



Comhairle Contae Chill Mhantáin Wicklow County Council

PART 8 APPLICATION Parnell Road, Bray, Co. Wicklow



Preliminary Environmental Impact Assessment – Screening Report 12th August 2026

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1.1 Introduction and Context:

This proposal provides for the provision of 16 residential units and all ancillary site works at Parnell Road, Bray, Co. Wicklow. This is not a project which requires mandatory EIA. The relevant EIA National Inclusion list sub-threshold for the construction of dwelling units is 500 units. This proposal is substantially below this in scale and nature.

1.2 Legislative Requirements:

Where a proposed development is 'sub threshold' in nature, the planning authority shall decide whether the proposed road development would be likely to have significant effects on the environment. The key issue, in the context of the possible need for EIA of sub-threshold development, is whether or not such development is likely to have significant effects on the environment.

In accordance with A120. (1) (a) of the Planning and Development Regulations 2001, as amended, where a local authority proposes to carry out a subthreshold development, the authority shall carry out a preliminary examination of, at the least, the nature, size or location of the development.

The purpose of the preliminary screening exercise is to conclude either that: -

- (i) there is no real likelihood of significant effects on the environment arising from the proposed development, it shall conclude that an EIA is not required,
- (ii) there is significant and realistic doubt in regard to the likelihood of significant effects on the environment arising from the proposed development, it shall prepare, or cause to be prepared, the information specified in Schedule 7A for the purposes of a screening determination, or
- (iii) there is a real likelihood of significant effects on the environment arising from the proposed development, it shall— (I) conclude that the development would be likely to have such effects, and (II) prepare, or cause to be prepared, an EIAR in respect of the development.

2.0 Project Description:

The proposed development consists of 16 residential units incorporating a mix of 1 and 2-bedroom apartments with associated site works at Parnell Road, Bray Co. Wicklow. The design of the apartments and site has taken account of all national and local policies and meets all the standards set to provide a high quality, sustainable development.

3.0 Project Assessment (Incorporating source-pathway-receptor approach):

Cumulative and in combination effects:

It is noted that there are a number of existing and permitted developments in the wider area, as would be expected within an urban setting. A planning search revealed no permitted (unbuilt) developments at the general location of the proposed works, which could result in 'in-combination' effects.

Population and human health:

Impacts on environmental factors (e.g. air, water, soil) as a result of this proposal are not likely to impact on population or human health in this instance. No potential pathway for impact exists. Overall, the proposal is likely to impact positively on the population of the area as it seeks to provide housing units within a serviced area close to amenities and services.

Biodiversity:

This is a small-scale project on a previously disturbed brownfield urban site and would not result in loss or degradation of habitat of high nature conservation value. No designated habitats, watercourses, riparian habitats or wetlands are located in the vicinity. It is noted that a Habitats Directive Assessment has been prepared in support of the proposal which has concluded that significant effects on Natura 2000 sites are not likely in this instance.

Land and Soil:

This subject site is a previously developed urban site. The lands in question are located within the town of Bray and the provision of housing at this location constitutes a sustainable use of urban serviceable land.

Water:

This proposal is not likely to alter quantity or quality of waters in the vicinity nor would it result in hydromorphological changes.

Air and Climate:

No potential for impact.

Material Assets:

Material assets in the area will be improved as a result of this proposal (housing provision). In addition, the proposal would facilitate the sustainable development of the town by maximising the potential of a brownfield urban site.

Cultural heritage including architectural and archaeological aspects:

No Architectural impacts are considered likely given the nature, scale and location of this proposal. An archaeological assessment has been carried out on the site and it is recommended that monitoring take place during the ground works stage of the proposed development.

Landscape:

The predicted magnitude of change in landscape resource is low. No visual impact of significance is likely to arise and proposed development is consistent with the urban development pattern in the area.

The interrelationship between the environmental topics:

None likely in this instance.

4.0 Conclusion

Having regard to the above, and in particular to the nature, scale and location of the proposed project, by itself and in combination with other plans and projects, it is considered that an EIA is not required in this instance.

Reasons for Conclusion:

- The proposal is a small-scale housing project on serviced lands within an urban setting and is substantially below the (mandatory) thresholds for EIA,
- Potential exists for impact on Archaeology. This possibility can be adequately assessed by way of pre-development archaeological testing as recommended by the Archaeological Assessment.
- There is no real likelihood of significant effects on the environment arising from the proposed development.