
Our clients: Personal representative of Maureen Hickey deceased
3, William Street Lower,
Wexford.

Dear Sir/Madam,

We act on behalf of the Personal representative of Maureen Hickey, deceased, who instructed us to prepare a Planning Submission in respect of the above proposed Strategic Infrastructure Development at Trinity Wharf, Trinity Street, Wexford.

Please note that our client is seeking an Oral Hearing in this instance due to the complexity and the large scale of the proposed development.

We are enclosing the following documents:

1. Planning Submission
2. Planning Fee in the sum of €50.00

Kindly confirm in writing receipt of this documentation.

Yours sincerely,




THOMAS MAGUIRE
Managing Director
MAGUIRE & ASSOCIATES

Directors: Thomas Maguire, B.E., CEng MIEI., Dip. MRTPI. Dip. Proj-Mgmt.,
Dip. Phy.Plan.Eng., Dip. Fire Safety Pract., Dip. EIA Mgmt.,
Helen Maguire.

Goldwick Services Ltd.
Registered in the Rep. of Irl. No. 232392
VAT Reg. No. IE 8232392K

MAGUIRE & ASSOCIATES

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BUILDING DESIGNERS

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W91 NYK3

Telephone No. (045) 876384
Mobile No. (087) 2680888
E-mail. admin@manda.ie

Our Ref: 615.2019

PLANNING SUBMISSION

CLIENTS NAME: Personal Representative of Maureen Hickey, deceased

CLIENTS ADDRESS: 3, William Street Lower,
Wexford.

APPLICANTS NAME: Wexford County Council

DEVELOPMENT: Strategic Infrastructure Development

ADDRESS OF DEVELOPMENT: Trinity Wharf
Trinity Street.
Wexford.,

DATE OF SUBMISSION: 1ST April 2019.



INTRODUCTION

We have been instructed by the Personal Representative of Maureen Hickey, deceased, to prepare a Planning Submission in relation to the proposed Strategic Infrastructural Development at Trinity Wharf, Trinity Street, Wexford,

OWNERSHIP OF THE LAND

We enclose copy of O.S. Map scale 1:1000 in **Appendix 1** showing land in the ownership of the Personal Representative of Maureen Hickey, deceased.

This land has been in the client's family ownership over 70 years. We would suggest that part of the applicants land holding **colour blue** on the Existing Site Layout – Trinity Drawing No: TWW – STW-OO-ZZ-DR-Z-131-1003 revision. P.01 are not in the applicant's ownership. Similar situations may arise in relation to other adjoining landholdings in William Street Lower.

CHARTERED ENGINEERS
BUILDING DESIGNERS

MAGUIRE & ASSOCIATES

CHARTERED TOWN PLANNERS
ARCHITECTS

6, Railway Terrace, Dublin Road, Naas, County Kildare W91 NYK3
Tel No. (045) 876384. Mobile No. (087) 2680888. E-mail: admin@manda.ie.

APPENDIX 1

**MAP OF SITE
OF PERSONAL REPRESENTATIVE
OF MAUREEN HICKEY, deceased
3, WILLIAM STREET LOWER.
WEXFORD.**

Land Registry Compliant Map

CENTRE COORDINATES:
 ITM 705433,621218
ORDER NO.:
 50050629_2
PUBLISHED:
 06/03/2019
MAP SERIES:
 1:1,000
 1:1,000
MAP SHEETS:
 5451-22
 5451-23

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 Dublin 8,
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LEGEND:
<http://www.osi.ie>



CAPTURE RESOLUTION:
 The map objects are only accurate to the
 resolution at which they were captured.
 Output scale is not indicative of data capture scale.
 Further information is available at:
<http://www.osi.ie>, search 'Capture Resolution'

OUTPUT SCALE: 1:1,000

STATUTORY REQUIREMENTS FOR NEWSPAPER NOTICES AND SITE NOTICES.

We have examined the Newspaper Notice prepared by Wexford County Council inserted in the Wexford People newspaper on the 12th February 2019. There was no reference to the Statutory Requirement for a Planning Fee of €50.00 to accompany any Submissions/Observations made to An Bord Pleanala in respect of this proposed development.

We note that a further Newspaper Notice as inserted by Wexford County Council in the Wexford People on 26th February 2019 regarding the Statutory Requirements for a Planning Fee of €50.00 to accompany any Submissions/Observations made to An Bord Pleanala.

It is our considered opinion that the 2nd newspaper notice on the 26th February 2019 could be mis-interpreted by any reasonable member of the general public. They may not fully understand the significance of this 2nd newspaper notice. The proposed development has not been adequately described in this 2nd newspaper notice.

In addition, some members of the General Public may not have been aware of the 2nd newspaper notice which could lead to an invalid Observation/Submission to An Bord Pleanala.

In our opinion the Newspaper Notice for this Strategic Infrastructural Development has not been advertised correctly and in accordance with the Statutory Requirements for newspaper notices.

In the interest of fairness, justice and reasonableness the newspaper notice for this Strategic Infrastructural Development should be re-advertised again correctly with new Site Notices erected on the site.

We attach copy of Newspaper Notice dated 12th February 2019 and 26th February 2019 for your attention in **Appendix 11**

MAGUIRE & ASSOCIATES

CHARTERED ENGINEERS
BUILDING DESIGNERS

CHARTERED TOWN PLANNERS
ARCHITECTS

6, Railway Terrace, Dublin Road, Naas, County Kildare W91 NYK3
Tel No. (045) 876384. Mobile No. (087) 2680888. E-mail: admin@manda.ie.

APPENDIX 11

(A) COPY OF NEWSPAPER NOTICE DATED 12TH FEBRUARY 2019

(B) COPY OF NEWSPAPER NOTICE DATED 26TH FEBRUARY 2019

Comhairle Contae
Loch Garman
Carricklawn, Wexford Y35 WY93



053 919 6000
www.wexfordcoco.ie
customerservice@wexfordcoco.ie

Special Projects

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, Boreen, in the barland of Traillin, Wexford Town and adjacent areas of foreshore within Wexford Harbour.

The proposed application area is 5.61 ha, comprising both landward and marine areas, and includes areas at Trinity Wharf, Trinity Street, Seaview Avenue, Paul Quay Car-Park and areas within the barland of Wexford Harbour. The development site lies adjacent to and partly within the Slaney River Valley Special Area of Conservation and the Wexford Harbour and Slabs 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. 13,750 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. 6,620 m² gross floor area providing 56 apartments (9 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. 1,535 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. 500m 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. 167 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,
- 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 0900 to 1300 and 1400 to 1600 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 1030 to 1730 Monday, Wednesday, Friday & Saturday (except Mondays and Saturdays on Bank Holiday weekends) and 1030 to 2100 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 1730 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: 01 858 8100).

Pat Collins
County Secretary
12th February 2019

Street Lights Broken?
Report on www.deadsureapp.com

Outside office hours call 1890 686 777
Register on www.mapalert.com for free text and email alerts about service disruptions in your locality

Planning app, lists available at
www.wexfordcoco.ie/planning

UNDATED
LDG
ASD

AN BORD PLEANALA
01 APR

Comhairle Contae Loch Garman

Carricklawn, Wexford Y35 WY93



053 919 6000

www.wexfordcoco.ie

customerservice@wexfordcoco.ie

Special Projects

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

Mixed-use urban quarter redevelopment of a brownfield, derelict site, as well as development within the foreshore at Trinity Wharf, Trinity Street, Seaview Avenue, Paul Quay Car-Park and areas within the foreshore in Wexford Harbour, Wexford.

In compliance with a request by An Bord Pleanála, Wexford County Council hereby advises by way of clarification to the public notice dated the 12th February, 2019 that any submissions/observations to the Board must be accompanied by a fee of €50 (except for certain prescribed bodies).

The application may be viewed at the offices of Wexford County Council, An Bord Pleanála and Wexford Town Library.

As previously referred to in the public notice dated the 12th February, 2019, any submissions/observations must be received by the Board not later than 5.30p.m. on the 1st April 2019.

Gorey Municipal District

The Men's Shed Gorey, a community focused charitable organisation, is seeking a c.1,000 sq. ft vacant premises within c. 3 km of Gorey Town, from which to operate a workshop and recreation centre. The unit should be connected to all utilities, be reasonably well insulated and have vehicular access. A unit in need of some repair might suit.

Low rent or rent in lieu of maintenance desirable, but can be negotiated. The Men's Shed has full Public Liability Insurance.

Please contact Bob at 086 1027377 or Donnacha at 087 7012356

New Ross Municipal District

New Ross Pilot Shop Front Improvement Scheme 2019

New Ross Municipal District has a scheme available to assist Business Owners / Operators to carry out works which will improve the exterior appearance of their business premises.

Any business premises located on South St, North St, John St, Mary St, Quay St, The Quay or Charles St. is eligible to apply under the scheme. Funding is restricted to a maximum grant of 50% of the eligible costs of the works, and is subject to a maximum grant of €1000.

Tel 051 421284 or email david.lee@wexfordcoco.ie

The closing date for receipt of completed applications is 30th September 2019.

Sinéad Casey
District Manager

Fire Service

Fire Charges Waiver Scheme

Wexford County Council operates a waiver scheme for fire brigade assistance charges. The scheme is means tested based on household income. If you are in receipt of any form of social welfare e.g. job seeker's allowance, old age pension, etc, you may be eligible for a waiver.

Application forms may be obtained from the following:

Wexford County Fire Service HQ, Clonard Avenue, Wexford, Y35 DK54
Telephone: 053 919 6585 or 053 919 6588 E-mail: firedept@wexfordcoco.ie
Web: www.wexfordcoco.ie/emergency-services/fire-services

Roads

Section 75 of Roads Act 1993 Temporary Closing of Roads

Notice is hereby given that Wexford County Council intends to close the road listed hereunder to vehicular traffic from Tuesday 19 March 2019 to Monday 15 April 2019, to facilitate construction of the New Ross Bypass Scheme.

Road Closure: L4026-1 at Stokesdown from the Stokesdown Port Roundabout to the Stokesdown Under Bridge

Alternative Route: From Stokesdown Port Roundabout to Camlin to Landscape to Oldcourt to Dunganstown to the Stokesdown Under Bridge via the L4026, R733, L8050, L8052 and the L4026.

Alternative routes will be signposted. Local access will be facilitated.

Any person wishing to object to the closing of this road should lodge the objection, in writing, to the County Secretary before 12.00 noon on Monday 4 March 2019.

Personnel

Wexford County Council invites applicants for the following post:

Assistant Foreman (Craft – Mechanic) Initial Assignment to Machinery Yard, Enniscorthy

Selection for all posts will be by means of interview and candidates may be shortlisted based on applications submitted. Panels may be formed from which future vacancies may be filled.

Qualifications, application forms and further particulars for all posts are available from: Customer Service (Block F), Wexford County Council, Carricklawn, Wexford. Phone 053 919 6000 or visit our website at www.wexfordcoco.ie

Closing date for receipt of completed application forms for all posts is:

5.00 pm on Thursday 7th March 2019

Wexford County Council is an Equal Opportunities Employer

Procurement

Wexford County Council Tenders

Wexford County Council is currently running the following tender competitions. If you wish to obtain further information and make a submission for any of the tenders please visit www.stenders.gov.ie.

Tender Description	Tender Reference	Closing Date
Provision of Digital Orthophotography	145924 - 2/IT/2019	28/02/2019 @ 16.00
Formation of panel for small building works, to carry out various repairs & refurbishments on behalf of Housing Maintenance, Wexford County Council.	125982 – 43/Hous/2017	N/A




Would you like to:



- Take your budding business idea to the next level?
- Create a business or social enterprise that solves a local or global problem?

Join us for Gorey Startup Weekend at The Hatch Lab on 1st-3rd March to Kick-Start your idea!



The Hatch Lab
1411 Business Park
Kilnashulla
Covey Co. Wexford

Get Tickets

#HATCHLAB @HATCHLAB info@thehatchlab.ie

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Report on www.deadsureapp.com

Outside office hours call: 1890 666 777.
Register on www.mapalserter.com for free text and email alerts about service disruptions in your locality

Planning app. lists available at www.wexfordcoco.ie/planning



CAR PARKING

The car parking standards are set out in Table 4 Car Parking Standards Page 116 of the Wexford Town and environs Development Plan 2009-2015 as extended.

CAR PARKING REQUIREMENTS

120 Bedroom Hotel 1 space per bedroom	Total =	120
58 apartments 1.5 space per apartment	Total =	87
Office Building A 5450 Sq. 1 space per 25 sq.m	Total=	218
Office building B 6105 sq. 1 space for 25 sq.	Total=	244.2
Office building c 4990 sq.m 1 space per 25 sq.m.	Total=	199.6
Cultural / Performance Centre 2945m ² 1 space per 25 sq.m	Total=	117.80
Public House/Restaurants 1530 m ² 1 space per 25 sq.m.	Total=	61.20
64 Berth Floating Boom Marina No Standards shown Would consider 2 space per berth to be reasonable	Total=	<u>64</u>
OVERALL TOTAL CAR PARKING REQUIREMENTS		1,111.9
Say one thousand one hundred and twelve car parking space		1112
Total amount of car parking to be provided on site =		509
SHORTFALL in car parking	=	603

COMMENT ON PARKING DEMAND SECTION 5.48

The Statements “ *Parking Demand generated by the offices has been estimated on 63% of employees driving to work* “

and

“*Events and Conferences in the Cultural and Performance Centre will rarely be held at times which coincide with office hours* “

taken Together with Conclusions in Table 5.11 that the proposed parking provision at peak development is 509, would appear to be extremely optimistic for the car parking requirements.

There is no factual basis or information provided in this traffic documentation to suggest that the peak demand for car parking will be 509.

Whilst accepting the fact that there will be some overlap of car parking demand and requirements during the 24 hour period, the figures for car parking requirements of 1,112 car parking spaces suggest otherwise. The peak demand according to the traffic Analysis of 509 car parking spaces works out at approx. 45% of the total car parking requirements of 1,112 car parking spaces, as set out in the Wexford town and Environs Development Plan 2009 – 2015 as extended.

COMMENT

In our opinion, the lower figure car parking figure requirement of 509 will lead to serious on-street car parking in the immediately vicinity of this site.

COMMENT ON TRAFFIC ANALYSIS REPORT ON WILLIAM STREET.

The surrounding Road Network which includes William Street to the south, forms part of the R730 route to the Rosslare roundabout and the N11 and N25 has not been considered adequately in the Traffic Analysis Report. According to the Traffic Analysis Report it is the *“Most direct route between the Site and N11/N25 By-Pass”*

The following issues have not been addressed adequately for William Street:

- Poor road alignment of William Street.
- Road width of William Street
- Footpath widths of William Street
- Car parking requirements for residents
- Impact of construction traffic of William Street on the old residences in William Street.

Our observations on this matter suggests that there will be considerable loss of car parking for residents on William Street, as the overall carriageway width between the front of the residences on each side of William Street is not adequate to cater for the large traffic flows associated with this Strategic Infrastructural Development together with the lack of requisite carriageway widths, car parking widths and footpath widths for the safe movement of vehicles on William Street.

COMMENT

The “Traffic Impact” on William Street on the physical road infrastructure together with the loss of on-street car parking for residents of William Street must be adequately address by the applicants – Wexford County Council.

IMPACT OF PROPOSED STRATEGIC INFRASTRUCTURAL DEVELOPMENT ON THE RESIDENTS ON THE EAST SIDE OF WILLIAM STREET – House no’s 1 – 63

The residential properties number 1 to 63 William Street lie within the 500m Study area of this proposed Infrastructural Development site at Trinity Wharf. Some of the residential properties are within 75m of the high rise buildings proposed. We have examined some of the drawings submitted to An Bord Pleanala, in particular Drawing No: TWW –STW-00-ZZ-DR-A-131-2050 Revision P – 01.

Titled Proposed Site Sections Sheet 1 of 3

We note that Sections 2 and 3 do not include a section showing the relative heights of the residences on William Street and the high rise buildings proposed.

The following lists of "Impacts" have not been addressed adequately in the documents submitted to An Bord Pleanála.

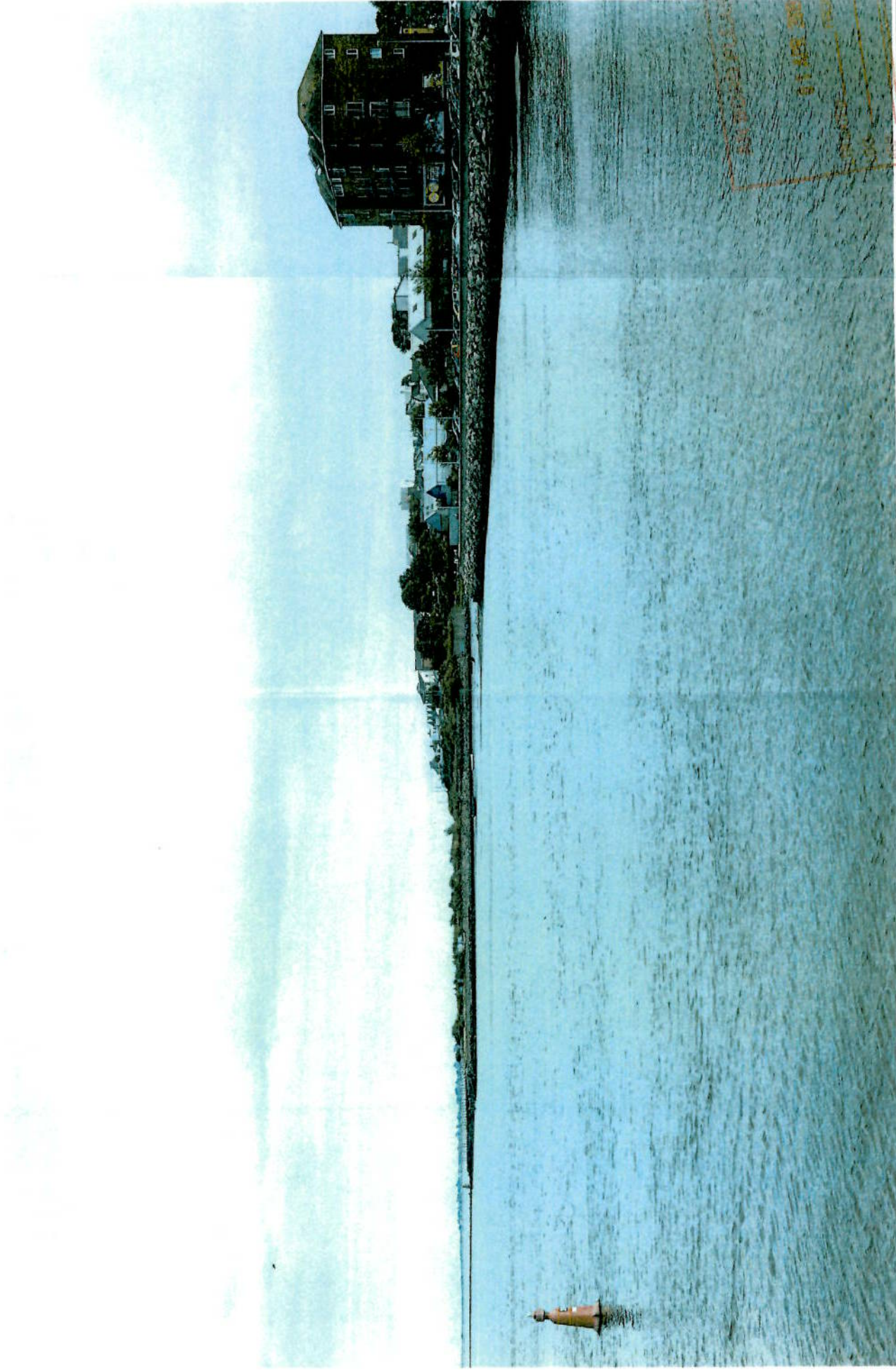
Impact on the residential amenities of the Existing Residences on William Street.

1. (a) Serious and profound visual impact on the proposed development on the "Existing Residences" on William Street We would draw your attention in **Appendix 111** to figures 11-26 and 11.27 submitted. These photographs clearly demonstrate the "Catastrophic Impact that these proposed high rise buildings will have on the existing 2-storey residences on William Street.
(b) In addition, we enclose in **Appendix IV** figures 11.12 and 11.13 showing the 2-storey residences on William Street and the serious and profound visual impact that this large scale high rise development will have on these 2-storey residences.
2. Impact on Site boundaries – there are no proposals.
3. Noise Impact on existing residences during construction.
4. Vibration Impact on existing residences during construction.
5. Impact on car parking on William Street.
6. Impact of offices overlooking existing residences on William Street.
7. Devaluation of property values
8. Impact on human health
9. Impact on Air quality
10. Time scale of development.

APPENDIX IV

(A) FIGURE 11.12
VIEWPOINT EXISTING

(B) FIGURE 11.13
VIEWPOINT PROPOSED.



Project Title	TRINITY WHARF DEVELOPMENT
Project Name	VIEWPOINT 05 EXISTING
Drawing Number	TRWH - ROD - HGN - SW/AE - DR - EN
Scale (A1)	AS SHOWN
Date	December 2015
JOB No.	18 122

 FROD CONSULTING ENGINEERS Environmental 75 CHURCH LANE, DUBLIN 2, IRELAND T: 01 254 8820 F: 01 254 8820 WWW.FROD.CO.UK	Checked: GM Drawn: GM Approved: MK Date: 01/01/2016
--	--

**TRINITY WHARF DEVELOPMENT
ENVIRONMENTAL IMPACT
ASSESSMENT REPORT**

(see notes in Figures 11.1 & 11.2
of Volume 3 for details)



STW
Scott Talton Walker
ARCHITECTS



Wexford
County Council



Project Title: TRINITY WHARF DEVELOPMENT
 Drawing Title: VIEWPOINT 05 PROPOSED
 Drawing Number: TRWH - RCD - HCN - SW_AE - DR - EN
 Scale A1:1 AS SHOWN Date: December 2018 Job No: 19-133

Author: Ayns House, Arena Road, Bandon, Co. Wexford
 T: +353 (0) 1 234 0800
 F: +353 (0) 1 234 0820
 www.rod.ie



Drawn: BM Checked: GM Design: GM Approved: MJK
 Date: 19/12/18
 Scale: 1:1000
 Status: Stage Approval

TRINITY WHARF DEVELOPMENT
 ENVIRONMENTAL IMPACT
 ASSESSMENT REPORT

Prepared by Pederson Focus Ltd.
 (see notes in Figures 11.1 & 11.2
 of Volume 3 for details)



APPENDIX 111

(A) FIGURE 11.26
VIEWPOINT EXISTING

(B) FIGURE 11.27
VIEWPOINT PROPOSED



STW
Scott Tallon Walker
ARCHITECTS
ENGINEERS

(see notes in Figures 11.1 & 11.2
of Volume 3 for details)

TRINITY WHARF DEVELOPMENT
ENVIRONMENTAL IMPACT
ASSESSMENT REPORT

FROD Consulting Engineers
Civil Structural / Mechanical / Environmental
200 UNION & GERRAVAN
WEXFORD
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Company	Director	Manager	Engineer	Assistant	Surveyor	Secretary
MR	DR	MR	MR	MR	MR	MS

Attn: Mr. Alan
151-D-17859

Project No:	18P	Client:	TRINITY WHARF DEVELOPMENT
Phase:	UUG	Scale:	ELAR
Drawn:	TRWH	Issue:	SW/AE
Checked:	TRWH	Issue:	SW/AE
Issue Date:	18/07/2018	Issue Date:	18/07/2018
Issue No.:	18-133	Issue No.:	18-133
DO NOT SCALE FOR DIMENSIONS			



Prepared by Pederson Focus Ltd.
(see notes in Figures 11.1 & 11.2
of Volume 3 for details)

TRINITY WHARF DEVELOPMENT

ENVIRONMENTAL IMPACT
ASSESSMENT REPORT



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Drawn	Checked	Approved	Submitted/Case/Authorised
IMA	GM	GM	SF - SHARF APPROVAL

Project Name: TRINITY WHARF DEVELOPMENT

Figure 11.27
VIEWPOINT 12 PROPOSED

Scale	Date	Drawn	Checked	Approved	Submitted/Case/Authorised
AS SHOWN	December 2018	TRM	RGD	HGN	SW/AE

COMMENT

We note that there was no direct consultation by the applicant - Wexford County Council with our client of 3 William Street Lower who is most severely impacted by this proposed Strategic Infrastructural Development.

The Site Map of Wexford county Council submitted in respect of 3 William Street is **inaccurate**. – Site Location map Drawing No: TWW-STW-POO-ZZ-DR-A-131-1000 Revision PO1, refers.

We have submitted copy of Map of the property showing the Site boundaries that has been in the objectors family ownership for the 70years.

The proposed development will interfere with our clients view of Wexford Harbour.

The current proposal will have a significant and profound impact on the residential amenities of this property at 3 William Street Lower.

CONCLUSION

Despite the unlimited resources of the applicants – Wexford County Council, this current proposal for this site is poor in quality. In particular, the level of analysis by the various contributors of the significant and profound impact that this high rise development will have on the existing residents of enclave of William Street leaves much to be desired.

The whole concept of the EIAR process is that the case will be presented in a fair and reasonable manner, taking into account the facts of the case. However, in this instance, the significant and profound impact on the residential amenities of William Street has largely been ignored.

Some of the residential properties at William Street are within 75 metres of the large scale buildings, yet the profound and significant impacts on this long established residential enclave have not been considered adequately in the documentation submitted to An Bord Pleanala.

We would urge An Bord Pleanala to reject this proposal in its current format.

