

**COMHAIRLE CONTAE CILL MHANTÁIN  
WICKLOW COUNTY COUNCIL**

Record of Executive Business and Chief Executive's Orders

**Planning and Development Act 2000 (as amended) Planning and  
Development Regulations 2001 (as amended)**

**Proposed: 53 Residential Units at Rockbrae House, Vevay Rd., Bray, Co. Wicklow**

**Appropriate Assessment (AA) Screening Determination**

Pursuant to the requirements of the above, Wicklow County Council is proposing to construct a housing development consisting of the construction of 53 no. Residential Units consisting of 21 No. one bedroom apartments, 23 no. two bedroom apartments, and 9 no. 3 bed houses, together with all associated site works at Rockbrae House, Vevay Rd., Bray, Co. Wicklow.


It is intended to place the plans and particulars for the proposed development on public display in accordance with the requirements of the Part XI of the Planning and Development Act 2000 (as amended) and Part 8 of the Planning and Development Regulations, 2001 (as amended).

Having regard to Article 6 of the Habitats Directive 92/43/EEC and (inter alia) the Department of Housing Planning Community and Local Government's *Appropriate Assessment of Plans and Project in Ireland Guidance for Planning Authorities (2010)*, Screening of the development for Appropriate Assessment was carried out in June 2025 by Moore Group – Environmental Services.

Following an examination, analysis and evaluation of the relevant information, including in particular the nature of the project and its potential relationship with European sites and their conservation objectives, as well as considering other plans and project and applying the precautionary principle, the screening has determined that there is no potential for likely significant effects on any European sites.

For the reasons outlined above it is considered that the application for consent for the proposed development does not require an Appropriate Assessment or the preparation of Natura Impact Statement (NIS).

Date 7/7/25

  
\_\_\_\_\_  
Helena Fallon, Senior Engineer,  
Transportation & Infrastructure Delivery Dept

**Order:**

That Wicklow County Council as the competent Authority having considered the AA Screening Report prepared by Moore Group – Environmental Services makes a determination that, when considered either alone or in combination with other plans or projects, a Stage 2 Appropriate Assessment will not be required to accompany the proposal for the 53 no. Residential units and the associated site works at Rockbrae House, Vevay Rd., Bray, Co. Wicklow.

Date

07/07/25

Fergal Keogh

A/Director of Services: Planning, Economic & Rural  
Development