



Comhairle Cathrach & Contae Phort Láirge
Waterford City & County Council

SITE NOTICE

WATERFORD CITY & COUNTY COUNCIL

PLANNING & DEVELOPMENT & FORESHORE (AMENDMENT) ACT 2022 PLANNING AND DEVELOPMENT (SECTION 179A) REGULATIONS 2023

Notice is hereby given, pursuant to the provisions of the Planning and Development and Foreshore (Amendment) Act 2022 and in accordance with the requirements of the Planning and Development (Section 179A) Regulations 2023 that Waterford City & County Council propose to undertake the following development:

The construction of a new residential development consisting of:

1no. Retail/commercial Unit & 5 no. Residential units, consisting of 3 no. studio apartments and 2 no. 2- bed apartments. Including supporting development works (i) Bicycle Parking and amenity areas (ii) temporary construction signage, (iii) boundary treatments, (iv) landscaping, (v) ancillary accommodation and (vi) all associated site works at O' Connell Street, Waterford.

Plans and particulars of the proposed development will be available for inspection or purchase for a fee not exceeding the reasonable cost of making a copy, for a period of 8 weeks from the date of this notice **5th December 2023**, during office hours (excluding weekends and Bank Holidays) at Customer Care Offices, Waterford City & County Council, Baileys New Street, Waterford. A copy of the plans and particulars of the proposed development may also be viewed online at www.waterfordcouncil.ie

As per Article 81A of the Planning and Development (Section 179A) Regulations 2023 an Environmental Impact Assessment (EIA) screening determination has been made and concludes that there is no real likelihood of significant effects on the environment arising from the proposed development once standard industry environmental management systems are in place. A determination has been made that an **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.

As per Article 81A a person may question the validity of any decision of the planning authority by way of an application for judicial review, under Order 84 of the Rules of the Superior Courts (S.I. No. 15 of 1986), in accordance with sections 50 and 50A of the Act.

Within a period of 8 weeks from the date of this notice any person may question the validity of any decision of the Planning Authority by way of an application for judicial review. The development will not commence until this period of 8 weeks has expired.

It should be noted that the Freedom of Information Act applies to all records held by Waterford City and County Council

Signed: **Ivan Grimes,**
 Director of Services,
 Housing Department, Waterford City & County Council, City Hall, The Mall, Waterford.

Dated this day, 05/12/2023