



SITE NOTICE

NOTICE OF PROPOSED DEVELOPMENT BY A LOCAL AUTHORITY

**PLANNING & DEVELOPMENT ACT 2000 (As amended)
PLANNING & DEVELOPMENT REGULATIONS 2001 (As amended) (PART 8)**

In accordance with Part XI of the Planning & Development Act 2000, as amended, and Part 8, Article 81 of the Planning and Development Regulations 2001, as amended, notice is hereby given by Waterford City & County Council for Proposed Alterations, Refurbishment and ancillary works at Mount Congreve House, Co. Waterford, a protected structure RPS Ref. No. 35

Pursuant to the requirements of the above, Waterford City & County Council proposes to develop visitor facilities at Mount Congreve, Co. Waterford. The development, which is the subject of this Part 8 public consultation, will involve alterations and refurbishment works to accommodate visitor reception and access to the gardens in the principal ground floor rooms of the House and to provide catering and sanitary facilities and ancillary retail in the east courtyard. It is proposed to roof over the courtyard to create a flexible space which can cater to a variety of special events. It is also proposed to develop a car park and an integrated constructed wetland effluent treatment system.

This application also includes an Appropriate Assessment screening report and an Environmental Impact Assessment screening report.

Mount Congreve is included in the Record of Protected Structures, RPS Ref. No. 35

Plans and particulars of the proposed development will be available to view on the Waterford City & County Council website at www.waterfordcouncil.ie from 30th April up to and including 28th May 2021.

The proposed development has undergone **Appropriate Assessment Screening** under the Habitats Directive (92/43/EEC), the Planning and Development Act 2000, as amended, and the European Communities (Bird and Natural Habitats) Regulations 2011-2015. Waterford City & County Council has determined that an Appropriate Assessment is not required. The proposed development, individually or in combination with other plans or projects, will not have a significant effect on a European Site.

In addition, the proposal has also undergone screening for **Environmental Impact Assessment** under the EIA Directive 2011/92/EU as amended by Directive 2014/52/EU, (and the relevant provisions of the Planning and Development Act 2000, as amended and the Planning and Development Regulations 2001, as amended) and Waterford City & County Council has determined 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.

In accordance with Article 120 of the Planning and Development Regulations 2001 (as amended), any person may, at any time before the expiration of 4 weeks beginning on 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.

Written submissions or observations with respect to the proposed development, dealing with the proper planning and sustainable development of the area in which the development is situated, may be made in writing, to arrive no later than: **4.00pm on 11th June 2021** to Director of Service Mr. Michael Quinn, Director of Services, Economic Development & Planning, Waterford City & County Council, No. 35 The Mall, Waterford. Or by emailing mtcongreve@waterfordcouncil.ie

Late submissions will not be accepted. Submissions should be headed:

“Proposed Alterations, Refurbishment and ancillary works at Mount Congreve House, Co. Waterford”.

All comments including names of those making comments submitted to the Council in regard to this scheme, as outlined above, 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 & Planning,
Waterford City & County Council,
No. 35 The Mall,
Waterford

Dated: 22nd April, 2021.