



**Waterford
City & County Council**
Comhairle Cathrach
& Contae Phort Láirge

Development under section 179 of the Planning and Development Act, 2000 and Notice pursuant to the requirements of Part 8, Article 81 & Article 120(3) of the Planning and Development Regulations 2001 as Amended

Notice is hereby given that Waterford City and County Council propose to carry out the following development at Mount Congreve House and Gardens

In accordance with Part 8, Article 81 of the above Regulations, Waterford City & County Council hereby gives notice of proposals to carry out the works associated with the development noted under at Mount Congreve House and Gardens, Mount Congreve, Co. Waterford.

The objective of the works is to provide on-site accommodation which will enhance the recently completed Visitor Centre works at Mount Congreve House and Gardens.

The proposed works lie within the attendant grounds of Mount Congreve House and demesne, WA 7500 35, a protected structure.

The proposed works will consist of:

- The installation of 5 no. 'Eco-Pods' (3 x two-bedroom units and 2 x one-bedroom units) to provide on-site visitor accommodation.
- The refurbishment of the existing Middle and Upper Gate Lodges to provide on-site visitor accommodation.
- The provision of drainage, water supply, electrical supply, lighting, access roads, car parking, landscaping/screening and all other associated ancillary works to service the Eco-Pods and Gate Lodges.

Plans and particulars of the proposed development will be available for inspection or purchase, at a reasonable fee not exceeding the reasonable cost of making a copy, at Waterford City & County Council, Customer Care Desk, Baileys New Street, Waterford between the hours of 9:30 am to 4:00 pm Monday to Friday for the period 19th April 2024 to 16th May 2024 inclusive (excluding Bank and Public Holidays).

Particulars of the proposed scheme will also be available to view on Waterford City & County Council's website at:

<http://waterfordcouncil.ie/projects/public-consultations/index.htm>

The proposed development has undergone **Appropriate Assessment Screening** under the Habitats Directive (92/43/EEC) and the Planning and Development Act 2000 as amended, and the Planning Authority has determined that a Stage 2 Appropriate Assessment is not required in this instance. In addition, the proposal has also undergone screening for **Environmental Impact Assessment** under the EIA Directive 2014/52/EU (and the relevant provisions of the Planning and Development Act, as amended), and the Planning Authority has determined that there will be no likelihood of significant effects on the environment arising from the proposed development and, therefore, an Environmental Impact Assessment is not required. In accordance with Article 120 (3) of the Planning & Development Regulations (as amended), any person may, within 4 weeks from the date of this notice, apply to An Bord Pleanála for a screening determination as to whether the proposed development would be likely to have significant effects on the environment.

Submissions or observations with respect to the proposed development, dealing with the proper planning and sustainable development of the area shall be made in writing to the Director of Economic Development, Waterford City & County Council, No. 35 The Mall, Waterford to be received on or before 4pm on 30th May 2024 and should be clearly marked **Development at Mount Congreve House and Gardens** or by email to projectsteam@waterfordcouncil.ie.

All comments, including names of those making comments, submitted to the Council in regard of this scheme will form part of the statutorily required report to be presented at a meeting of the elected members. Accordingly, they will also be included in the minutes of that meeting and may appear in the public domain.

Waterford City & County Council is subject to the provision of Freedom of Information (FOI Acts 1997 and 2014) and the Data Protection Acts 1988 and 2013.

Mr. Michael Quinn,
Director of Economic Development,
Waterford City & County Council,
No. 35 The Mall,
Waterford

Dated: 19th April 2024