

3rd Party Appeal

Correspondence Coversheet

Page 1 of 1

Case Number
PL-500165-WW

Case Priority
Normal

Case Lodged On
24/10/2025

Case EO
Catherine Flynn

PA Reg. Reference
2560207

Case Details

Planning Authority
Wicklow County Council

PA Reg. Reference
2560207

Summary Description

Mixed use development, comprising of residential units and commercial spaces and all associated ancillary site works.

Site Location

Site largely within the Former Bray Golf Course Lands, Off Ravenswell Road and Dublin Road, Bray

Correspondence Details

Correspondence Type
3rd Party Appeal

Received From
Rachel Gibney

Lodged On
28/10/2025

Validity
Valid

Valid OH Req
No

Issue
BP01M — English

Participant
Rachel Gibney

Representative
—

Response Date
Applicable



Number of Days
Allowed
28

Keep Copy of Letter



Return Docs



Keep Envelope



Comments
—

Filing

Attach to File



Return to EO



Signatures

Signed

C. Flynn

Catherine Flynn, Executive Officer

Date

29/10/2025

Signed

F. Khatipova

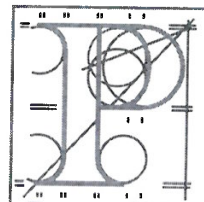
Fadimie Khatipova, Administrative Assistant

Date

30/10/25

Correspondence Coversheet

Payment ID: **FEE-PAY-000200**



An
Coimisiún
Pleanála

Section:	Processing
PA Name:	Wicklow County Council

Submission Reference:	2560207
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Date:	28/10/2025
Name:	Rachel Gibney
Total:	€220.00

Attachments/Comment:	—
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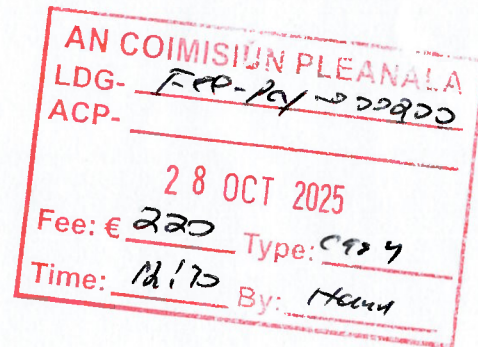
Created By:	Pádraic Keane
Channel:	By Hand

3rd ACK

DO: 30/9/25
LO: 28/10/25

Rachel Gibney
12 Seapoint Court
Seapoint Road
Bray, Co. Wicklow
A98 F449

26 October 2025



Planning Ref: 25/60207

Planning authority: Wicklow County Council

Applicant: Shankill Property Investments

Location: the former Bray Golf Club lands off Ravenswell Rd and Dublin Rd, Bray, Co. Wicklow

To the Planning Appeals Administrator,

I wish to appeal Wicklow County Council's decision to grant permission regarding the above development. My original concerns remain valid and, in light of further information and ongoing legal matters, are even more pressing.

1. Pre-empting Strategic Infrastructure

The permission granted appears to facilitate groundwork for a future transport bridge across the River Dargle, despite that bridge still being under legal challenge. The connection between this development and the proposed bridge raises a concern that approval is serving as a back-door route to enabling infrastructure not yet authorised. This undermines fair process and public trust.

2. Court Ordered Natura Assessment Not Completed

A Natura Impact Statement relating to the bridge was ordered in December 2022. It has not been completed. Any development whose viability or design depends on the outcome of that assessment is premature. Proceeding without this required ecological assessment risks placing Wicklow County Council in contempt of court, even if our councillors were to vote it through: this has not yet been put to them for a decision.

10/25/2023

12 Seapoint Court

Seapoint Road

Bay, Co. Wicklow

App 1448

26 October 2023

Planning Ref: 23/00207

Planning authority: Wicklow County Council

Applicant: Shantell Property Investments

Location: the former Bay Golf Club lands off Ravenswell Rd and Dublin Rd, Bay, Co. Wicklow

To the Planning Appeals Administration

I wish to appeal Wicklow County Council's decision to grant permission regarding the above development. My original concerns remain valid and, in light of further information and ongoing legal matters, are even more pressing.

1. Pre-empting Strategic Infrastructure

The permission granted appears to facilitate groundwork for a future transport bridge across the River Dargle, despite that bridge still being under legal challenge. The connection between this development and the proposed bridge raises a concern that approval is serving as a back-door route to enabling infrastructure not yet authorised. This undermines the process and public trust.

2. Court Ordered Nature Assessment Not Completed

A Natura Impact Statement relating to the bridge was ordered in December 2022. It has not been completed. Any development whose viability or design depends on the outcome of that assessment is premature. Proceeding without this required ecological assessment risks placing Wicklow County Council in contempt of court, even if our councillors were to vote it through. This has not been put to them for a decision.

3. Flood Risk and Coastal Erosion

This site is within a floodplain and an area with recognised coastal erosion. Allowing development that increases impermeable surfaces without resolving existing risks exposes residents and future occupants to unsafe conditions, and may also affect insurability in the surrounding community.

4. Traffic and Road Safety

The road network associated with this development is already constrained. A Road Safety Audit identified risks in 2020 that remain unresolved. Increased vehicle movements, including public transport, create unacceptable safety concerns for pedestrians, cyclists, and local residents.

5. Wildlife and Protected Habitats

Bray Harbour and the River Dargle support protected species, including a resident mute swan population. Ecological impacts have not been adequately assessed or mitigated. Granting permission in the absence of the required Natura Impact Statement is environmentally and procedurally unsound.

6. Procedural Fairness

Residents have engaged constructively with planning processes concerning this area over many years. Approving a development that is functionally dependent on a separate project still under legal challenge gives the appearance of predetermination and undermines confidence in the planning system.

Conclusion

Until the legally required Natura Impact Statement is completed and the status of the transport bridge is confirmed, no linked development should progress. I respectfully request that this appeal be upheld to ensure planning decisions are made transparently and in full compliance with environmental and safety obligations.

This Appeal is submitted by the undersigned, but has been co-funded by Dr. Patricia O'Brien and Mr. Robbie Parks of Seapoint Court, who also made valid submissions to Wicklow Co. Co.

Kind regards,

Rachel Gibney





Comhairle Contae Chill Mhantáin
Wicklow County Council

Pleanáil, Forbairt Eacnamaíochta agus Tuaithe
Planning, Economic & Rural Development

Aras An Chontae County Buildings
Cill Mhantáin Wicklow
Guthán Tel (0404) 20148
Faics Fax (0404) 69462
Rphost Email plandev@wicklowcoco.ie
Suíomh Website www.wicklow.ie

Rachel Gibney
12 Seapoint Court
Seapoint Road
Bray
Co. Wicklow

AN COIMISIÚN PLEANÁLA

28 OCT 2025

LTR DATED _____ FROM *APP*

LDG- _____

APP PL-500 165-WW

29/04/2025

ACKNOWLEDGEMENT of RECEIPT of SUBMISSION or OBSERVATION on a
PLANNING APPLICATION

THIS IS AN IMPORTANT DOCUMENT

KEEP THIS DOCUMENT SAFELY. YOU WILL BE REQUIRED TO PRODUCE THIS ACKNOWLEDGEMENT TO AN BORD PLEANÁLA IF YOU WISH TO APPEAL THE DECISION OF THE PLANNING AUTHORITY. IT IS THE ONLY FORM OF EVIDENCE THAT WILL BE ACCEPTED BY AN BORD PLEANÁLA THAT A SUBMISSION OR OBSERVATION HAS BEEN MADE TO THE PLANNING AUTHORITY ON THE PLANNING APPLICATION.

PLANNING AUTHORITY NAME Wicklow County Council

PLANNING APPLICATION REFERENCE No.2560207

A submission/observation in writing, has been received from
Rachel Gibney on 28/04/2025 in relation to the above planning application.

The appropriate fee of €20 has been paid. *(Fee not applicable to prescribed bodies)*

The submission/ observation is in accordance with the appropriate provisions of the Planning and Development Regulations 2001(as amended) and will be taken into account by the planning authority in its determination of the planning application.

SENIOR EXECUTIVE OFFICER

PLANNING, ECONOMIC & RURAL DEVELOPMENT.

Date 29/04/2025

Planning Authority Stamp

WICKLOW COUNTY COUNCIL

29 APR 2025

PLANNING DEPT.

Ba chóir gach comhfhreagras a sheoladh chuig an Stúirthóir Seirbhísi, Pleanáil, Forbairt Eacnamaíochta agus Tuaithe
All correspondence should be addressed to the Director of Services, Planning, Economic & Rural Development

