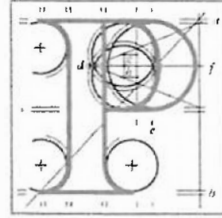


Our Case Number: ACP-324126-26



**An
Coimisiún
Pleanála**

Wexford County Council
c/o Alan Quirke
Director of Services
Carricklawn
Co. Wexford
Y35 WY93

Date: 12 June 2026

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

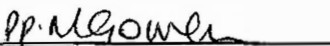
Dear Sir / Madam,

An Coimisiún Pleanála has received your recent letter in relation to the above-mentioned case. The contents of your letter have been noted.

If you have any queries in relation to the matter, please contact the undersigned officer of the Commission at laps@pleanala.ie.

Please quote the above-mentioned An Coimisiún Pleanála reference number in any correspondence or telephone contact with the Commission.

Yours faithfully,


Kevin McGettigan
Executive Officer
Direct Line: 01-8737263

CH08

Teil
Glao Áitiúil
Láithreán Gréasáin
Ríomhphost

Tel
LoCall
Website
Email

(01) 858 8100
1800 275 175
www.pleanala.ie
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64 Sráid Maoilbhride
Baile Átha Cliath 1
D01 V902

64 Marlborough Street
Dublin 1
D01 V902

From: Appeals WX <appealswx@wexfordcoco.ie>
Sent: Friday 12 June 2026 11:30
To: LAPS
Subject: ACP 324-126-26.
Attachments: ACP32412626.pdf

You don't often get email from appealswx@wexfordcoco.ie. [Learn why this is important](#)

Caution: This is an **External Email** and may have malicious content. Please take care when clicking links or opening attachments. When in doubt, contact the ICT Helpdesk.

Good morning,

Please see attached document in relation to ACP 324-126-26.

Regards,
Emma.

Emma Seaver
Clerical Officer
Planning Department

Wexford County Council, Carricklawn, Wexford, **Y35 WY93**
T: 053 919 6519 | **E:** emma.seaver@wexfordcoco.ie **W :** www.wexfordcoco.ie



Comhairle Contae Loch Garman
Wexford County Council

Tá an t-eolas sa ríomhphost seo agus in aon chomhad a ghabhann leis rúnda agus ceaptha le haghaidh úsáide an té nó an aonáin ar seoladh chuige iad agus na húsáide sin amháin. Is tuairimí nó dearchtaí an údair amháin aon tuairimí nó dearchtaí ann, agus ní gá gurb ionann iad agus tuairimí nó dearchtaí Comhairle Contae Loch Garman. Má bhfuair tú an ríomhphost seo trí earráid, ar mhiste leat é sin a chur in iúl don seoltóir nó le customerservice@wexfordcoco.ie. Scanann Comhairle Contae Loch Garman ríomhphoist agus ceangaltáin le haghaidh víreas, ach ní ráthaíonn sé go bhfuil ceachtar díobh saor ó víreas agus ní glacann dliteanas ar bith as aon damáiste de dhroim víreas.

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12 June 2026

Kevin McGettigan
Executive Officer
Strategic Infrastructure Development
An Coimisiún Pleanála
64 Marlborough Street
Dublin 1
D01 V902

AN COIMISIÚN PLEANÁLA	
LDG-	_____
ACP-	_____
15 JUN 2026	
Fee: €	_____ Type: _____
Time:	<i>01:05</i> Ev: <i>01:05</i>

Re: **ACP-324126-26**

**Local Authority Development – Appropriate Assessment Application-
Improvements to Public Realm to Bridge Street and lands to the rear and
side of The Grain Store, John's Street, New Ross, County Wexford.**

I refer to the submissions relating to the above development and wish to respond as set out below.

Department of Housing, Local Government and Heritage

Wexford County Council welcomes the submission from the Department of Housing, Local Government and Heritage and is supportive of the comments made and accept the addition of archaeological conditions. Wexford County Council places Heritage at the centre of its urban regeneration proposals for New Ross and considers the features of this historic town to be key enablers to new investment in the town centre.

Kilkenny County Council

Wexford County Council is conscious of the importance of protecting the River Nore and Barrow SAC and will work closely with relevant agencies such as the National Parks and Wildlife Service. A Natura Impact Statement has been submitted and mitigation measures identified to protect this Natura site. Wexford County Council will undertake to carry out any additional measures An Coimisiún Pleanála may require.



Kenneth & Juliet Rogers, Rogers Dental, 2 Bridge Street, New Ross, Co. Wexford

Response to the submission is outlined as below -

- *The relocating of the steps and removal of existing railings separating the footpath and parking bays along Bridge Street and replacement with new solid guarding, planting and seating-* The Council considers that the comments are reasonable and that the planned changes to the front of their property on Bridge Street do need revision. Wexford Council therefore proposes not to make the proposed changes on Bridge Street which would result in a solid wall to the front of the dental surgery and will seek to retain the current levels on the road and footpath as well as retaining the historic bollards on the approach to the bridge abutment. A new footpath will still be required at the level of the existing road, and this will result in the loss of parking on Bridge Street. The removal and replacement of the stone steps is likely to be required, however, as with many of the projects carried out in the town, such materials will be salvaged for repurposing in other town centre projects.
- *Removal of a section of parking bays along Bridge Street to facilitate footpath widening to improve pedestrian connectivity -* As stated above, a new footpath will still be required at the level of the existing road, and this will result in the loss of parking on Bridge Street. The loss of spaces is considered necessary to ensure proper pedestrian facilities that are accessible to all are provided in this town centre location. There are numerous car parking spaces within the town centre including the spaces to the north of the Mill. The current spaces do not adjoin a footpath and would not be suitable, nor are lined, to provide accessible parking.
- *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-* The submission refers to issues relating to drainage in this area. The drainage is being preserved and enhanced at this location. A non-return on the outfall pipe currently exists. Wexford County Council does not propose the installation of a further outfall pipe, as it is considered that this would be duplication of current arrangement. It is the Council's intention to confirm the integrity of the storm system and carry out any repairs as is necessary.

- *Removal of existing concrete base alongside proposed new gently sloped pedestrian access route to provide soft landscaping at water edge-* Access to these drains and manholes, located on Wexford County Council's property, will be maintained, as per current arrangement.
- *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-* The height of the wall along the new sloping ramp is generally 2m. However, the current proposal to taper the wall to the rear of Rogers Dental to 1100mm can be revised to provide a consistent wall height of 2m on the eastern and northern elevations.
- *Removal of all redundant above ground and below ground services.* -The advice relating to services is appreciated and the Council will continue to liaise with Rogers Dental in respect of same.
- *Repointing & cleaning of all existing and retained stone walls-* The Council is agreeable to necessary accommodation works to negate issues relating to access to private property of Rogers Dental.

Wexford County Council is happy to make the above-mentioned changes to the project, values the submissions made during the consultation period and the opportunity to respond. The Council remains hopeful that An Coimisiún Pleanála views this proposal positively as it aims to regenerate this derelict building in New Ross Town Centre that will act as a catalyst to bring much needed investment to this Historic Town.



12th June 2026

Diarmuid Houston BA, BPI, MIPI

Senior Planner

Development Management & Housing Activation

Wexford County Council