

**COMHAIRLE CONTAE CILL MHANTÁIN
WICKLOW COUNTY COUNCIL**

**Record of Executive Business and Chief Executive's Order
CE / PERD / 2026 /1042**

Planning and Development Act 2000 (as amended)

Planning and Development Regulations 2001 (as amended)

Environmental Impact Assessment (EIA) Screening Determination

Proposed: To construct 16 No. Social Housing Units and all associated works at Parnell Rd, Bray, Co. Wicklow. The accommodation shall consist of the following: 4 No. 2-bed apartments and 12 No. 1-bed apartments.

Pursuant to the requirements of the above, Wicklow County Council is proposing to construct a housing development consisting of the construction of 16 No. Social housing units together with all associated site works at Parnell Rd, Bray, Co. Wicklow. The accommodation shall consist of the following: 4 no. 2-Bed apartments and 12 no. 1-bed apartments.

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 development for EIA was carried out in August 2026 by Wicklow County Council.

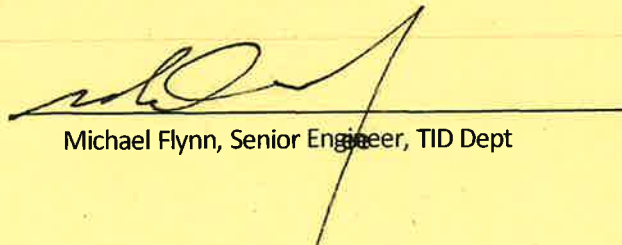
The screening has been carried out to determine whether the Project is a class set out in Annex I or II of the EIA Directive (transposed into Schedule 5 (Part 1 and 2) of the Planning and Development Regulations 2001, as amended) and; if the project is not subject to a mandatory EIA, the likelihood of 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.

Recommendation:

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 likely significant effects on the environment (direct or indirect) and there is no requirement for an EIA.

Date

22/8/2026


Michael Flynn, Senior Engineer, TID Dept

Order:

That Wicklow County Council as the Competent Authority having considered the EIA Screening Report prepared internally 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 proposed development at Parnell Rd, Bray, Co. Wicklow. The accommodation shall consist of the following: 4 No. 2-bed apartments and 12 No. 1-bed apartments.

Date 25.08.2026



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