

**SCANNED**

**MEMO**

**PLANNING & ECONOMIC DEVELOPMENT  
WICKLOW COUNTY COUNCIL**

FROM	SENIOR EXECUTIVE OFFICER PLANNING , DEVELOPMENT & ENVIRONMENT	TO	Michael Flynn Senior Engineer Roads
REF	SH/202206	DATE	28/09/2022

**Applicant:** Shankill Propertys Investments Ltd  
**Agent:** RPS Group Ltd.

Shankill Propertys Investments Ltd has applied on 27/09/2022 for STRATEGIC HOUSING DEVELOPMENT for Change of use of lands former course use to residential and other uses consisting of 586 no. residential units and c.1,583 sqm of other uses comprising of 1 no. retail unit, a childcare facility, a café and 1 no. commercial unit (incorporating a gym and juice bar) of theses, 234 no. residential units, c. 1071sqm of the other uses and associated site landscaping and site development works were previously permitted by An Bord Pleanala under ABP Ref. 311181-21, and they from part of this current application again. The proposed development will also include all associated plant; refuse storage areas; communal open space; public open space; playgrounds; multi use games area, associated internal roads and drainage arrangements; utility connections; pedestrian/cycle linkages with adjoining sites; landscaping' public lighting; construction compounds; and all site development works at former Bray Golf Club off Ravenswell Road and the Dublin Road Bray

Recommendation:

*See attached*

*Per OR 515*

*12/10/2022*

Please let me have your report on this application by 14/10/2022.

*[Signature]*  
SENIOR EXECUTIVE OFFICER  
PLANNING , DEVELOPMENT AND ENVIRONMENT

## MEMO

### WICKLOW COUNTY COUNCIL

From:	Declan O'Brien Executive Engineer TWES	To:	Michael Flynn Senior Engineer TWES
Roads Ref:	Your Ref: SHD 202206		

Date: 12<sup>th</sup> October 2022

Re: SHD 202206(Stage 3) – Bray, Golf Club Lands, Bray, Co. Wicklow

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Having regard to the strategic housing application to An Bord Pleanála in relation to a development on the former Bray Golf Club lands, I wish to make the following observations:

#### General

It is noted that the applicants have re-submitted the same road infrastructure proposals within the functional area of Wicklow Co Co with a few minor alterations including the provision of two parallel parking spaces on road MCOO, minor changes in raised tables at Junction 10 change.

In this regard the conditions relating to transportation and roads that were applied to the previous development that was granted on this site should still apply to this application if the Board is minded to grant permission.

Other comments to be considered are outlined below. Please note some of the comments below may be covered by planning conditions applied to ABP-311181-21.

#### Pedestrian Facilities

- Ped1. If the proposed development is granted permission, the existing pedestrian and cycle links to the railway underpass should be maintained during construction phase. Any short term changes to the route to the railway underpass should be submitted and agreed with the Council. **Refer to Condition 31**
- Ped2. It is unclear if the pedestrian links with the existing linear park to the north of the development are to be provided. In the interest of permeability and the objectives of the Council, such links should be provided by the applicant and details should be agreed with the Council.

#### Cycle Facilities

- CYC1. Details of cycle facilities at Junction 12 (MXC0 and MC00) and 13 (MXC0 and MC10) should be in accordance with the National Cycle Manual and should be submitted and agreed with the Council prior to commencement of development.

#### Roads

- R1. It is noted that the applicant shows the junction of road (MXC0 AND MC10) closer to the River Dargle that what is shown on the Part 8 documents for the Bray Sustainable Transport Bridge project. This junction location is acceptable to Wicklow County Council. It is the intention of Wicklow County Council to continue the engagement with the applicants design team to incorporate this junction and associated drainage into the final construction drawings for the Bray Sustainable Transport Bridge project in the event that this bridge receives approval.
- R2. The applicant should provide engineering details of Road MXC0 and those details shall be submitted to the Council for approval, this is to ensure that both the Bray Sustainable Bridge Project and this development, if granted by the Board, can be delivered. In this regard Wicklow County Council will continue to engage with the applicant in relation to this road.
- R3. Road marking and signage details should be submitted for all modes of transport prior to commencement of development for the Local Authorities approval.
- R4. A detailed road construction management plan should be submitted to the Council prior to commencement of development. **Refer to Condition 31**

#### Road Safety Audit

- RSA1. If the development is granted permission a Stage 3 road safety audit shall be complete on completion of the development and issues identified in the report shall be addressed. In particular a road safety audit shall be completed on the sections of roads to be taken in charge by the councils. Any issues identified shall be address by the applicant. **Refer to Condition 17 and 18**

#### Public Lighting

- PL1. Public Lighting design is noted, however in the event that the application is granted permission the application should be conditioned to agree any design with the respective Authorities prior to commencement of development and should in particular address the following:
- A map showing the public lights to be taken in charge by the Council.
  - Any lights to be taken in charge by the Council must be connected to an independent power supply.
  - Any public lighting that is to be taken in charge located in either Local Authority Area shall be feed from an independent supply so that each Local Authority can control and maintain those lights within their functional area.

**Refer to Condition 14**

#### Other

- O1. As-built records (project safety file) shall be provided to the Council on the section of roads to be taken in charge by the Council.

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Declan O'Brien  
Executive Engineer  
Transportation, Water & Emergency Services (TWES)

## MEMO

**To: Siobhan O'Brien, Planning, Development & Environment.**

**From: David Porter, Administrative Officer, Housing & Corporate Estate**

**Date: 18<sup>th</sup> October 2022**

**Ref: SH/202206**

**Re: Housing Section Report – SHD – Lands at the former Bray Golf Club, Off Ravenswell Road and Dublin Road, Bray, Co. Wicklow, comprising 586 residential dwellings.**

\*\*\*\*\*

I refer to your memo dated 28<sup>th</sup> September 2022 in relation to the above. I note that the proposed development is for 586 residential units broken down as follows: 76 houses and 510 apartments. The site is divided between WCC and DLR with 312 units proposed within the WCC boundary. The developer is proposing to provide 34 apartment units to WCC in one block (Block C). The proposal is for 20 x 1 beds and 14 x 2 bed apartments. This number of units is acceptable provided the development qualifies for the transition arrangements i.e. 10%.

- The breakdown of units provided by the Architect is as follows:
  - 270 apartments
  - 18 duplex units
  - 24 houses
- The Developer proposes 20 x 1 bed units, which is quite a high proportion of 1 bed units in one block. The 1 bed apartments have a floor area of 49.50sqm and appear to be acceptable.
- The Developer proposes 14 x 2 bed units. These units have floor areas 74sqm and 82sqm against a target of 80sqm and while some of the units are slightly oversized they should be acceptable. Please note that in order to access funding from the Department units should meet the Guidelines.

Wicklow County Council

18 OCT 2022

PLANNING DEPT.



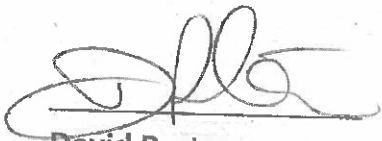
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- The applicant should review the Council's Part V Policy. There should be no en-suites or built in wardrobes as the Dept. will not fund same. It is accepted that it may not be possible in an apartment block to remove the en-suites. Kitchens should be basic and robust. The Councils preference is for no balconies or terraces.
  - The Developer should refer to the Quality Housing for Sustainable Communities for guidance in respect to unit sizes, floor areas and requirements for bedroom sizes, aggregate living areas and storage etc. The Quality Housing for Sustainable Communities Guidelines allow for up to an additional 10% in the floor areas of units.
  - Part V units should normally be pepper potted throughout the development and should be tenure blind. However in this case over 86% of the development in Wicklow is apartments. Wicklow County Council will consider the 34 units in one block on the basis that 3 extra units are being provided. ||
  - The need in the Bray area is as follows:  
471 x 1 bed, 296 x 2 beds, 159 x 3 beds.
  - Where developments proposed are for apartments, without own door access, communal stairs or communal halls, shared access passages under or behind units and communal bin storage, large areas of external paving and timber decking, dormer windows, valleys or parapets, timber cladding, wooden windows and doors, flat roofs and small sections of flat roofs over doors or windows or balconies, social leasing to Approved Housing Bodies may be more appropriate to fulfil Part V requirements. |  
Developers should notify the housing authority where they are engaging with an approved housing body, in this regard.

I note that indicative costs have been submitted. Nothing in this report shall be construed as agreeing to purchase such units as agreement cannot be pursued pending a decision on this planning application and funding application to the Department of Housing, Local Government and Heritage.

18 OCT 2022  
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1. It will be necessary for the applicant to submit evidence of when the land was purchased e.g. Transfer Order, Folio, Revenue stamped certificate or executed contract outlining that the purchase was complete on the given date in order to determine whether the transition arrangements apply in relation to this proposed development.

In conclusion there is a significant need in the Bray area for 1 and 2 bed units. The applicant should consider Wicklow County Council's Part V Policy, the Department's Quality Housing for Sustainable Communities Guidelines and the relevant legislation when making their Part V proposals.



**David Porter**

**Administrative Officer**

**Housing & Corporate Estate**

**ENGINEER'S INTERNAL MEMORANDAM****PLANNING DEVELOPMENT & ENVIRONMENT**

<b>To:</b>	<b>Marc Devereux, Senior Engineer, Water &amp; Environmental Services</b>
<b>From:</b>	<b>Mark Costello, Executive Engineer, Water &amp; Environmental Services</b>
<b>Applicant:</b>	<b>Shankill Property Investments Ltd.</b>
<b>Consultant:</b>	<b>RPS Group Ltd.</b>
<b>Development:</b>	<b>Permission for 586 residential units, childcare facility, café and commercial unit.</b>
<b>Development Address:</b>	<b>Former Bray Golf Club, Ravenswell Road and the Dublin Road Bray.</b>
<b>Planning Reference:</b>	<b>SH/202206</b>
<b>FI Date:</b>	<b>n/a</b>

**Summary:**

- The application contains a Stormwater Impact Assessment Report, Flood Risk Identification, Flood Risk Assessment, Environmental Impact Assessment Report, Engineering Planning Report, Surface Water Strategy Overview and drawings.
- The Flood Risk Identification and Assessment is in line with publication 'The Planning System and Flood Risk Management Guidelines for Planning Authorities' issued by the OPW in November 2009.
- The River Dargle Flood Defence Scheme reduces the potential flooding for this site as per the Bray Municipal District LAP 2018 and the applicant has indicated this within their FRA.
- The submitted drawings and detail include bio retention tree pit, permeable paving, swales, filter drains, attenuation tanks, hydro-brake flow control and a petrol interceptor for pollutants. The apartment blocks will have green roofs
- The summary of critical results has a Climate change factor of 30%, which is made up of 20% for Climate Change and 10% for Urban Creep.
- The development has been assessed taking into account the requirements of the Wicklow County Development Plan 2022-2028, relevant Local Area Plan and other relevant policies.

**Observations:**

N/A

**Recommendation: Grant with the following conditions:**

- Prior to the commencement of development, the applicant shall submit full site-specific construction stage details of the flow control device, including model and make number, orifice size and flow control hydraulic characteristics graph. The flow control device will not be permitted to have a bypass door and a penstock must be provided in the manhole in which the flow control device is located.

- Upon completion of the development, the applicant shall submit to the Planning Authority for its written agreement a Stage 3 Completion Stage Stormwater Audit to ensure the SuDS measures were installed and working as designed, no misconnections have taken place and that damage has not occurred to any of the stormwater drainage infrastructure during construction. A report shall, be issued to the Planning Authority and any necessary recommendations carried out, unless agreed otherwise with the Planning Authority. This stage may require the installation of flow monitors and/or dye testing; the extent of monitoring will depend on the findings of the audit. A CCTV survey shall be carried out of all stormwater pipes and the survey and report forwarded to the Planning Authority.
- The applicant shall implement a construction management plan and programme of works that amongst other items provides for interception, containment and treatment of construction runoff. No construction runoff should be diverted to proposed SuDS measures. Any surface water sewer pipes used to convey construction runoff should be thoroughly cleaned before subsequent connection to SuDS elements.
- The Green roofs shall be designed and constructed in accordance with the SUDS Manual (CIRIA 753) and BS EN 12056-3:2000.
- All SuDs measures shall be designed and constructed in accordance with The SUDS Manual (CIRIA 753)
- The applicant shall ensure that all underground attenuation systems within 5 metres of foundations or site boundaries have an impermeable liner and are offset sufficiently from the site boundary to provide sufficient space for future maintenance.

**Mark Costello**

**04<sup>th</sup> November 2022**

**Executive Engineer  
Environment Section,  
Planning, Development & Environment**

**Date**



## Planning Observation Report



### Section 1

#### General Information

1.1 Planning Application No:

SH202206

1.2 Description of the development: (Copy description provided in notification letter/planning list)

*Change of use of lands former course use to residential and other uses consisting of 586 no. residential units and c.1,583 sqm of other uses comprising of 1 no. retail unit, a childcare facility, a café and 1 no. commercial unit (incorporating a gym and juice bar) of these, 234 no. residential units, c. 1071sqm of the other uses and associated site landscaping and site development works were previously permitted by An Bord Pleanála under ABP Ref. 311181-21, and they from part of this current application again. The proposed development will also include all associated plant; refuse storage areas; communal open space; public open space; playgrounds; multi use games area, associated internal roads and drainage arrangements; utility connections; pedestrian/cycle linkages with adjoining sites; landscaping' public lighting; construction compounds; and all site development works*

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14 OCT 2022

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1.3 Location: (Copy/Paste from description provided in notification letter/planning list. Include coordinates where available)

*former Bray Golf Club, off Ravenswell Road and the Dublin Road, Bray, Co. Wicklow*

1.4 Planning Authority

DLR/WCC

1.5 Type of Planning Permission

Strategic Housing Development

1.6 Date Application Lodged with Planning Authority

27/09/2022

1.7 Date Application Received by Water Services

05/10/2022

WASTEWATER: Proposed connection to existing network.

WATER SUPPLY: Proposed connection to existing network.

#### Water Connection Planning Assessment

### Section 2

(NOTE Observations should be aligned with COF where available)

2.1 Does the proposed development require a WATER service connection from Irish Water?

Yes

2.2 Please provide PCE number for this development if PCE has been submitted.

IW New  
Connections  
Viewer

CDS22005393

2.3 Please provide COF number for this development if COF has been issued.

CDS22005393

2.4 Water Plant Name

Bray PWS

2.5 Scheme Code

3400PUB1001

2.6 Is water connection feasible

Yes

2.7 Is the development in close proximity to, or propose to Build Over an IW Asset

No

2.8 Is submitted design satisfactory and in line with IW Manage Works protocol, standards and requirements

Yes

#### Waste Water Connection Planning Assessment

### Section 3

(NOTE Observations should be aligned with COF where available)

3.1 Does the proposed development require a WASTE service connection from Irish Water?

Yes

3.2 Please provide PCE number for this development if PCE has been submitted.

IW New  
Connections  
Viewer

CDS22005393

3.3 Please provide COF number for this development if COF has been issued.

CDS22005393

3.4 Waste Water Scheme Name (Agglomeration Code)

D0005

3.5 Is waste water connection feasible

Yes

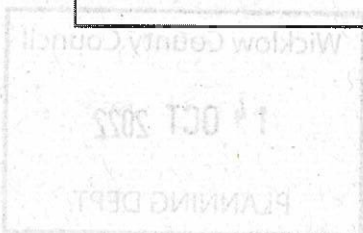
3.6 Is the development in close proximity to, or propose to Build Over an IW Asset

Yes

3.7 Is submitted design satisfactory and in line with IW Manage Works protocol, standards and requirements

Yes

<b>Section 4</b>		<b>Impact on Wastewater Treatment Plant</b>	
4.1 Is the development likely to cause overloading potentially impacting receiving waters		No	
4.2 Is a Section 16 licence required		No	
4.3 Is the proposed development within the buffer zone of a waste water treatment plant		No	
<b>Section 5</b>		<b>Impact to Drinking Water Source</b>	
5.1 Is the development located within an Inner or Outer Source Protection Zone		Link to IW Source Protection Viewer	Neither
Is the development proposal likely to impact an IW drinking water source during construction and/or			No
5.2 operation?			



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<a href="#">Link to Standard Planning Responses</a>									
<b>Section 5</b>	<p style="text-align: center;"><b>Please provide observations here</b></p> <div style="border: 1px solid black; padding: 10px; min-height: 200px;"> <p><i>Irish Water has the following observations in respect of the proposed development:</i></p> <ol style="list-style-type: none"> <li><i>1) Where the applicant proposes to connect to a public water/wastewater network operated by Irish Water, the applicant must sign a connection agreement with Irish Water prior to the commencement of the development and adhere to the standards and conditions set out in that agreement.</i></li> <li><i>2) In the interest of Public Health and Environmental Sustainability, Irish Water Infrastructure capacity requirements and proposed connections to the Water and Waste Water Infrastructure will be subject to the constraints of the Irish Water Capital Investment Programme.</i></li> <li><i>3) All development shall be carried out in compliance with Irish Water Standards codes and practices.</i></li> <li><i>4)Waste water connection feasible subject to 1. completion of Irish water project Old Connought LNRP and 2.Diversion works as outlined in Irish water diversion DIV21013</i></li> <li><i>5) The applicant is currently engaging with Irish Water/Wicklow County Council in relation to a new Water Connection</i></li> </ol> </div>								
<table style="width: 100%; border: none;"> <tr> <td style="width: 80%; border: 1px solid black; text-align: center; padding: 5px;"><b>Water Services Recommendation</b></td> <td style="width: 20%; border: 1px solid black; text-align: center; padding: 5px;"><i>No Objection</i></td> </tr> </table>		<b>Water Services Recommendation</b>	<i>No Objection</i>						
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<p><b>Completed by</b> Water Section Waste Water Section Approved by</p>	<table style="width: 100%; border: none;"> <tr> <td style="width: 30%;"><b>Name</b></td> <td style="width: 30%;"><b>Organisation</b></td> </tr> <tr> <td><i>Declan Keogh</i></td> <td><i>Local Authority</i></td> </tr> <tr> <td><i>Les Martin</i></td> <td><i>Local Authority</i></td> </tr> <tr> <td></td> <td><i>Irish Water</i></td> </tr> </table>	<b>Name</b>	<b>Organisation</b>	<i>Declan Keogh</i>	<i>Local Authority</i>	<i>Les Martin</i>	<i>Local Authority</i>		<i>Irish Water</i>
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	<i>Irish Water</i>								



Irish Water's Statutory  
Response to

Planning Authority



Uisce Éireann  
Bosca CP 6000  
Baile Átha Cliath 1  
Éire

Irish Water  
PO Box 6000  
Dublin 1  
Ireland

T: +353 1 89 25000  
F: +353 1 89 25001  
www.water.ie

Planning Application No.

SH202206

Date Lodged with Planning Authority:

27/09/2022

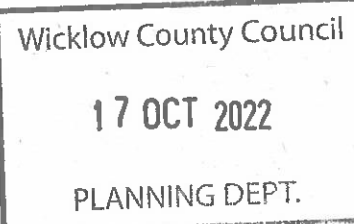
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**Development:**

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**Location :**

*former Bray Golf Club, off Ravenswell Road and the Dublin Road, Bray, Co. Wicklow*





**IW Recommendation:**

**No Objection**

**IW Observations:**

*Irish Water has the following observations in respect of the proposed development:*

- 1) Where the applicant proposes to connect to a public water/wastewater network operated by Irish Water, the applicant must sign a connection agreement with Irish Water prior to the commencement of the development and adhere to the standards and conditions set out in that agreement.*
- 2) In the interest of Public Health and Environmental Sustainability, Irish Water Infrastructure capacity requirements and proposed connections to the Water and Waste Water Infrastructure will be subject to the constraints of the Irish Water Capital Investment Programme.*
- 3) All development shall be carried out in compliance with Irish Water Standards codes and practices.*
- 4) Waste water connection feasible subject to 1. completion of Irish water project Old Connought LNRP and 2. Diversion works as outlined in Irish water diversion DIV21013*
- 5) The applicant is currently engaging with Irish Water/Wicklow County Council in relation to a new Water Connection*

**Signed on Behalf of Irish Water:**

**Yvonne Harris**

**Date:**

**17/10/2022**