

Pursuant to the requirements of Section 179A of the Planning and Development Act 2000 (as amended) and the Planning and Development Regulations 2001 (as amended), Dún Laoghaire-Rathdown County Council hereby gives notice to construct a Housing Development on the Lands at 'Walcot' Cottages, Old Conna, Old Connaught Avenue, Bray, Co. Dublin

Ref: S179A/H/03/2024 – Housing Development on the Lands at 'Walcot' Cottages, Old Conna, Old Connaught Avenue, Bray, Co. Dublin.

The development will consist of 6 no. three bed detached 2-storey houses being constructed. Each house will be 97.19m<sup>2</sup> and have two parking spaces per house. There will be a private area to the rear of each house. The density of the proposed scheme is 12 Units/ha. New house façade will comprise render and brick and with energy efficient windows and doors, the roofs on the permanent dwellings will be fibre cement slate.

Plans and particulars can be viewed from the date of this notice at the:

- Housing and Planning Departments, County Hall, Marine Road, Dún Laoghaire, between the hours of 10.00am to 4.00pm Monday to Friday, excluding Bank Holidays;
- Council Offices, Dundrum Office Park, Dundrum, between the hours of 9.30am to 12.30pm and 1.30pm to 4.30pm Monday to Friday, excluding Bank Holidays; and
- Online at <https://dlrcoco.citizenspace.com>.

In accordance with S.I. No.476/2011, Section 250, Planning and Development (Amendment) (No:3) Regulations, 2011 and S.I. No. 296/2018 European Union (Planning and Development) (Environmental Impact Assessment (EIA)) Regulations 2018, Appropriate Assessment Screening (AA) under the Habitats Directive (92/43/EEC) and the European Communities (Bird and Natural Habitats), Dún Laoghaire-Rathdown County Council has carried out screenings and has determined the following:

- An Appropriate Assessment Screening Report has deemed that there are no likely significant adverse effects on the qualifying interests, special conservation interest or the conservation objectives of any designated European site.
- An Environmental Impact Assessment Screening Report has deemed that no significant adverse impacts to the receiving environment will arise as a result of the proposed project.

A determination has been made that an Environmental Impact Assessment (EIA) is not required. A determination has been made that the proposed development is not required to undergo an Appropriate Assessment (AA) under the Habitats Directive.

A person may question the validity of any decision of the Planning Authority within 8 weeks from the date of this Notice by way of an application for judicial review under Order 84 of the Rules of the Superior Court (S.I. 15 of 1986) in accordance with Sections 50 and 50A of the Act. The development will not commence until this period of 8 weeks has expired.

Director of the Housing Department,  
Housing Department, Dún Laoghaire-Rathdown County Council,  
County Hall, Marine Road, Dún Laoghaire, Co Dublin.

08/10/2024.