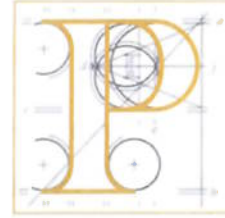


Our Case Number: ACP-324126-26



An
Coimisiún
Pleanála

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

Date: 25 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,

I have been asked by An Coimisiún Pleanála to refer further to the above-mentioned proposed development which is before the Commission for consideration.

Please be advised that the Commission, in accordance with section 177AE(5) of the Planning and Development Act, 2000, as amended, hereby requires you to furnish the following further as set out below in relation to:

- The likely effects on the environment.
- The likely consequences for the proper planning and sustainable development of the area.
- The likely significant effects on a European site.

This request is issued following receipt, by the Commission, on the 19th of May 2026, of a copy of the approved Part 8 application Reg. Ref. LAC2401 (Alterations, Extensions & External Works to the Grain Store, John Street, New Ross, Wexford) (hereafter - approved Part 8 development), the site of which overlaps with the site of the current proposed development, and following the receipt of the response of Wexford County Council to submissions on the application, which was received by the Commission, on the 12th of June 2026.

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The matters to be addressed are:

1. The public notices refer to individual elements of the proposed development, including '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)'. Having reviewed the plans and elevations for the approved Part 8 development, in the context of the current application, the Commission is satisfied that the two developments are intrinsically linked, and the proposed development would be required to be carried out either at the same time as, or after the permitted Part 8 development. Either way, the Commission is satisfied that the two developments are linked, and this is evident in the application documentation including:
 - Both sites would be served by the exact same final section of surface water drainage piping, from where surface water would discharge to the River Barrow. In both applications, the relevant drawing is titled 'Site Drainage Layout'. In the current application, drawing J08-P-10 shows a 300mm diameter surface water pipe running northwards from the site boundary through S03, S02, S01 and S00 before discharging into the River Barrow. The same section of surface water sewer pipe is shown in drawing J08-P-01 for the approved Part 8 development, as the single point of discharge to the adjoining River Barrow and River Nore SAC.
 - A note on four of the current application drawings, namely 1) 'Planning-P-100' Site Layout Plan (Entire Site) As Proposed'; 2) 'Planning-P-102' Site Layout Plan (Area 2) As Existing 3) 'Planning-P-154' 'Sections H-H & I-I As Proposed'; and 4) Planning-P-155 'Sections J-J & K-K As Proposed'; states that 'New external steps to be constructed on part of single storey element of grain store extension from this point'.
 - The concluding comments of Wexford County Council's response to submissions, dated the 12th of June 2026, which states that 'the council... aims to regenerate this derelict building'. This application does not refer to a derelict building, which is the subject of the approved Part 8 development.
- a. Following from the above, please confirm if it is proposed to carry out the proposed development and the approved Part 8 development at the same time or as separate and consecutive projects. With respect to timeframes, it is noted that Paragraph 3.1.1 'Duration of Works' in the Construction Environmental Management Plan for the current application states that 'It is estimated that the construction of the proposed development will take between 18-21 months', while the same period is also referenced in paragraph 2.2 and Table 3-1 of the Appropriate Assessment Screening Report (AASR). Separately, paragraph 2.2.5 of the AASR for the approved Part 8 development at 'John Street Grain Store' states that the construction phase for that development would also last

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for a period of 18-21 months. The proposed construction timeframes and scheduling of the two projects is relevant to other matters, which are set out below.

- b. Notwithstanding the overlapping and interconnected nature of the two developments, there is no reference in the applicant's AASR to the approved Part 8 development. As stated above, both sites overlap and propose to use the same surface water drainage network and surface water outfall to the River Barrow and River Nore SAC. In particular, there is no reference in the AA Screening or NIS to the approved Part 8 development, as part of in-combination effects, or to the fact that it has been permitted without any conditions attached to it, albeit with reference to appropriate archaeological monitoring. Section 5.2.2 of the AASR states that 'a Search Area for other plans or projects within 50m of the Proposed Development was applied'. Its sources of information are stated to be 1) Wexford County Development Plan 2022-2028; 2) Wexford County Council Planning Portal; and 3) EIA Portal. This search references two change of use applications at No's 7 and 21 John Street and is followed on by the conclusion at paragraph 5.2.5 that 'The assessment of in-combination effects has concluded that the Proposed Development will not act in combination with any other plans or projects to give rise to significant effects on any European sites'. An AA Screening determination must contain complete, precise, and definitive findings and conclusions with regard to the implications of a proposal for the Conservation Objectives and integrity of a European Site. In the absence of any reference in the AASR to the approved Part 8 development, the Commission is not satisfied that the potential impacts of the overall development on the integrity of the adjoining European Site, the River Barrow and River Nore SAC (site Code 004165) have been adequately considered. The applicant is required to submit a revised and updated AA Screening Report and NIS as appropriate, taking into account the approved Part 8 development, and the potential for in-combination effects between the proposed development and the approved Part 8 development.
- c. Question 9 in Table 3-1 'EIA Screening Checklist' of the 'Environmental Impact Assessment (EIA) Screening Report' states that 'Levels of employment will vary over the construction period but will range from 15-20 people', while it has already been stated in point 1a. above that the projected construction timeframe would be 18-21 months. This is the same construction timeframe and level of employment envisaged for the approved Part 8 development, which is a substantially larger project, and would suggest that the two projects may be intended to be carried out together as a single development. Please clarify this matter, as it would appear excessive to require 15-20 workers on site, over an 18-21 month period, to complete the works proposed in this application, if it were to be carried out as a stand-alone development.

- d. Question 7 in Table 3-1 'EIA Screening Checklist' of the 'Environmental Impact Assessment (EIA) Screening Report' states that 'During construction phase there is the potential for release of sediment and / or surface water run-off to land and / or waterbodies, due to the close proximity of the River Barrow. The presence of the River Barrow and surface water drains present potential pathways for release of pollutants to surface waters / groundwater. However, it is not anticipated that significant volumes of surface water run-off will be generated given the extent of the works'. In response to the question, about whether it is likely to result in a significant impact, the applicant states that 'during the construction phase...water will not be pumped directly into the River Barrow or surface water drains'. Later in response to question 25, it states that 'There will be no discharge to groundwater or surface waters as a result of proposed development'. Then, Section 4.4.2 of the Construction Environmental Management Plan (CEMP) sets out a series of mitigation measures to avoid, prevent and minimise potential impacts on all waters during construction. The first mitigation measure states that 'The existing drainage infrastructure at the site will be blocked off in advance of works, with sandbags or similar, to remove the pollutant pathway to the River Barrow'. Based on the application documentation, the site is deemed liable to flooding, is at a low elevation relative to the surrounding topography and is located on the landward side of a partial flood defence wall. In addition, it is not clear if the proposed development would be carried out together with or separate to the approved Part 8 development and it is also not clear how the applicant intends to effectively drain the site during the 18-21 months construction period, as the overall sites sole drainage channel is to be blocked. During Construction, the applicant would be required to secure the integrity of the adjacent River Barrow and River Nore SAC, which has a stated WFD status 2022-2027 of Moderate (Monitoring) and is also identified as being 'At Risk' from Urban Runoff via Surface water runoff. The impact of blocking the existing drainage must be considered in the context of when the permitted Part 8 development would be carried out, as both developments would be sharing the same surface water drainage outlet to the River Barrow. Please provide a revised 'Construction phase surface water Management' plan, to including details of how a build-up of surface water on the site would be drained from the site in the event of a flood event, while protecting the integrity of the adjacent waterbody. Please also set out how blocking the only stated drainage outlet from the overall site could affect the approved Part 8 development, particularly if the developments are to be carried out at different times.
- e. The drainage planning report submitted as part of the application provides calculations of this project in isolation and makes no reference to the approved Part 8 development. While the approved Part 8 development is referenced in the CEMP at section 2.1 and the drainage drawings for the project show that the same surface water outfall point would also serve the approved Part 8 development, no cumulative calculation have been carried out to demonstrate that the level of

surface water from the combined developments would be less than that produced from the entire site at present. Please confirm, by way of an amended drainage report that the proposed drainage network would have sufficient capacity to cater for the proposed development and the approved Part 8 development and also detail on a map the overall catchment of the proposed drainage network including third party lands.

- f. Are there any existing hydrocarbon interceptors on the surface water outfall, or is it proposed to install any on the surface water network prior to surface water entering the River Barrow and River Nore transitional waterbody. If not, please set out how the surface water drainage scheme can ensure that the integrity of the adjacent waterbody would be protected, particularly following flood events, that are stated in the Strategic Flood Risk Assessment to be expected extend inland as far as the café that forms part of the approved Part 8 development.
- g. On the basis of information provided by the applicant, the absence of any in combination consideration of the approved Part 8 development and to a lack of clarity about whether the two projects would be carried out as a single development, or as separate developments, the Commission is not satisfied that the proposed development would not result in a risk of deterioration, either qualitatively or quantitatively to any waterbody, either on a temporary or permanent basis, and would not otherwise jeopardise any waterbody in reaching its WFD objectives. In responding to this request, please outline in detail how the proposed development and proposed mitigation measures are such that the objectives set out in Article 4 of the Water Framework Directive, which are to protect and, where necessary, restore surface and groundwater bodies, would be achieved.
- h. Table 3-1 of the Appropriate Assessment Screening Report states that 'During the construction phase (18-21 months) there will be increased human, machinery and vehicle activity on site'. In addition, Section 4.8 of the CEMP 'Traffic management' states that construction traffic will require regular access to the site at varying times throughout the construction phase. However, there is no current means of direct access to the site from the carpark to the north along John Street due to the 6m difference in ground levels, while the site boundary with Bridge Street is currently blocked off by a solid wall and it would not be accessible by vehicles or machinery due to the difference in ground levels between the site and the adjacent public road and footpath on Bridge Street. While there is a possible means of access to the site for vehicles, via a passageway beneath No 3 Bridge Street, and this access route is shown to form part of the approved Part 8 development site, it is a gated access and is not shown to be within the blue lined application site. As a result, the application has not included a viable means of access to the site, that would allow vehicles or

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machinery to access the site and likewise no means for the removal of waste or delivery of building material has been provided as part of the application. Please submit details of the proposed means of vehicular access to the site, consent of the relevant landowner, if necessary and descriptions of the types of machinery that can be facilitated on site considering the restricted means of potential access. If as it appears, the site has no direct or a restricted means of access, how does that affect the ability of deliveries to service the site and what are the resulting impacts on traffic movements on John Street and/or Bridge Street.

- i. Reference is made in section 4.6.2 of the Construction Environmental Management Plan (CEMP) to a 'temporary construction compound', while Section 2.2 of the EIA Screening Report refers to 'Installation of temporary construction site area'. It is not clear if these two references are to the same area. The CEMP also contains references to offices, storage facilities, multiple waste receptacles, welfare facilities and other elements to be housed in the temporary compound. The submitted documents do not identify the proposed location of the temporary construction compound. Please submit a location map and a site layout plan identifying the location and layout of the proposed site temporary construction compound including details of how the proposed structures would be installed and removed from the site. Please also provide details including plans and elevation, if necessary, of the waste management facilities, offices, welfare facilities etc that are intended to be provide within the temporary construction compound and address whether it is proposed that the compound would also be used to accommodate the needs of the approved Part 8 development. Please also provided details of the means of access to and from the compound as well as any letters of consent required for access. Has the compound, which would be in place for at least 18-21 months, been factored into the AA screening and NIS.
- j. Section 4.7.1 of the CEMP states that noise from the construction phase would arise from vehicle movements and the operation of plant and equipment. What type of equipment and plant is proposed to be used and how will it access the site. What are the noise emission limits of the relevant machinery expected to operate on the site. If the works are to be carried out together with the works on the approved Part 8 development have the cumulative noise impacts been considered.
- k. An architectural heritage mitigation measure set out section 4.3.1 of the CEMP may or may not be capable of being implemented. It is stated that an abutment to the old bridge is located outside of the site boundary but also stated that it forms part of the boundary of the site. Please clarify if the referred to abutments is within the red lined boundary, and if not, if it is in the control of the applicant, such that they could give effect to the proposed mitigation measure, if the proposed

development is approved. If consent is required from another landowner, please set out from whom consent is required and submit written consent if necessary.

- I. The mitigation measure set out at page 14 of 33 in the CEMP, under the heading of 'Existing Riverside Masonry Walls' references 'landscaping and treatment of the former crane loading bay (which will be visible from the plaza but outside the redline boundary) should be detailed as this area impacts the character of the former coal yard'. Please clarify in plan form the area that is referred to at this point in the CEMP, and whether or not this land is in the control or ownership of the applicant. Please also clarify in written and plan form the exact location of the former crane loading bay.
 - m. Section 4.8 of the CEMP states that regular watering of the access road would take place. What access road is being referred to in this section. If the site to be regularly watered to control dust, where would the water go to as the only drainage outlet to the river is proposed to be blocked by sandbags in accordance with a mitigation measure set out at section 4.4.2 of the CEMP. The removal of the pollutant pathway also means the removal of the only means of dealing with water during construction, which is stated to last 18-21 months. Please address this matter in your response.
2. No Flood Risk Assessment has been submitted with the application. Is the applicant satisfied that the non-submission of a Flood Risk Assessment is consistent with the Policies and Objectives of the Wexford County Development Plan and the Planning System and Flood Risk Management-Guidelines for Planning Authorities, notwithstanding the intended use of the site for a water compatible use.
 3. a) In the first point of response to the submission from the owners and operators of Rogers Dental at No. 2 Bridge Street, it is stated that Wexford Council 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 Street. Please provide a revised plans, elevations and sections of the revised proposal described in your response to the submission.
b) The first response to the submission of Rogers Dental also states that 'the removal and replacement of the stone steps is likely to required'. Please clarify if it is proposed not to remove the existing steps, because to retain them in their current location would mean that the proposed ramped access to the plaza could not be constructed as was originally proposed. If the

configuration of the proposed entrance from Bridge Street is to be amended, please provide revised drawings showing all proposed changes.

c) The third response point to the submission of Rogers Dental, states that drainage is being preserved and enhanced at this location. For clarity, please submit an existing surface water drainage plan along Bridge Street and along the northern side of No 2 Bridge Street and clarify the enhancements that are to be made and highlight any pipes that are to be removed or retained. Please set out in detail how any existing pipes or manholes beneath the proposed walkway would be accessible, without requiring the carrying out of works to the proposed ramped walkway and its associated infrastructure.

d) Please submit a revised plan and elevations showing the proposed amendments to the proposed sloping wall along the boundary of the proposed sloping walkway along the side of No 2 Bridge Street, as described in point five of your response to the submission of Roger's Dental.


The further information referred to above should be received by the Commission within **8 weeks** from the date of this notice (i.e. on or before the **19th August 2026**).

Please note that following its examination of any information lodged in response to this request for additional information, the Commission will then decide whether or not to invoke its powers under section 177AE(5)(d) of the Planning and Development Act, 2000, as amended, requiring you to publish notice of the furnishing of any additional information and to allow for inspection or purchase of same and the making of further written submissions in relation to same to the Commission.

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

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