

AN BORD PLEANALA
LDG- _____
ABP- _____
17 JAN 2023
Fee: € _____ Type: _____
Time: _____ By: *post*

1, St. Cronan's Road,
Little Bray,
Co. Wicklow.
12th January, 2023

Ms. Ashling Doherty,
Executive Officer,
An Bord Pleanala,
64 Marlborough Street,
Dublin. 1. Do1 C902


Re: Case Number ABP-314686-22 (www.coastalquartershd2.com)

Dear Ms. Doherty,

Thank you for your deferral letter of today's date regarding the above case. I have two queries:

- 1) This application from Shankill Property Investments Ltd. references planning permission already granted for 234 units under ABP-311181-21, with Blocks A and B refused in that same decision. The developer seems to claim in this present application – ABP-314686-22 – that this previous grant of permission still stands, despite what they call 'minor amendments'. Is this correct? *Are Shankill Property Investments allowed to proceed with building the successful part of their previous application, despite these 'minor amendments', or has this now become part of a new application, none of which may progress until your (deferred) decision has been made?*
- 2) The part of their previous application which was refused (Blocks A and B) has now been very substantially amended: the footprint of Block B depends on a complete change in the layout of the road which runs eastwards in front of the Ravenswell Schools Campus to the railway underpass. This change in road layout (a Part 8 proposal by Wicklow County Council) is presently the subject of a Judicial Review. Yet this road has already been torn up, and embankments created on the lower ground where a new road is proposed. Clearly this 'jumps the gun' on both your Board's decision on Shankill Property Investment's application, and on the decision by the High Court as to whether an Environmental Impact Assessment is required for the Part 8 proposal. *To whom should we submit a request that this public road should be reinstated until permission for a) Shankill Property Investment's application to your Board, and b) Wicklow County Council's have been decided?*

Yours sincerely,


noeleen mcmanus

cc. O'Connell & Clarke, Solicitors

