



**Your Ref: ACP-324126-26**

**Planning Reference: 177AE John St, New Ross, Wexford County Council**

*(Please quote in all related correspondence)*

24 April 2026

The Secretary  
An Bord Pleanála  
64 Marlborough Street  
Dublin 1  
D01 V902

Via email to [laps@pleanala.ie](mailto:laps@pleanala.ie)

Re: Notification under Section 177(AE) of the Planning Development Act 2000 (as amended)

**Proposed Development: Application for approval to An Coimisiún Pleanála under Section 177AE of the Planning and Development Act, 2000 (as amended) to carry out development which involves 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.**

A chara,

I refer to correspondence received in connection with the above. Outlined below are heritage-related observations/recommendations of the Department co-ordinated by the Development Applications Unit under the stated heading.

### **Archaeology**

The Department notes that the proposed development site is located within the Zone of Archaeological Potential in New Ross, as identified in the Urban Archaeological Survey of County Wexford. The proposed development is located within the Zone of Notification associated with Recorded Monument WX029-013 historic town, which is subject to statutory protection in the Record of Monuments and Places, established under section 12 of the National Monuments (Amendment) Act 1994.

An Archaeological Impact Assessment Report (Dr. Jason Bolton, November 2025) was submitted with the planning application. Due to the location and extent of groundworks associated with the proposed development, there is potential for any surviving archaeological remains to be impacted by any approved development works.

It is recommended that the following archaeological conditions, requiring archaeological monitoring of site clearance works and a programme of pre-development archaeological testing (licensed under the National Monuments Acts 1930-2014) and structural survey, be attached to any grant of planning permission to ensure the protection of the archaeological heritage. The recommended archaeological conditions align with Sample Conditions C3 and C4 as set out in OPR Practice Note PN03: Planning Conditions (October 2022), with appropriate site-specific additions/adaptations based on the particular characteristics of this development.

**Recommended condition—Archaeological Monitoring and Pre-development archaeological testing:**

1. The developer shall engage a suitably qualified archaeologist (licensed under the National Monuments Acts) to appropriately survey/record historical structures proposed for demolition/partial removal, carry out archaeological monitoring of all demolition and site clearance works followed by a programme of pre-development archaeological testing in the proposed development site and to submit an archaeological impact assessment report to the Planning Authority and the Department in advance of any construction works. The report shall include an archaeological impact statement and mitigation strategy.
2. Where archaeological material is shown to be present, avoidance, preservation in-situ, preservation by record (archaeological excavation) and/or monitoring may be required. Any further archaeological mitigation requirements specified, following consultation between the Planning Authority and the Department, shall be implemented by the developer. No construction works shall be carried out on site until the archaeologist's report has been submitted to the relevant authorities and approval to proceed with the implementation of appropriate mitigation measures is agreed in writing.
3. The planning authority and the Department shall be furnished with a final archaeological report describing the results of any subsequent archaeological investigative works and/or monitoring following the completion of all archaeological work on site and the completion of any necessary post-excavation work. All resulting and associated archaeological costs shall be borne by the developer.

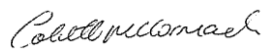
**Reason:**

To ensure the continued preservation (either *in situ* or by record) of places, caves, sites, features or other objects of archaeological interest.

You are requested to send any further communications to this Department's Development Applications Unit (DAU) at [manager.dau@npws.gov.ie](mailto:manager.dau@npws.gov.ie), or to the following address:

The Manager  
Development Applications Unit (DAU)  
Government Offices  
Newtown Road  
Wexford  
Y35 AP90

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Colette McCormack  
Development Applications Unit,  
Administration