



An  
Bord  
Pleanála

## Memorandum ABP-314686-22

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**To:** Senior Planning Inspector

**From:** Ashling Doherty, Executive Officer

**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.

**Date:** 15<sup>th</sup> November 2022

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1. Please find hereunder an application for permission for the above-mentioned proposed development. A fee of €80,000 has been submitted with the application. Two printed copies and three electronic copies of the application documentation have been received in accordance with article 297(5) of the Planning and Development (Strategic Housing Development) Regulations 2017.
2. A website has been created: [www.coastalquartershd2.com](http://www.coastalquartershd2.com)
3. The planning application was valid.
4. Pre-application consultations in accordance with section 5 of the Act of 2016 were held with under reference ABP-312257-21. ABP's Opinion was that the documents submitted requires further consideration and amendment to constitute a reasonable basis for an application for strategic housing development.
5. The planning application contains documents submitted in accordance with the Planning and Development (Housing) and Residential Tenancies Act 2016.
6. A EIAR has been submitted with this application.
7. An NIS was submitted with this application.

8. The Material Contravention Statement can be permitted under the provisions of the Planning and Development (Housing) and Residential Tenancies Act 2016.
9. A submission was received from Irish Water on 11<sup>th</sup> November 2022 which states that the Applicant has engaged with Irish Water in respect of design proposal for which they have been issued a Statement of Design Acceptance for the development.
10. The public notice was published in the Irish Daily Star newspaper dated 16<sup>th</sup> September 2022. The site notice was erected on 21<sup>st</sup> September 2022.
11. The prescribed bodies for the purposes of the application are set out in article 295 of the Planning and Development (Strategic Housing Development) Regulations 2017. The following bodies were circulated with the application documentation in accordance with the advice from ABP: 312257-21

- **Irish Water (IW)**
- **The Commission for Railway Regulation**
- **Iarnrod Eireann**
- **Transport Infrastructure Ireland (TII)**
- **National Transport Authority (NTA)**
- **Dun Laoghaire Rathdown County Council Childcare Committee.**
- **Wicklow County Childcare Committee.**
- **The Minister for Culture, Heritage and the Gaeltacht,**
- **The Heritage Council**
- **An Taisce — the National Trust for Ireland**
- **Fáilte Ireland**

Copies of the letters have been submitted

12. Deadline for making submissions was 1<sup>st</sup> November 2022 and 13 submissions have been received.
13. The Chief Executives report of Wicklow County Council and Dun Laoghaire Rathdown County Council were both received on 21<sup>st</sup> November 2022.

14. Site history identified by the applicant:

ABP- 311181-21	Residential	Refused
20/672	Extension of previous grant	Granted
D07A/1495E	Extension of previous grant	Refused
07/630194/39.230246	Mixed	Granted
D07A/1495/ PL06D.230215	Mixed	Granted
D05A/0763 /PL06D.217691	Residential	Refused

File for assessment and report.