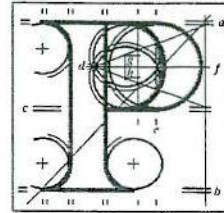


Our Ref: ABP-303726-19



An  
Bord  
Pleanála

Alan & Mary Clancy  
49 William Street  
Wexford Town  
Co. Wexford  
Y35 X0E0

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](http://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

Tel	Tel	(01) 858 8100
Glaó Áitiúil	LoCall	1890 275 175
Facs	Fax	(01) 872 2684
Láithreán Gréasáin	Website	<a href="http://www.pleanala.ie">www.pleanala.ie</a>
Ríomhphost	Email	<a href="mailto:bord@pleanala.ie">bord@pleanala.ie</a>

64 Sráid Maoilbhríde	64 Marlborough Street
Baile Átha Cliath 1	Dublin 1
D01 V902	D01 V902

LDG- 014107-19.  
ABP- \_\_\_\_\_  
11 MAR 2019  
Fee: € 50 Type: Cheque  
Time: - By: Reg Post

3<sup>rd</sup> march 2019

An Bord Pleanála,  
64 Marlborough Street,  
Dublin 1,  
D01V902.

49 William Street,  
Wexford Town,  
Co.Wexford,  
Y35X0E0  
0876408572 (Mary)

**RE: Application for Approval for a proposed Development at Trinity Wharf, Trinity Street, Wexford, Co. Wexford.**

A Chara,

Please find enclosed our submission of objection to the proposed Development at Trinity Wharf, Trinity Street, Wexford.

We, Alan & Mary Clancy, are the Owner and Occupier of 49 William Street, Wexford Town.

Our residence backs on to the proposed site. While we can acknowledge the economic benefits of the proposed Development, we have significant grave concerns. Our house and garden enjoy uninhibited and exceptional views of both the Sea and Wexford harbour, which we have enjoyed for the last 20 years, having bought the house for its picturesque view of the sea and harbour. Our house will be one of the very few homes where the proposed development will obstruct the only view to the harbour and sea. Please see section 11 Landscape and Visual. **See photos attached taken from our home and garden.**

When the Development was first proposed we called to the Wexford County Council Headquarters in Oct 17 but no plans were available. We also called on the 19<sup>th</sup> January 2018 where we passed on our contact details so we could be kept informed of any developments with same. We then attended the Public Information Evening on Wednesday 5<sup>th</sup> September 2018 in the Pike Room, Talbot Hotel. We spoke to Mark from the Special Projects Department (Wexford County Council) and from viewing and discussing the master plan with Mark he agreed and acknowledged that our view would be impacted greatly by the residential apartments and the five-storey office building proposed in the plans, as they would be directly in front of our existing garden.

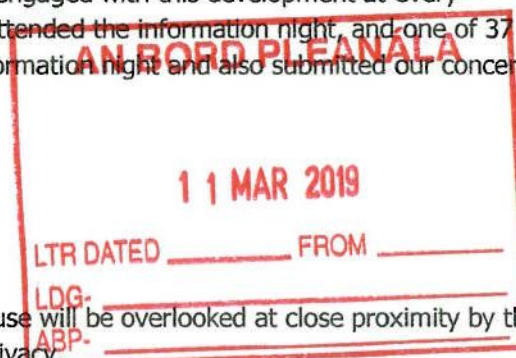
The proposed five-storey residential building (with a height of c.15.0m- ground floor to roof plant level) and the five-storey office building type A – HQ (with a height of c. 20m – ground floor to roof plant level) totally blocks our view of the Sea and Harbour, and is an imposing view on our property and the prevailing visual amenity of our home garden. These proposed buildings are way and far beyond the average ridge heights in this area of the town, and its planning to-date, and is totally misaligned with the area in this regard.

We were informed also at the meeting that the present ground level of the site will have to be raised for the foundations of the development increasing the overall height of the apartments and office building even further.

As future-impacted residents of William Street, we have engaged with this development at every opportunity, we were one of 80 concerned people who attended the information night, and one of 37 who submitted our written observations at the public information night and also submitted our concerns online.

#### **Further points of issue.**

- Our established open style home garden and house will be overlooked at close proximity by the Apartments, thus completely losing our family privacy.
- Our garden has a "countryside feel" and peaceful environment which we feel would be lost with this development due to noise levels, construction traffic and air quality, and the resultant close-proximity building usage.
- We are worried about the significant impact of current health benefits and wellness with the loss of our view and sea-air exposure of the sea as new research has shown in a study carried out by the Economic and Social Research Institute (ESRI) "that those living with extensive" sea views were deemed to be at lower risk of depression and mental health issues (please see attached study) also see section 11 Landscape and Visual Table 11.4 (**High**). If this development proceeds, we will only have a view of five-storey apartments and five-storey office block. This is a significant impact to us and our family members.
- We feel we would be at a monetary loss as the proposed apartments will be sold at a premium with the view of the sea and harbour as the unique selling point in other words "OUR VIEW" - see section 11 Landscape and Visual (*There are considerable views of scenic quality from the site. The most striking element of the site is its waterfront location, surrounded as it is by water on three sides. The proximity to water, and the views across the water over Wexford Harbour, are key characteristics of the site*). We have been advised by auctioneers that the view of the sea and harbour from our garden and home would be a substantial selling point for our property, thus we are now put at risk as our house will be devalued, and opportunity reduced, by loss of sea view and spatial setting (see figures 11.24 viewpoint 11 existing and figure 11.25 viewpoint 11 proposed).
- We are concerned about the volume of traffic in William street if this proposed development should proceed, in particular the suggested traffic layout, new vehicular entrance road with a signalised junction on Trinity Street. We received no information in relation to traffic changes nor was there any plans shown at the public consultation night. The only access road for the Wexford Quays is William Street. William Street, being an older established part of Wexford Town, is a busy area and already experiences traffic delays particularly in the summer months. There are eight commercial outlets also bringing traffic into this area. For example, a local business such as



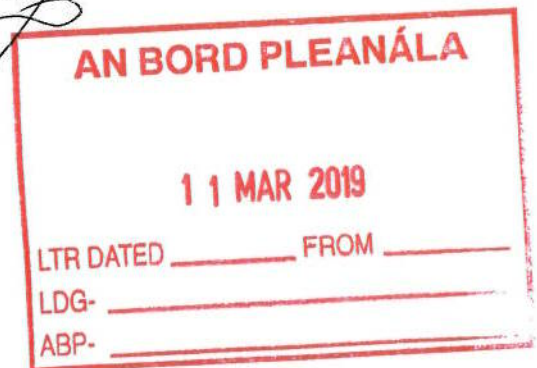
McMahon Building Supplies, Trinity Street, will lose customer parking and will have nowhere to offload deliveries. That is just one example of the area impact. We believe the introduction of traffic lights at Trinity Street will only exacerbate the backlog of traffic up William Street. The removal of parking spaces in Trinity Street will only lead to residents in Trinity Street / Seaview Avenue and others parking their vehicles further up in William Street, whose residents already find it extremely difficult to find parking reasonably close to their homes – as these streets are all joined as one. Traffic Impact: we do not believe that it will only have a moderate impact on traffic (see section 5.4.1). Further to this is the HPC SALES LTD planning application for the construction of 45-unit block of apartments on the old C&D site, Trinity Street to add to further extra traffic.

You are welcome to visit our property to assess the impact of this development on our home and our current quality of life.

Yours Sincerely,

*Alan Clancy & Mary Clancy*

Mary & Alan Clancy



AN BORD PLEANÁLA

11 MAR 2019

LTR DATED \_\_\_\_\_ FROM \_\_\_\_\_

LDG- \_\_\_\_\_

ABP- \_\_\_\_\_

# Elderly with sea view at lower risk of depression



1

Stock photo



[Conor McCrave](#)

December 11 2018 2:30 AM

- Elderly with sea view at lower risk of depression

Independent.ie

Older people living with a sea view are at less risk of developing depression than those with no view at all, new research has shown.

<https://www.independent.ie/life/health-wellbeing/mental-health/elderly-with-sea-view-at-lower-risk-of-depression-37614722.html>

<https://www.independent.ie/incoming/article35930665.ece/b0a19/AUTOCROP/h342/Pensions.jpg>

- [Email](#)

Older people living with a sea view are at less risk of developing depression than those with no view at all, new research has shown.

A study carried out by the Economic and Social Research Institute (ESRI), using data from the Irish Longitudinal Study of Ageing, found the presence of a "blue space" had substantial benefits for the mental health of older residents living nearby.

The research combined data from a survey carried out on people aged over 50, which asked them to document their mental health history before then comparing the history to the location of their homes.

Those living along the coast were shown to have a lower risk of depression, attributed to greater physical activity and social interaction, while those living with "extensive" sea views were deemed to be at the lowest risk.

Anne Nolan, a researcher with the ESRI who conducted the study, said the findings should be used to influence public policy.

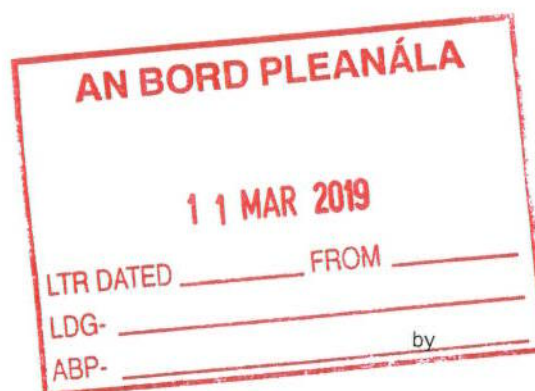
"These findings underlie the public health benefits of policies to protect and enhance coastal blue spaces, and suggest that urban planning should take these benefits into account," she said.

However, the study also points to the higher cost of buying and renting properties in coastal locations, due in part to a greater variety of amenities and leisure activities.

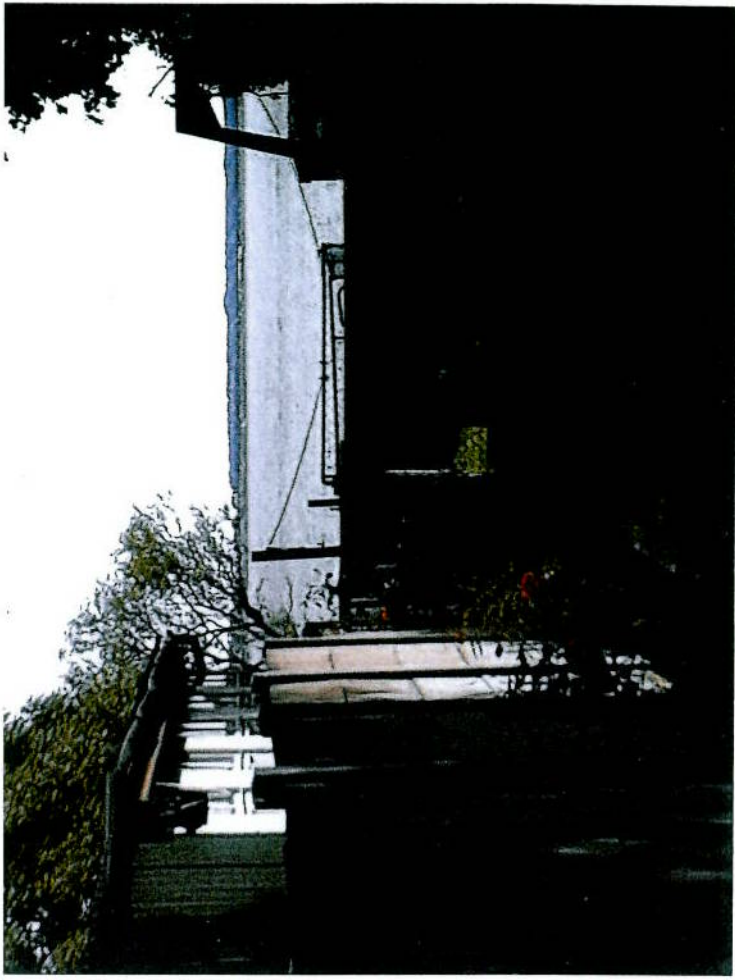
It also pointed to a link between those on a lower income and a risk of developing depression.

Irish Independent

**PROMOTED LINKS**









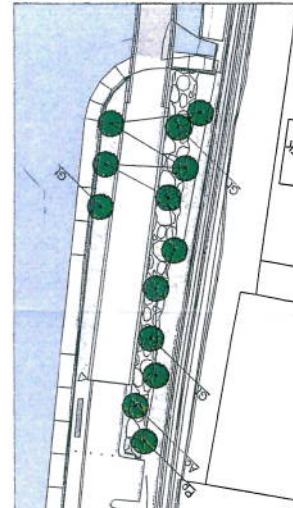
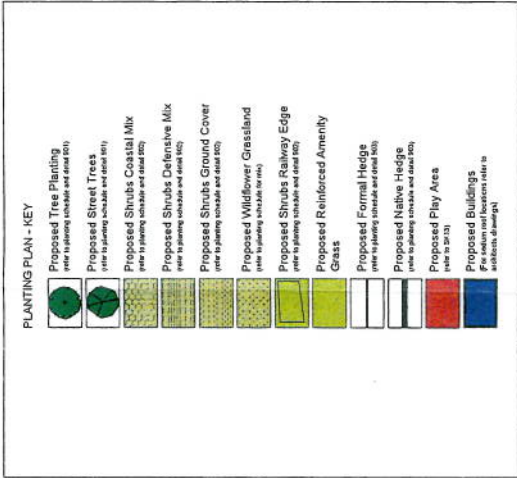
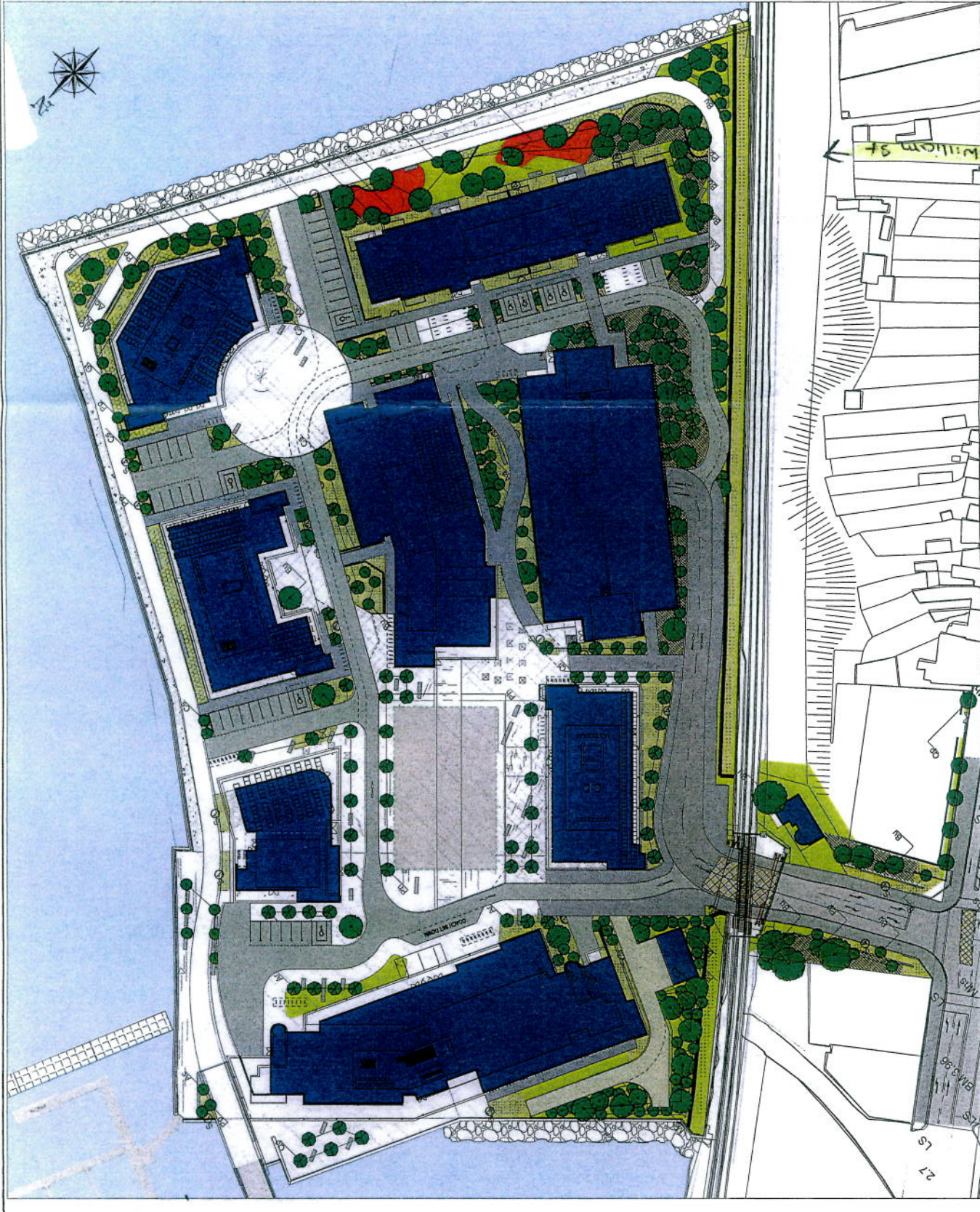
AN BORD PLEANÁLA

11 MAR 2019

LTR DATED FROM

LDG-

ABP-



NOTE: This drawing shall be read in conjunction with the Landscape Architecture Drawings

Project Name	TRINITY WHARF DEVELOPMENT
Client	LANDSCAPING AND PUBLIC REALM FACILITIES
Drawn By	TRWH - RCD - GEN - SW_AE - DR - CH - 4051
Checked By	AS SHOWN
Date	December 2018
Scale	1:1000

**FROD**  
Consulting Engineers  
Civil - Structural - Transportation - Environmental

At Scale 1:1000  
As Shown

TRINITY WHARF DEVELOPMENT  
PLANNING

**STW**  
Scott Tallon Walker  
Architects

**Wexford**  
County Council

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AN BORD PLEANNÁLA  
 LTR DATED 11 MAR 2019  
 LDG. FROM  
 ABP.

EMERGENCY  
 ENTRANCE  
 WHARF ACCESS  
 REQUIRED



**STW**  
 Scott Tallon Walker  
 ARCHITECTS

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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 Road, Sarsfield  
 Dublin 18, Ireland  
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 f +353 (0) 1 294 0820  
 www.frod.ie

Consulting Engineers  
 CIVIL - STRUCTURAL - TRANSPORTATION - ENVIRONMENTAL

Drawn: IM    Designed: GM    Checked: GM    Approved: MK    Sustainability Code - Description: S4 - Stage Approval

Project Stage	E.I.A.R.				
Project Title	TRINITY WHARF DEVELOPMENT				
Drawing Title	Figure 11.24 VIEWPOINT 11 EXISTING				
Drawing Number	Project	Originator	Volume	Location	Type   Role   Number
AS SHOWN	TRWH	ROD	HGN	SW_AE	DR - EN - 4011.24
Scale (A1)	Date:	December 2018			Job No.: 18.133
					Rev: -



Pedersen Focus

Project Stage	E.I.A.R.						
Project Title	TRINITY WHARF DEVELOPMENT						
Drawing Title	FIGURE 11.25 VIEWPOINT 11 PROPOSED						
Drawn	IM	Designed	GM	Checked	GM	Approved	MK
Scale (A1)	AS SHOWN	Date:	December 2018	Job No:	18.133	Rev:	-

**FROD**  
FOUCHAN & O'DONOVAN  
Consulting Engineers  
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Suitability Code - Description  
S4 - 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)

**STW**  
Scott Tallon Walker  
ARCHITECTS

**Wexford**  
County Council