

**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

Environmental Impact Assessment (EIA) 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 EIA Directive 2011/92/EU as amended by Directive 2014/52/EU (the EIA Directive), and (inter alia) the European Commission's *Environmental Impact Assessment of Projects, Guidance on Screening* (Directive 2011/92/EU as amended by 2014/52/EU), screening of the developments for EIA was carried out in June 2025 by JBA Consulting.

The screening has been carried out to determine whether the Project is a class set out in Annex I or II of the EIA Directive (transposed into Schedule 5((Part 1 and 2) of the Planning and Development Regulations 2001, as amended) and, if the project is not subject to a mandatory EIA, the likelihood of having significant effects on the environment under the criteria included in Annex III of the EIA Directive (transposed into Irish Law Schedule 7 of the Planning and Development Regulations 2001 as amended) in order determine whether a sub-threshold development should be subject be subject of EIA.

The EIA Screening Report has identified that EIA is not mandatory, and the proposal has been assessed in accordance with the criteria for sub-threshold development. The EIA Screening concludes that the nature of the proposed development is not to have likely significant effects on the environment (direct or indirect) and there is no requirement for an EIA.

Date 7/7/25



Helena Fallon, Senior Engineer,
Transportation & Infrastructure Delivery Dept

Order:

That Wicklow County Council as the competent Authority having considered the EIA Screening Report prepared by JBA Consulting makes a determination that when viewed individually and cumulatively, an Environment Impact Assessment will not be required to accompany the proposal for the construction of 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