

Comhairle Contae
Loch Garman

Carricklawn, Wexford Y35 WY93



Comhairle Contae
Loch Garman
Wexford
County Council

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PROPERTY MANAGEMENT

Compulsory Acquisition of Land/Buildings

Notice of the making of a Compulsory Purchase Order under section 76 of and the Third Schedule to the Housing Act 1966 as extended by section 10 of the Local Government (no 2) Act, 1960 (substituted by section 86 of the Housing Act, 1966) and amended and extended by the Planning and Developments Acts 2000-2017, the Local Government Acts 2000-2003 including sections 11 and 184 of the Local Government Act 2001 and part xiv of the Planning and Development Acts 2000-2017 including section 213 (2) of the Planning and Development Act 2000 and all other acts thereby enabling to be published in accordance with article 4(a) of the Third Schedule to the Housing Act 1966 (as amended)

Entitled

Wexford County Council

Compulsory Purchase Order No. 01 of 2026 In The County of Wexford.
Land/Buildings at 6/7 Castle Street, Enniscorthy Urban, Co. Wexford.

Wexford County Council (hereinafter referred to as "the local authority") in exercise of the powers conferred upon them by section 76 of and the Third Schedule to the Housing Act, 1966, as extended by section 10 of the Local Government (No 2) Act, 1960 as substituted by section 86 of the Housing Act, 1966 and as amended by the Planning and Development Acts, 2000 to 2017, have made an order entitled as above which is about to be submitted to An Coimisiún Pleanála (hereinafter referred to as "the Commission") for confirmation.

If confirmed, the order will authorise the local authority to acquire compulsorily the land/buildings described in the Schedule hereto for the purposes of the performance of the local authority's functions and to facilitate the development of The Castle Heritage Quarter package of The Enniscorthy Town Centre First Plan (2023).

Owners, lessees and occupiers of the lands/buildings described in the Schedule hereto will receive individual written notices.

Any objection to the compulsory acquisition of land/buildings described in the Schedule hereto must state in writing the grounds of objection and be sent addressed to An Coimisiún Pleanála (The Commission), 64 Marlborough Street, Dublin 1, so as to reach the said Commission before 5.30 p.m. on 1st of June 2026.

The Commission cannot confirm -

- a) a Compulsory Purchase Order in respect of the lands/buildings if an objection is made in respect of the acquisition by an owner, lessee or occupier of the land/buildings, and not withdrawn,
- b) an order which authorises the extinguishment of a public right of way if there is an objection to the extinguishment, which is not withdrawn, until it has considered the objection(s).

An Coimisiún Pleanála may at its absolute discretion, hold an oral hearing into the matter. In this regard, Section 218 of the Planning and Development Act, 2000, as amended provides that; where as a result of the transfer of functions under Section 214, 215, 215A, 215B or 215C of the Planning and Development Act, 2000, as amended, the Board would otherwise be required to hold a local inquiry, public local inquiry or oral hearing, that requirement shall not apply to the Board but the Board may, at its absolute discretion, hold an Oral Hearing in relation to the matter, the subject of the function transferred.

A copy of the Order and of the deposited map may be seen at all reasonable hours at:

- Wexford County Council, Property Management Unit, County Hall, Carricklawn, Wexford Town and at Enniscorthy Municipal District Offices, Market Square, Enniscorthy, Co. Wexford.

SCHEDULE: LAND/Buildings

PROPOSED TO BE COMPULSORILY ACQUIRED

Land/Buildings other than land consisting of a house or houses unfit for human habitation and not capable of being rendered fit for human habitation at reasonable expense.



Number on map deposited at the offices of the Local Authority	Area (Hectares)	Townland	Electoral District	Description	Owners or reputed owners	Lessees or reputed lessees	Occupiers
100	0.05 Ha	Enniscorthy	Enniscorthy Urban	Land/Buildings	Donncha Walsh and Paddy Walsh.	My Sport Limited. Apts 1 to 10 - not known.	My Sport Limited. Apts 1 to 10 - not known.

Elizabeth Hore, Director of Services

PLANNING

WEXFORD COUNTY COUNCIL

Planning and Development Act 2000 (as amended)

Planning and Development Regulations 2001 (as amended)

NOTICE OF PROPOSED DEVELOPMENT BY A LOCAL AUTHORITY

LAC2607

Location: St Waleran's Demesne, Ballytegan, Gorey, Co Wexford
(Clonatin Lower, Ballytegan, Knockina, Ask T.D., Gorey Rural, Ballynestragh E.D.)

Pursuant to Part XI of the Planning and Development Act 2000 (as amended) and in accordance with Part 8, Article 81 of the Planning and Development Regulations 2001 (as amended), notice is hereby given that Wexford County Council proposes to carry out the development, the nature and extent of which is set out hereunder:

The Gorey Relief Road - Ballytegan Avenue (identified in the Gorey Local Area Plan) will facilitate the development of the lands at St Waleran's Demesne to the northeast of Gorey between L5046 Ballytegan Road and the R772 Gorey to Arklow Road. It will also serve as a relief/distributor road and active travel corridor, connecting the L5046 and the R772, and will accommodate pedestrians, cyclists, and vehicular traffic including local public transport. The proposed development consists of approximately 1.1 km of relief road, which ties into the eastern end of the St Waleran's Demesne Masterplan Phase 1 Housing Capital Development (Planning Reference LAC2213) which includes the initial westernmost 280 m section of the relief road.

From the connection point with the Phase 1 Housing Development, it will continue with a similar design and function as the Phase 1 road, accommodating pedestrians, cyclists, vehicles, and local public transport. From this point, the proposed relief road extends north-eastwards through the St Waleran's Demesne lands, providing direct access to the Phase 1a, Phase 2 and 3 Masterplan lands. The proposed relief road then turns eastwards and crosses the Rosslare-Dublin Railway and R772 Gorey-Arklow Road (the now denationalised former N11) via a new two-span combined road and rail bridge and associated approach embankments, before terminating at a new junction with the R772.

The proposed development will include:

- A single carriageway two-lane road with footpaths and segregated off-road cycle tracks on both sides of the road extending through the St Waleran's Demesne lands
- Junctions providing access to individual zoned land parcels in St Waleran's Demesne for housing, mixed-use development, the Sports and Recreation Area, connection with the R772 Arklow Road, and also making provision for a potential future connection to the Clonatin area
- A new two-span combined road and rail bridge spanning the Rosslare-Dublin Railway and the R772 Gorey-Arklow Road and associated approach embankments
- Pedestrian and cycle crossings at the junctions and other key locations
- Bus lay-bys at key locations
- On street (roadside) parallel parking where space permits
- Surface water drainage including rain garden SuDS feature
- Culverts for existing stream/land drains and associated minor stream realignment
- Attenuation ponds and associated maintenance tracks to attenuate surface water
- Flood compensation and storage area in the lands to the east of the R772 to mitigate floodplain loss from the embankments
- Foul sewer and watermain servicing the St Waleran's Demesne development lands and connecting to the Uisce Éireann watermain network at both ends
- Energy efficient public lighting
- Provision for utilities
- Road signage and markings
- Landscaping and planting throughout, and any required boundary treatments
- Speed limit reductions and tie-in works on the existing R772 on the approach to the junction with the proposed relief road

Based on a preliminary examination of the nature, size and location of the development, there is no likelihood of significant effects on the environment, and an Environmental Impact Assessment Report (EIAR) is not required.

Any person may, within 4 weeks from the date of the notice, apply to An Coimisiún Pleanála for a screening determination as to whether the development would be likely to have significant effects on the environment.

Plans and particulars of the proposed development will be available for inspection or purchase at a reasonable fee not exceeding the reasonable cost of making a copy, during office hours from Wednesday 29 April 2026 to Wednesday 27 May 2026, at the following locations and may be viewed online at www.wexfordcoco.ie/planning:

- Wexford County Council, Planning Department, Carricklawn, Wexford, Y35 WY93
- Gorey-Kilmuckridge Municipal District Offices, Civic Square, The Avenue, Gorey, Co Wexford, Y25 V1W5

Submissions or observations with respect to the above proposed development, dealing with the proper planning and sustainable development of the area in which the development would be situated, may be made in writing on or before Wednesday 10 June 2026 to:

Wexford County Council, Planning Department, (Reference LAC2607), Carricklawn, Wexford

Street Lights Broken?
Report on www.deadsureapp.com

Outside office hours call: 053 919 6000
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Planning app. lists available at
www.wexfordcoco.ie/planning