**LAOIS COUNTY COUNCIL**

**PLANNING AND DEVELOPMENT ACTS 2000 (as amended)**

**AND**

**PLANNING AND DEVELOPMENT REGULATIONS 2001 (as amended)**

**Notice of Proposed Development by Laois County Council**

In accordance with Part XI, Section 179 of the Planning and Development Act 2000 (as amended) and Part VIII, Article 80 & 81 of the Planning and Development Regulations 2001 (as amended) Laois County Council hereby gives notice of its intention to carry out the following development**:**

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| **Location** | **Nature of Development** |
| Mooreville Terrace in the townland of Rathdowney | The development will consist of the construction of a residential development of 3 houses and 4 apartments, all in a single terrace at a site of 0.10 hectares at Mooreville, Rathdowney accessed from the R433. The site is bounded to the east and west by residential properties, the south by the R433 and to the north by agricultural land.  Details of house types: 3 bed, 2 storey mid-terrace, (3 no.); 2 bed, ground floor apartment end-terrace, (2 no.); 1 bed, first floor apartment end-terrace, (2 no.); all giving a total of 508.27 sqm. The development also includes foul and surface water drainage works along with footpaths. There are a total of 7no. carparking spaces within curtilage and all associated site works and boundary treatments. |

Laois County Council has prepared an EIA Screening Report in accordance with the requirements of the Planning and Development Regulations 2001 (as amended). On the basis of this Screening Report, Laois County Council has determined that there is no likelihood of significant effects on the environment (Article 120 of Planning and Development Regulations, amended 2018). Accordingly, it has been determined that an EIA is not required in respect of this proposed development.

Any person may, from **22nd July 2020 to 19th August 2020** inclusive, apply to An Bord Pleanála for a screening determination as to whether the development would be likely to have significant effects on the environment.

Plans and particulars of the above proposed development are available for viewing on our online consultation portal at <https://consult.laois.ie> from **22nd July 2020 to 19th August 2020** inclusive. Plans and particulars are also available for inspection by appointment only at the offices of Laois County Council, Áras an Chontae, JFL Avenue, Portlaoise from **22nd July 2020 to 19th August 2020** inclusive. Appointments must be arranged in advance by emailing [housinglcc@laoiscoco.ie](mailto:housinglcc@laoiscoco.ie) or by contacting 057 8664000.

**Submissions or observations** with respect to the proposed development, dealing with the proper planning and the sustainable development of the area in which the development would be situated, **may be made online at**<https://consult.laois.ie>**before 5.00 p.m. on 2nd September 2020.**

**Submissions or observations** with respect to the proposed development, dealing with the proper planning and the sustainable development of the area in which the development would be situated, **may also be made in writing** to: Joe Delaney, Director of Services, Laois County Council, Áras an Chontae, Portlaoise, Co. Laois to be received not later than **5.00 p.m. on 2nd September 2020**. Submissions should be clearly marked: **Mooreville Terrace, Rathdowney – 7 unit development – Part VIII.**

Note: Only submissions made in the above manner will be considered as valid submissions for the purposes of the Chief Executive’s Report that will be presented to Council.

The Council is subject to the provisions of the Freedom of Information (FOI) Act. If you consider that any of the information supplied by you is either commercially sensitive or confidential in nature, this should be highlighted and the reasons for its sensitivity specified. In such cases, the relevant material will, in response to FOI requests, be examined in light of exemptions provided for in the FOI Act.

**JOE DELANEY**

**DIRECTOR OF SERVICES**