

An Coimisiún Pleanála,
64 Marlborough Street,
Dublin 1,
D01 V902

5th March 2026

Re: Application for Approval under Section 177AE of the Planning & Development Act 2000 (as amended) for a development at John St, New Ross, Co. Wexford.

A Chara,

In accordance with Section 177AE of the Planning and Development Act 2000 (as amended), Wexford County Council hereby submits an application for approval to carry out the following development:

Project Title: Improvements to Public Realm to Bridge Street and lands to the rear and side of The Grain Store, John's Street, New Ross, Wexford

Location: Bridge St & John St, New Ross, County Wexford.

The proposed scheme involves:

- Relocating existing steps on Bridge Street to the east
- Removal of existing railings separating footpath and parking bays along Bridge Street and replacement with new solid guarding, planting and seating
- Removal of section of parking bays along Bridge Street to facilitate footpath widening to improve pedestrian connectivity
- Partial demolition of section of the wall between Bridge Street (abutting No.2 Bridge Street) to facilitate new connecting gently sloped pedestrian access route to new Plaza area in current yard. The new access route to be provided with solid guarding and walls with planting and seating
- Removal of existing concrete base alongside proposed new gently sloped pedestrian access route to provide soft landscaping at water edge
- Removal of roof and section of walls surrounding Open Storage
- Lowering stone wall between the yard area and the river and between proposed plaza and rear of properties on Bridge Street to 1100mm above ground level
- Removal of all redundant above ground and below ground services
- Demolition of Ground finishes (Part tarmac, part concrete) to the yard area to facilitate new public Plaza including hardscaping, soft landscaping and seating



- New tiered external stairs and landscaping from John Street to the Plaza level (on top of part of previously approved extension to The Grain Store, John's Street)
- Demolition of palisade fencing to the side of the building between John Street and Public car park and removal of 3 No. carparking spaces in John Street Carpark to improve pedestrian connectivity
- Repointing & cleaning of all existing and retained stone walls
- Associated planting and landscaping works
- Signage and wayfinding
- External lighting
- All associated site works and services

A Natura Impact Statement (NIS) has been prepared as part of the application for approval in respect of the proposed development.

As this proposed development is water and flood compatible, a Site Specific Flood Risk Assessment has not been included.

I enclose herewith the following documentation in accordance with Article 249 of the Planning and development Regulations, as amended, in support of the application.

- a) 3 hard copies of the plans and particulars of the proposed development.
- b) 3 hard copies of the Natura Impact Statement (NIS) for the proposed works.
- c) A soft copy of the plans and particulars and the NIS for the proposed development.
- d) A copy of the newspaper notices published in the Irish Independent on 4th March 2026 and the New Ross Guardian on 4th March, under section 177AE(4)(a).
- e) A copy of the list of the prescribed bodies to which were sent under section 177AE(4)(b) and a copy of each notice sent.

Register of Particulars:

1. Cover letter appended with application to An Coimisiún Pleanála.
2. Plans and particulars for the proposed development.
3. Natura Impact Statement.
4. Appropriate Assessment Screening Report.
5. Environmental Impact Assessment Screening Report.
6. Construction Environmental Management Plan.
7. Planning Report and Statement of Consistency.
8. Architectural Heritage Impact Assessment.
9. Archaeological Impact Assessment.
10. Copies of the letters sent to the notifiable prescribed bodies.
11. Newspaper notices published in New Ross Guardian & Irish Independent, under section 177AE(4)(a).



The following prescribed bodies have been notified with respect of the planning application under Section 177AE(4)(b) of the Planning and Development Act 2000, as amended:

- An Taisce – The National Trust for Ireland
- Waterways Ireland
- The Arts Council/An Chomhairle Ealaíon
- Kilkenny County Council
- Inland Fisheries Ireland
- The Heritage Council
- Fáilte Ireland
- The Minister for Housing, Local Government and Heritage
- The Minister for Climate, Energy and Environment

Should you require further information please contact the undersigned.



Alan Quirke,
Director of Services,
Wexford County Council.