

An Comisiún Pleanála
64 Marlborough St
Dublin 1
D01 V902
2nd October 2026
By email to: laps@pleanala.ie

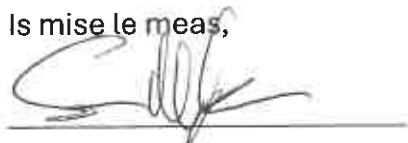
Re: ACP 324126-26; Improvements to Public Realm to Bridge Street and Lands to the Rear and Side of The Grain Store, John's Street, New Ross, Co. Wexford – Your Correspondence dated 25th June 2026

A Chara,

We write to confirm the following:

- The John Street regeneration scheme is being advanced in phases as two separate projects
- Phase/Project 1 – Alterations and Extension to John Street Grainstore
 - Obtained development consent via Part 8 in April 2024
 - Has funding in place
 - Will go to tender in Q2 2027
 - Works are due to commence in Q3 2027 and complete in Q3/4 2028
 - Will proceed with or without the Phase 2 project
- Phase/Project 2 – Improvements to Public Realm... (this proposed development)
 - Is herein seeking development consent via Section 177AE
 - Detailed design will commence following approval from An Coimisiún Pleanála (if approved) and will issue for tender after this, to be ready to commence works on site following completion of the Phase 1 works
 - Has funding in place
 - Will proceed with or without the Phase 1 project

Is mise le meas,



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