

Catherine

Notice under Section 126 of the Planning and Development Act
2000, as amended.

ABP Case ID: 500165

1. Section 126 Notice

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

Reason: **Due to the current number of cases on hand,** or

Due to the necessity of the Commission to issue a notice.

A section 126 notice with a 'revised to' date of before the 12 weeks is approved subject to checking any recent correspondence not attached to file.

CO/DCA/DP/ADP/SAO _____ Date _____

or **K47 Authorisation**

A section 126 notice issued in this case setting a revised decide by date; however, a decision will not now be taken by the Commission before that revised date.

Reason: _____

A K47 letter is approved for issue in this case. Place a target date of _____ 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 _____ Date _____

2. EO: Please issue section 126 notice/ K47 letter as above to:

SEO: Ruse B Date 9/3/26

3. AA: Please prepare section 126 notice/ K47 letter as above to:

BP90 to all parties new date: 2/6/26 Task no.:

EO: Catherine Fy Date 9/3/26

AA: [Signature] Date 9/3/26

Miscellaneous

Page 1 of 3

Correspondence Coversheet

Case Number PL-500165-WW	Case Priority Normal	Case Lodged On 24/10/2025	Case EO Catherine Flynn	PA Reg. Reference 2560207
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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

Miscellaneous

Correspondence Coversheet

Page 2 of 3

Case Number
PL-500165-WW

Case Priority
Normal

Case Lodged On
24/10/2025

Case EO
Catherine Flynn

PA Reg. Reference
2560207

Correspondence Details

Issue BP90 — Notification of Revised Decision date (Section 126 notice giving new revised 'decide by' date)

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	☐
3	Shankill Property Investments Limited	Applicant for Development	RPS Planning & Environment	—	☐
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	☐
11	Joe Behan	Observer	—	English	☐
12	Ian Neary	Observer	—	English	☐
13	Mohamed Shousha	Observer	—	English	☐
14	Seana Kevany	Observer	—	English	☐

Miscellaneous

Page 3 of 3

Correspondence Coversheet

Case Number
PL-500165-WW

Case Priority
Normal

Case Lodged On
24/10/2025

Case EO
Catherine Flynn

PA Reg. Reference
2560207

Filing

Attach to File

☐

Return to EO

☐

Signatures

Signed



Catherine Flynn, Executive Officer

Date

09/03/2026

Signed



Fadimie Khatipova, Administrative Assistant

Date

9/3/26

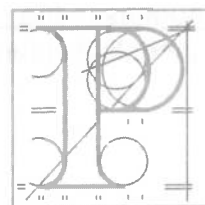
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Case Number: PL-500165-WW

Planning Authority Reference Number: 2560207



An
Coimisiún
Pleanála

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

Date: 09 March 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 An Coimisiún Pleanála to refer to the above appeal.

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The Commission now intends to determine the above appeal **before 2nd June 2026**.

The Commission will take all such steps as are open to it to ensure that the appeal is determined before that date.

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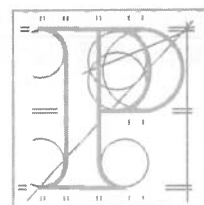
If you have any queries in the meantime, please contact the undersigned officer of the Commission at appeals@pleanala.ie.

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

BP90 Registered Post

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: 09 March 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

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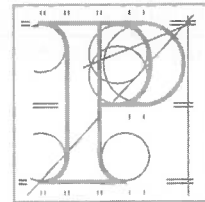
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Executive Officer
Direct Line: 01-873-7143

BP90 Registered Post

Case Number: PL-500165-WW

Planning Authority Reference Number: 2560207



An
Coimisiún
Pleanála

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

Date: 09 March 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

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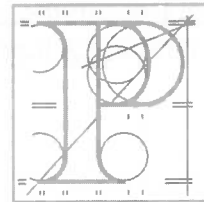
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Executive Officer
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Case Number: PL-500165-WW

Planning Authority Reference Number: 2560207



An
Coimisiún
Pleanála

Dermot O'Brien
68 Fairyhill
Bray
Co. Wicklow

Date: 09 March 2026

Re: Mixed use development, comprising of residential units and commercial spaces and all associated ancillary site works.
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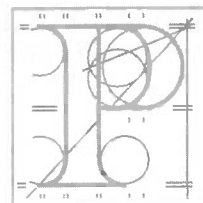
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Executive Officer
Direct Line: 01-873-7143

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Case Number: PL-500165-WW

Planning Authority Reference Number: 2560207



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: 09 March 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

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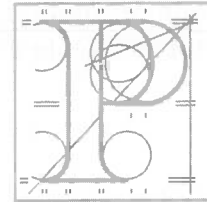
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Executive Officer
Direct Line: 01-873-7143

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Case Number: PL-500165-WW

Planning Authority Reference Number: 2560207



An
Coimisiún
Pleanála

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

Date: 09 March 2026

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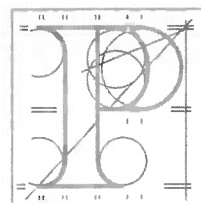
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Yours faithfully,
Catherine Flynn
Executive Officer
Direct Line: 01-873-7143

BP90 Registered Post

Case Number: PL-500165-WW

Planning Authority Reference Number: 2560207



An
Coimisiún
Pleanála

Caroline Winstanley
6 Marine Terrace
Strand Road
Bray
Wicklow

Date: 09 March 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

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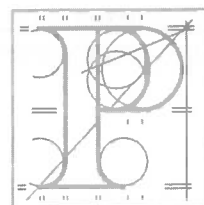
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Yours faithfully,
Catherine Flynn
Executive Officer
Direct Line: 01-873-7143

BP90 Registered Post

Case Number: PL-500165-WW

Planning Authority Reference Number: 2560207



An
Coimisiún
Pleanála

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

Date: 09 March 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

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

BP90 Registered Post

Case Number: PL-500165-WW

Planning Authority Reference Number: 2560207



An
Coimisiún
Pleanála

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

Date: 09 March 2026

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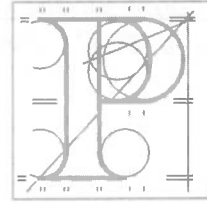
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Case Number: PL-500165-WW

Planning Authority Reference Number: 2560207



An
Coimisiún
Pleanála

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

Date: 09 March 2026

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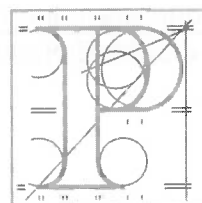
Yours faithfully,
Catherine Flynn
Executive Officer
Direct Line: 01-873-7143

BP90 Registered Post

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: 09 March 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

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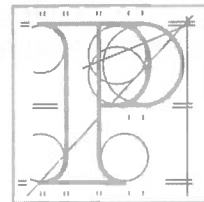
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An
Coimisiún
Pleanála

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

Date: 09 March 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 An Coimisiún Pleanála to refer to the above appeal.

It is a statutory objective of the Commission to ensure that every appeal received is determined within eighteen weeks beginning on the date of receipt of that appeal. This is in accordance with section 126(2)(a) of the Planning and Development Act, 2000, as amended. Where it appears to the Commission that it would not be possible or appropriate to determine a particular appeal within this period, a notice must be sent to the parties in accordance with section 126(3)(a) of the Act.

The Commission hereby serves notice under section 126(3)(a) that it will not be possible to determine the case within the statutory objective period due to the current number of cases on hand. The Commission regrets the delay in determining this case.

The Commission now intends to determine the above appeal **before 2nd June 2026.**

The Commission will take all such steps as are open to it to ensure that the appeal is determined before that date.

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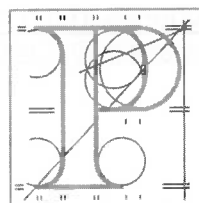
If you have any queries in the meantime, please contact the undersigned officer of the Commission at appeals@pleanala.ie.

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

BP90 Registered Post

Case Number: PL-500165-WW

Planning Authority Reference Number: 2560207



An
Coimisiún
Pleanála

Marcia Nicholson
4 Duncairn Place
Bray
Co. Wicklow

Date: 09 March 2026

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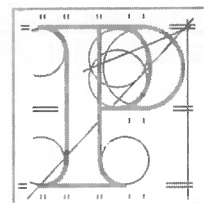
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Case Number: PL-500165-WW

Planning Authority Reference Number: 2560207



An
Coimisiún
Pleanála

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

Date: 09 March 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

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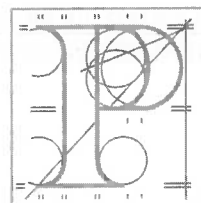
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BP90 Registered Post

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: 09 March 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

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