

Reference 314686

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). Former Bray Golf Club Lands, Off Ravenswell Road and Dublin Road, Bray, Co. Dublin and Co. Wicklow

With regard to the above development application following on from previous permissions granted by the board for this site I wish to submit the following.

This site is a strategic opportunity development site situated virtually on the dart line and the proposed Luas line to bray,

It is also very close to the N11 corridor less than 1.5km.

It is in Bray town Centre, close to all amenities, theatre promenade, shops swimming pool, blue flag beach, Bray head, Wicklow Mountains and surrounding countryside.

It is on the coast with immediate access to Bray seafront and amazing urban amenities.

It is immediately adjacent to schools. And has immediate access to the universities via dart to Trinity and QBC route to UCD, and employment zones in city centre.

The site was sold by NAMA at a discount funded by the tax payer in region of 40-50m.

The site has been protected by the Bray Dargle river flood scheme to tune of 50m by the tax payer.

The site is funded by a proposed new bridge crossing the river Dargle under a URDF scheme.

And yet we have a submission which included in part a section of low density duplex units.

If you travel the world from all across Europe to Asia, these sites would only have high density with min heights of 6-7 storey or more and with proposed occupancy levels of 500 to 700 persons/ha. Athens has 900 people per ha.

If the planning system can't deliver the appropriate densification on this site it will amount to a complete abject failure of the system. The developer should be asked to resubmit increased density apartment type development over the full extent of the site, this opportunity site development and its unparalleled

sustainability cannot be replicated anywhere else in the town of Bray. The national strategic objectives of sustainable density for this area under the regional guidelines must be delivered on if any of it is to be realised or make any sense.

I would implore the Board to stick to the regional objectives and in granting the permission for the site seek to maximise its potential and return of social investment in this strategically important site and not lose the opportunity it presents.

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