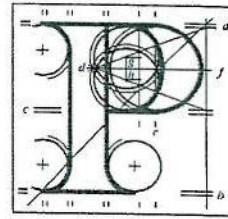


Our Ref: ABP-303726-19



An  
Bord  
Pleanála

Iarnród Éireann  
Senior Track & Structures Engineer  
Pearse Station  
Westland Row  
Dublin 2  
D02RV00

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 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: 01-873 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  
Baile Átha Cliath 1  
D01 V902

64 Marlborough Street  
Dublin 1  
D01 V902



An Bord Pleanála,  
64 Marlborough Street,  
Dublin 1

Date: 29<sup>th</sup> March 2019.  
Our ref: 3237/11.

Re: Application by Wexford County Council re proposed development at  
Trinity Wharf, Trinity Street, Wexford.

Dear Sirs,

I refer to Wexford County Council's invitation for submissions or observations in relation to the above planning application and I wish to advise that on behalf of the Board of Iarnród Éireann, a Prescribed Body under the Planning & Development Regulations 2006, Article 28.(1).(j & w), we would like to make the following observations:

- 1) The Railway Safety Act 2005 places an obligation on all persons carrying out any works on or near the railway to ensure that there is no increase in risk to the railway as a consequence of these works. Because of the proximity of the site to the Railway, the Council must take into account this obligation in Design, Construction and Operation of the scheme.
- 2) The present access arrangements across the railway to this site via a user controlled level crossing which is presently unused are unsuitable for a development on this site. The Council has proposed relocating this level crossing to a new location and automating it so that it is controlled by the signalling system. Iarnród Éireann has commenced discussions with Wexford County Council regarding this proposal and the approval of the new level crossing arrangement is subject to the approval of the Boards of Iarnród Éireann/CIÉ in conjunction with the necessary rail safety validation and the approval of the Commission for Railway Regulation. As part of that approval process the closing of the existing access will be required i.e. there will be no access across the railway to this development at any location except the proposed new level crossing.
- 3) It should be noted that, in order to comply with the Rules of the Road regarding cyclists crossing at a level crossing, the orientation of the road across the level crossing must be at right angles to the rails. In order to achieve the requirements for automated level crossings the layout shown in the application may have to be adjusted including but not limited to the locations of fencing, barriers, signs, road markings, road layout and control cabin.
- 4) There may be no protrusions above rail level within the railway curtilage. This includes there being no raised footpath or raised cycleway between the level crossing gates.

- 5) No trees may be planted along the railway boundary or in such location that may in future fall on the railway or shed leaves on the railway.
- 6) The boundary treatment between the development and the railway is to be agreed between the Council and Iarnród Éireann and is to be a minimum of 2.4m high.

These observations are made in the interests of safety in operation of the railway and we recommend that the above points be made to the applicant and be a condition of planning should the planning application succeed.

Yours faithfully,

**N. West.**

**Senior Track & Structures Engineer.**

