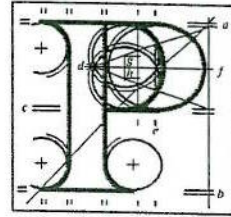


Our Ref: ABP-303726-19



An
Bord
Pleanála

Stephen Shakeshaft and Others
9 William Street
Wexford
Co. Wexford

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

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.

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: 01-873 7247

Teil	Tel	(01) 858 8100
Glaos Áitiúil	LoCall	1890 275 175
Facs	Fax	(01) 872 2684
Láithreán Gréasáin	Website	www.pleanala.ie
Ríomhphost	Email	bord@pleanala.ie

64 Sráid Maoilbhríde
Baile Átha Cliath 1
D01 V902

64 Marlborough Street
Dublin 1
D01 V902

**Submission regarding proposed
development by Wexford County Council
of Trinity Wharf Wexford Town**

WEXFORD PLEANALA
LDG- 014628-19
ASP-
29 MAR 2019
Fee: € 50 . Type: PMD
Time: By: Reg Post

Stephen Shakeshaft

9 William Street Wexford

Pauline Shakeshaft

9 William Street Wexford

Aoife Byrne

5 William Street Wexford

Scope and style of proposed development

We appreciate the ambition of Wexford county council in their intention to bring new opportunities to Wexford town, however we feel that the current proposals will irrevocably change the area in which we live.

The proposed development will take place within a primarily residential area, with established housing and settled residents. The imposition of such a high density development is not sympathetic to these existing residential areas. This new development appears to us ill thought out and not in keeping with either the immediate area or town itself; it seems an 'off the shelf' plan mirroring numerous others both here and abroad. There seems little thought as to how the site will develop in the coming years, the new development is planned to be sitting alone, with no through pedestrian traffic to other established areas, and this creates a danger of the development becoming a 'ghost town' at evenings and weekends. The plan does not include anything which would organically connect it with the existing town quays, and as such any residents or hotel guests would be one-way traffic towards the town centre. The proposal to use such an iconic and well positioned site as a glorified business park appears both short sighted and naive. A less high density better thought out development including more open spaces and better public facilities, with a strong local identity, would stand a far better chance of attracting the desired new investors into the area as well as providing the town with a sustainable and unique resource.

Traffic plan

Our overriding concern is that of traffic, the proposed development will greatly increase the amount of traffic using the William Street/Trinity Street corridor (R730); this is already operating above capacity as evidenced by the considerable traffic queues occurring daily from the quays to Maudlintown. It is the main arterial road from South County Wexford into the town centre and as such is the main route into the large town centre car parks on Paul Quay and Stonebridge. The route also handles considerable traffic from Rosslare Europort, many of whom then cross Wexford bridge, whilst we appreciate that some of this will be alleviated upon the completion of the N11 bypasses, the route will continue to carry considerable volumes of traffic. We note that the traffic survey in the application was conducted over the August bank holiday of 2018, and did not include either William Street or Fishers Row, this of course bears no relation to the true usage of the road, and we suggest a new survey be conducted covering a time period and area which reflects the density and types of road user.

Parking

There appears to be insufficient parking provided on site for the amount of persons proposed to be using it. If parking were to overspill from the site, as can be expected from the current proposals, there is little in the way of spare parking capacity in the area, the majority of the housing is terraced with residents utilising the existing on street parking. Whilst again we understand that the development is aiming to reduce car usage in line with national objectives, there are no alternatives provided in the plan. Presently there are very little public transport facilities in the immediate area

AN BORD PLEANALA
29 MAR 2019
LTR DATED _____ FROM _____
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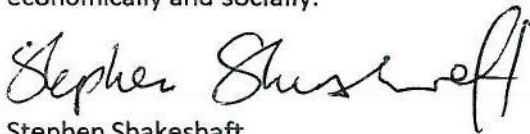
and the current plan has nothing to address this. We suggest that Ianrod Eireann be approached and a plan formulated to use the railway line and existing car parks to create a carless development. The planned main car park for the development is proposed to be a multi storey car park situated approximately 100feet from the rear of our properties. No consideration appears to have been given to residents regarding privacy or noise and light pollution, presently there is no screening from the rear of the properties onto the site and there is nothing within the plan which will protect the right to privacy of residents on the eastern side of William Street.

Construction Phase

The construction phase of this plan is proposed to be 80 months, we obviously have grave concerns regarding this as we, as residents of William Street will be most affected by the noise and pollution associated with it. A building site less than 200feet from our properties for 6 ½ years will have considerable impact upon our lives. Nothing has been proposed so far to lessen this impact and no approaches have been made to either hear our concerns or inform us about what is intended to be carried out.

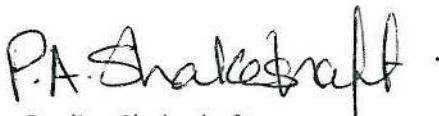
Conclusion

We, along with the majority of local residents welcome development of Trinity Quay, however we feel that this proposal is ill thought out, rushed, and unsympathetic to the needs of both the town and local residents. We feel that this application should be refused and a proper consultation take place with all interested parties a new plan formulated to use the Quay in a way that is viable both economically and socially.



Stephen Shakeshaft

Stephen_shakeshaft@live.co.uk 0871095704



Pauline Shakeshaft

paulinea.kelly@btinternet.com



Aoife Byrne

aoifebyrne78@gmail.com

