

Miscellaneous

Correspondence Coversheet

John Duffy
FK 516

Page 1 of 2

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

Issue BP91A — k47 Case with Inspector or at Board level

Response Date
Applicable
☐

Number of Days
Allowed
—

Keep Copy of Letter
☒

Return Docs
☐

Keep Envelope
☐

Comments
—

#	Participant Name	Role	Representative	Language	Info
1	Shankill Property Investments Limited	1st Party Appellant	RPS Planning & Environment	—	☐
2	Wicklow County Council	Planning Authority	—	English	☐
4	Marcia Nicholson	3rd Party Appellant	—	English	☐
5	The Dargle Area Residents Association	3rd Party Appellant	—	English	☐
6	Rachel Gibney	3rd Party Appellant	—	English	☐
7	Avril Power	3rd Party Appellant	—	English	☐
8	Noeleen McManus	3rd Party Appellant	—	English	☐
9	Caroline Winstanley	Observer	—	English	☐
10	Malachai Duddy	Observer	—	English	☐

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24/10/2025

Case EO
Catherine Flynn

PA Reg. Reference
2560207

#	Participant Name	Role	Representative	Language	Info
11	Joe Behan	Observer	—	English	☐
12	Ian Neary	Observer	—	English	☐
13	Mohamed Shousha	Observer	—	English	☐
14	Seana Kevany	Observer	—	English	☐
15	Dermot O'Brien	Observer	—	English	☐
16	Owen Mc Nestry and Sarah Sheppard	Observer	—	English	☐

Filing

Attach to File

☐

Return to EO

☐

Signatures

Signed

Daniel O'Connor

Daniel O'Connor, Executive Officer

Date

02/06/2026

Signed

PP A. Delaney

Fadimie Khatipova, Administrative Assistant

Date

2/6/26

Catherine

Notice under Section 126

ACP/ABP Case No: 500165

S126 notice

A Commission decision will not be made in this case before the expiration of the 18 weeks statutory objective period.

Reason: Due to the complexity arising from matters raised

Due to the complexity of the case

Due to the necessity of An Coimisiún Pleanála to issue a notice under section 131/132/137 (fill out as appropriate)

A section 126 notice with a 'revised to' date of before the _____ is approved subject to checking any recent correspondence not attached to file.

CO/DCA/DP/SAO _____ Date _____

K47 Authorisation

A section 126 notice issued in this case setting a revised decide by date as indicated above. A decision will not be taken by the Commission before the revised date specified in the section 126 notice.

Reason: Due to the complexity of the case

A K47 letter is approved for issue in this case. Place a target date of 12 weeks on the database within which to decide this case subject to checking any recent correspondence not attached to the file.

CO/DCA/DP/ADP/SAO P. Tuckey Date 2/6/26

1. EO:

Issue section 126 notice/ K47 Letter as above to _____

SEO: _____ Date _____

2. AA:

Please prepare B991A Section 126 notice/ K47 letter as above to _____

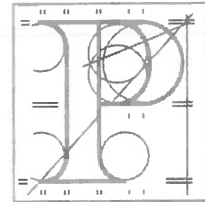
EO: Daniel O'Connor Date 2/6/26

AA: A. Delaney Date 2/6/26

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Our Case Number: PL-500165-WW

Planning Authority Reference Number: 2560207



An
Coimisiún
Pleanála

Planning Department
Wicklow County Council
County Buildings
Wicklow Town
Co. Wicklow

Date: 02 June 2026

Re: Mixed use development, comprising of residential units and commercial spaces and all associated ancillary site works.
Site largely within the Former Bray Golf Course Lands , Off Ravenswell Road and Dublin Road , Bray

A Chara,

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I regret to inform you that it has not been possible to meet that revised timeline due to the complexity of the case.

This case will be determined as soon as practicable.

An Coimisiún Pleanála apologises for the continued delay in determining this case.

If you have any queries in the meantime, please contact the undersigned officer of the Commission at appeals@pleanala.ie.

Yours faithfully,
Catherine Flynn
Executive Officer
Direct Line: 01-873-7143

BP91A

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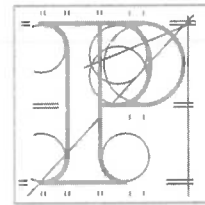
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Baile Átha Cliath 1
D01 V902

64 Marlborough Street
Dublin 1
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Our Case Number: PL-500165-WW

Planning Authority Reference Number: 2560207



An
Coimisiún
Pleanála

Ian Neary
23 Dargle Heights
Bray
Co. Wicklow
A98 HE 48

Date: 02 June 2026

Re: Mixed use development, comprising of residential units and commercial spaces and all associated ancillary site works.
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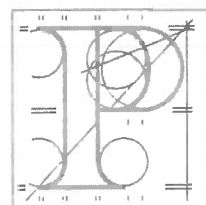
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D01 V902

64 Marlborough Street
Dublin 1
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Our Case Number: PL-500165-WW

Planning Authority Reference Number: 2560207

Your Reference: Shankill Property Investments Limited



An
Coimisiún
Pleanála

RPS Planning & Environment
West Pier Business Campus
Old Dunleary Road
Dun Laoghaire
Co. Dublin

Date: 02 June 2026

Re: Mixed use development, comprising of residential units and commercial spaces and all associated ancillary site works.
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Dear Sir/Madam,

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Planning Authority Reference Number: 2560207



An
Coimisiún
Pleanála

Rachel Gibney
12 Seapoint Court
Seapoint Road
Bray
Co. Wicklow
A 98 F 449

Date: 02 June 2026

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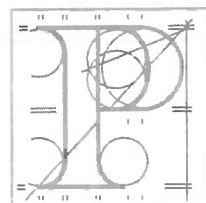
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An
Coimisiún
Pleanála

Dermot O'Brien
68 Fairyhill
Bray
Co. Wicklow

Date: 02 June 2026

Re: Mixed use development, comprising of residential units and commercial spaces and all associated ancillary site works.
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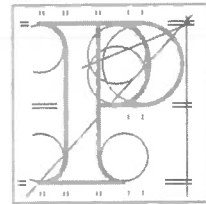
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An
Coimisiún
Pleanála

Malachai Duddy
C/O Comhairle Chontae Chill Mhantáin,
Áras an Chontae,
Na Geatai Bána,
Baile Cill Mhantáin
Co. Chill Mhantáin
A67 FW96

Date: 02 June 2026

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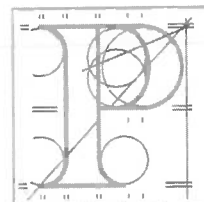
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An
Coimisiún
Pleanála

Avril Power
1 St. Cronan's Road
Bray
Co. Wicklow

Date: 02 June 2026

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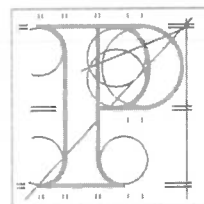
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An
Coimisiún
Pleanála

Caroline Winstanley
6 Marine Terrace
Strand Road
Bray
Wicklow

Date: 02 June 2026

Re: Mixed use development, comprising of residential units and commercial spaces and all associated ancillary site works.
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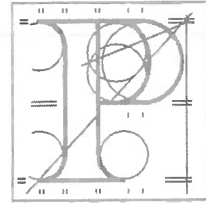
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An
Coimisiún
Pleanála

Seana Kevany
3A Carlisle Terrace
Bray
Co Wicklow
A98 K 827

Date: 02 June 2026

Re: Mixed use development, comprising of residential units and commercial spaces and all associated ancillary site works.
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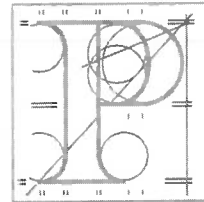
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Our Case Number: PL-500165-WW

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An
Coimisiún
Pleanála

Frances Gaynor
The Dargle Area Residents Association
3 Glenburgh Terrace,
Lower Dargle Road,
Bray,
Co. Wicklow

Date: 02 June 2026

Re: Mixed use development, comprising of residential units and commercial spaces and all associated ancillary site works.
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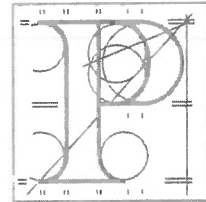
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An
Coimisiún
Pleanála

Joe Behan
55 Richmond Park
Herbert Road
Bray
Co. Wicklow
A98 Y394

Date: 02 June 2026

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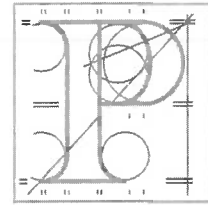
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An
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Owen Mc Nestry and Sarah Sheppard
1 Dwyer Park
Bray
Co. Wicklow

Date: 02 June 2026

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An
Coimisiún
Pleanála

Marcia Nicholson
4 Duncairn Place
Bray
Co. Wicklow

Date: 02 June 2026

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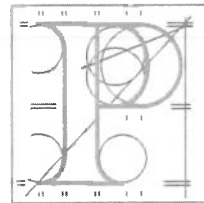
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An
Coimisiún
Pleanála

Mohamed Shousha
118 Shoreside Park
Sea Gardens
Bray
Co. Wicklow
A98 VS NO

Date: 02 June 2026

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An Coimisiún Pleanála apologises for the continued delay in determining this case.

If you have any queries in the meantime, please contact the undersigned officer of the Commission at appeals@pleanala.ie.

Yours faithfully,
Catherine Flynn
Executive Officer
Direct Line: 01-873-7143

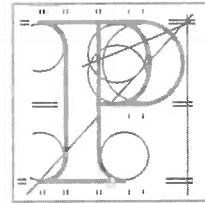
BP91A

Teil	Tel	(01) 858 8100
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64 Sráid Maoilbhríde	64 Marlborough Street
Baile Átha Cliath 1	Dublin 1
D01 V902	D01 V902

Our Case Number: PL-500165-WW

Planning Authority Reference Number: 2560207



An
Coimisiún
Pleanála

Noeleen McManus
1 St. Cronan's Road
Bray
Co. Wicklow
A98 WD50

Date: 02 June 2026

Re: Mixed use development, comprising of residential units and commercial spaces and all associated ancillary site works.
Site largely within the Former Bray Golf Course Lands , Off Ravenswell Road and Dublin Road , Bray

A Chara,

I have been asked by the Commission to refer to the above-mentioned case and in particular, to the Commission's notice to you under section 126 of the Planning and Development Act 2000, in which it was indicated that the Commission intended to determine this case before 02 June 2026.

I regret to inform you that it has not been possible to meet that revised timeline due to the complexity of the case.

This case will be determined as soon as practicable.

An Coimisiún Pleanála apologises for the continued delay in determining this case.

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