



ROGERSDENTAL

EST. 1918

19.04.2026

**Notice pursuant to: Section 177AE of the Planning and Development Act 2000 (as amended) and the Planning and Development Regulations 2001 (as amended) 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**

**Notice of Planning Application to An Coimisiún Pleanála for Approval.**

Submission from Kenneth & Juliet Rogers

Rogers Dental, 2 Bridge Street, New Ross, Co. Wexford Y34 X392

To whom it may concern,

AN COIMISIÚN PLEANÁLA	
LDG- _____	
ACP- _____	
21 APR 2026	
Fee: € _____	Type: _____
Time: 9:15	by: Poppy

I refer to the development of the above-named lands and buildings.

Our business premises is adjacent to these lands and buildings. It is comprised of four Dental Surgeries, X-Ray and Sterilisation Rooms, Offices, Waiting Rooms (over 2 floors), Staff Canteen, Clinical Waste Disposal Zone, Annexe, Yard and Emergency Fire Exit to the rear of the premises.

Considering the proximity of our business to the proposed development we highlight the issues below to be addressed:

**1. Relocating existing steps on Bridge Street to the east.**

These are the original granite steps leading up to the Old Bridge and the proposed beginning of the new boardwalk. Movement to the east should not impact on my surgery window which is directly at the front ground floor of my premises.

Surface water and overflow drains in this area will be compromised.

**2. Removal of existing railings separating footpath and parking bays along Bridge Street and replacement with new solid guarding, planting and seating.**

The terrace buildings are both listed and protected structures.

The removal of the original railings and granite wall will detract from the visual historic impact of the Georgian Terrace. A solid guarding will not only destroy the aesthetics of the terrace and block the view of the beautiful historic buildings but will also directly reduce the light into my downstairs surgery.

This area already attracts anti-social behaviour, noise, littering, rubbish from nearby fast-food outlets, smoking etc with the area often used as a toilet. Extra seating here will only encourage this. I am already washing down the front of my premises especially at weekends or after

events in town or in local pubs. My business in health care involves high standards of sanitation and compliance.

We also note that placing seating in this area has no bearing on the proposed riverside walk and views.

The removal of the railings will also involve the loss of the original granite supporting wall. This will further damage the architectural heritage of the area (see attached images)

**3. Removal of section of parking bays along Bridge Street to facilitate footpath widening to improve pedestrian connectivity.**

How many parking spaces are to be removed? Parking is already a problem for patients of the practice in the area. An adjacent wheelchair access space for disabled patients will be lost and moved away from the surgery building. A disability parking space is a priority.

**4. 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.**

Drainage for surface water and a relief exit, under the current wall into the adjacent deep drains, needs to be preserved. I would suggest that pipe work to include a non-return valve, directly into the river, would reduce the risk of flooding from rainwater to my surgery premises due to the steep gradient of the street. Flooding from surface water has happened in the past (see attached images)

The repositioning of the granite steps allows an opportunity to provide this relief.

I note from the drawings that it is intended to use a recent outlet in Murphy's Yard and to add other outlets from John Street and the Grain Store directly into the existing outlet which is currently faulty.

It has been noted that this facility is currently not working and fills with water at high tide which then prevents surface water from escaping.

**5. Removal of existing concrete base alongside proposed new gently sloped pedestrian access route to provide soft landscaping at water edge.**

There are 2 live deep drains in this area which take both surface water from our yard and rainwater from our building. Access and maintenance of these drains is very important keeping in mind that these will now be located under the ramp.

This area is prone to flooding from the River Barrow as the water comes underground at high tide (see photos attached)

**7. 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 wall height along the ramp (1100mm) adjacent to my property is of major concern. The proposed sloping wall will expose the rear of my premises significantly. This area which is currently private would then be exposed to the public.

I request that the wall height along the ramp be consistent in height in its entirety. I suggest that this should be a minimum of 2.75 meters with no taper or gradient.

This is to provide security and privacy which is of the utmost importance to my business.

Please note that I have 2 operating surgeries to the rear of my building along with staff canteen, healthcare waste, compressors and a generator. This valuable and expensive equipment is vital to the running of my business. The fire escape, fire assembly point and fire exit for the ground floor is also to the rear of the building.

I would also request adequate security in the form of lighting and cameras in this area. This needs to be addressed.

#### 8. Removal of all redundant above ground and below ground services.

I would advise, after a lifetime of residing and working in 2 Bridge Street, to proceed with caution as many of the services in Muphy's Yard are unknown.

#### 12. Repointing & cleaning of all existing and retained stone walls.

Again, I draw your attention to the granite wall supporting the original railings outside the Georgian Terrace. These should be repointed, cleaned and retained.

I am also attaching a photo of the private space to the rear of Nos. 1 & 2 Bridge St. This will need to be separated and protected as it is private property. Perhaps a roller door or some such barrier?

In conclusion, while we are in favour of the Riverwalk development, we would like to ensure that the heritage and aesthetics of the Georgian Terrace is protected. Also, that the business premises and property of Rogers Dental is protected and secure at all times. The issues I have highlighted in my submission are of the utmost importance especially drainage problems in the area.

Thank you.

Dr. Kenneth Rogers

Julian Rogers



Georgian Terrace with Original Railings



Drain at base of Granite Steps



Drains



Original Granite Steps



Original Granite Wall



Drain to rear of current wall



Proposed walkway area



Proposed Walkway - Flooding



Rear View of No.2 Bridge St. – Rogers Dental



Fire Escape to rear of Property



Private Property to rear of Nos. 1 & 2 Bridge Street