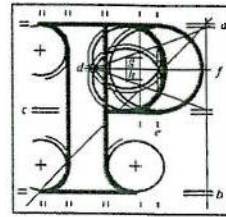


Our Ref: ABP-303726-19



An  
Bord  
Pleanála

Yvonne Jackson  
Fáilte Ireland  
89 - 95 Amiens St  
Dublin 1

Date: 15th 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 Madam

An Bord Pleanála has received your submission in relation to the above mentioned proposed development and will take it into consideration in its determination of the matter.

The Board will revert to you in due course in respect of this 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: 01-8737247

Encls. PA09

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D01 V902

64 Marlborough Street  
Dublin 1  
D01 V902



An Bord Pleanála  
64, Marlborough Street.  
Dublin 1.  
D01 V902

By e-mail to: [bord@pleanala.ie](mailto:bord@pleanala.ie)

1st April 2019

**RE- PL26 .303726**

*In accordance with Section 226 of the Planning and Development Act 2000 as amended, Wexford County Council proposes to seek the approval for a proposed development at Trinity Wharf, in the townland of Town parks, 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 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.*

Dear Sir/ Madam,

I refer to the above application which is currently registered with An Bord Pleanála under Section 226 of the Planning and Development Act 2000 as amended, Wexford County Council proposes to seek the approval for a proposed development at Trinity Wharf, in the townland of Town parks, Wexford Town and adjacent areas of foreshore within Wexford Harbour.

The proposed development includes a new sustainable urban quarter with a high quality public realm, mix of modern office space, hotel accommodation, multi-storey car parking, a landmark cultural and events building and residential units. The proposed development also includes the provision of a 64-berth marina and a new boardwalk linking Trinity Wharf with Paul Quay and the Crescent in Wexford Town.

Wexford is strategically located within Ireland's Ancient East, one of Fáilte Ireland's four brands promoting Ireland to international tourists so they will visit, stay longer and spend more.

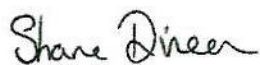
Wexford offers a good accommodation base to serve both the overseas and domestic tourism market, the proposal for this new hotel at Trinity Wharf would be a valuable addition to the accommodation stock in Wexford.

The proposed cultural/performance centre will further enrich the high quality tourism and cultural offering in Wexford and will add to the town's high end offerings such as the renowned International Opera Festival. Public realm supports public interaction, contributes to place making and can transform towns into high-quality places to live, visit and invest, encouraging day and evening economies. With that in mind Fáilte Ireland welcomes the inclusion of a public plaza in the proposed development. A 64-berth floating boom marina in Wexford harbour would enhance access to the water and shoreline. It should be noted that many tourists, who visit Ireland engage in activities and partake in sport and recreational activities along the coast. For the majority of visitors, access to the coastline is from the land and, therefore infrastructure such as marinas is critically important.

The overall proposed development comprises of a mixed-use urban quarter redevelopment of a brownfield derelict site, which will provide tourism accommodation, create a new cultural centre/public plaza and provide access to water.

Therefore, from a tourism perspective, Fáilte Ireland supports the proposed development in line with all proper planning/environmental and tourism standards and registration requirements once they are being met.

Yours Sincerely,



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Shane Dineen  
Manager of Environment & Planning, Fáilte Ireland