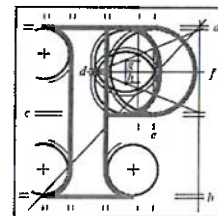


Our Case Number: ABP-314686-22



**An
Bord
Pleanála**

Noeleen McManus
1 St Cronans Road
Little Bray
Co. Wicklow

Date: 26 January 2023

Re: Change of use from former golf course, construction of 586 no. residential units (76 no. houses, 348 no. apartments, 162 no. Build to Rent apartments), creche and associated site works.
Former Bray Golf Club Lands, Off Ravenswell Road and Dublin Road, Bray, Co. Dublin and Co. Wicklow. (www.coastalquartershd2.com)

Dear Sir / Madam,


I have been asked by An Bord Pleanála to refer to your letter dated 12th January 2023 the contents of which have been noted.

In response to the first query in your letter, the applicant in this case may proceed with that part of the application which has been granted by the Board under An Bord Pleanála Reference Number ABP-311181-21 notwithstanding the fact that a subsequent application has been submitted to the Board for consideration under An Bord Pleanála Reference Number ABP-314686-22. However, any non-compliance with the terms of the Board's decision in relation to An Bord Pleanála Reference Number ABP-311181-21 is a matter for the enforcement section of the planning authority.

Having regard to the issues raised in paragraph 2 of your letter regarding the change in the layout of the road please be advised that the Board has no role in this element of the proposed development which is the subject of a Part 8 consent by the planning authority and is now the subject of a judicial review. Any request to have this element of the proposal reinstated should be forwarded to the planning authority in this case Wicklow County Council.

It is regretted that the Board cannot be of any further assistance to you in this matter.

Yours faithfully,


Ashling Doherty
Executive Officer
Direct Line: 01-8737160

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