



In accordance with provisions of PART XI of the Planning Acts 2000 (as amended) and Part 8 of the Planning and Development Regulations 2001 (as amended), notice is hereby given that Wicklow County Council proposes:

To demolish Rockbrae House and gate lodge and to construct 53 no. residential units arranged in 3 blocks and all associated site works at Rockbrae House, (Townland of Bray), Vevay Road, Bray, Co. Wicklow. The accommodation shall consist of the following:

- **21 No. 1 bed apartments**
- **23 No. 2 bed apartments**
- **9 No. 3 bed townhouses**

In accordance with article 81 of the Planning and Development Regulations 2001 (as amended), Wicklow County Council has concluded from a preliminary examination pursuant to the provisions of article 120(1)(b)(i) of the Planning and Development Regulations 2001 (as amended) that there is no real likelihood of significant effects on the environment arising from the proposed development and that an Environmental Impact Assessment is not required.

Where any person considers that the proposed development would be likely to have significant effects on the environment, he or she may, at any time before the expiration of 4 weeks beginning on the date of publication of this notice, apply in accordance with the provisions of article 120 of the Planning and Development Regulations 2001 (as amended), to An Bord Pleanála for a screening determination as to whether the development would be likely to have such effects.

In accordance with the provisions of article 250 of the Planning and Development Regulations 2001 (as amended), Wicklow County Council has carried out a screening of the proposed development to assess, in view of best scientific knowledge, if the development, individually or in combination with other plans or projects, would be likely to have a significant effect on a European site. Accordingly, Wicklow County Council has determined that the proposed development would not be likely to have a significant effect on a European site.

Plans and particulars of the proposed development, including Wicklow County Council's conclusions and determinations (including the main reasons and considerations on which the determinations were based) made pursuant to article 120(1)(b)(i) and article 250 of the Planning and Development Regulations 2001 (as amended), may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy, at the offices of Wicklow County Council, County Buildings, Station Road, Wicklow Town and Bray Municipal District, Civic Offices, Bray, Co. Wicklow during opening hours, Monday to Friday excluding Bank Holidays, for a period between **Wednesday 9th July 2025 and Thursday 7th August 2025**.

Submissions or observations with respect to the proposed development dealing with the proper planning and sustainable development of the area in which the developments would be situated may be made in writing to David Porter, Administrative Officer, Capital Projects Office of Wicklow County Council on or before **12 noon Friday 22nd August 2025**. Submissions and observations should be clearly marked "Rockbrae House Part 8".

Submissions may also be made by email via the following address: part8@wicklowcoco.ie

Further information generally is available by contacting the Capital Projects Office, Transportation & Infrastructure Delivery Directorate, Wicklow County Council, directly on 0404 20120. Details of the Part 8 process will also be available on www.wicklow.ie

**Joe Lane, Director of Services,
Transportation & Infrastructure Delivery,
Wicklow County Council, County Buildings, Wicklow.**