

Observation

Correspondence Coversheet

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

Observation Details

Latest Appeal Lodged Date
28/10/2025

Last Date for Receipt of Observations
24/11/2025

Correspondence Details

Correspondence Type
Observation

Received From
Joe Behan

Lodged On
18/11/2025

Validity
Valid

Valid OH Req
No

Issue
BP40 — English

Participant
Joe Behan

Representative
—

Response Date
Applicable
☐

Number of Days
Allowed
—

Keep Copy of Letter
☐

Return Docs
☐

Keep Envelope
☒

Comments
—

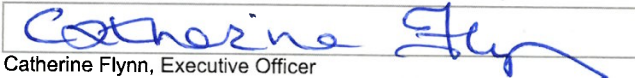
Filing

Attach to File
☐

Return to EO
☐

Signatures

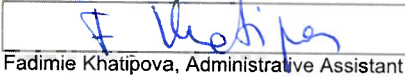
Signed


Catherine Flynn, Executive Officer

Date

19/11/2025

Signed


Fadimie Khatipova, Administrative Assistant

Date

19/11/25

File With

SECTION 131 FORM

Appeal No

PL-500165-WW

Defer Re O/H

☐

Having considered the contents of the submission dated/received **18/11/2025** from **Joe Behan** I recommend that section 131 of the Planning and Development Act, 2000 be/not be invoked at this stage for the following reason(s):

Section 131 not to be invoked at this stage

☐

Signed

EO

Signed

SEO/SAO

Section 131 to be invoked — allow 2/4 weeks for reply

☐

Date

Date

M

Please prepare BP — Section 131 notice enclosing a copy of the attached submission.

To

Task No

Allow 2/3/4 weeks

BP

Signed

EO

Date

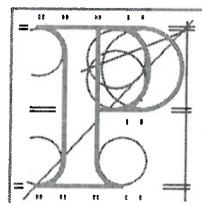
Signed

AA

Date

Correspondence Coversheet

Payment ID: **FEE-PAY-000488**



An
Coimisiún
Pleanála

Section:	Processing
PA Name:	Wicklow County Council

Submission Reference:	—
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Date:	18/11/2025 ✓
Name:	Councillor Joe Behan
Total:	€50.00 ✓

Attachments/Comment:	—
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Created By:	Noeline Fitzpatrick
Channel:	By Hand

✓

**55 Richmond Park
Herbert Road, Bray
Co. Wicklow
A98 Y394**

AN COIMISIÚN PLEANÁLA
LDG- FEEPAY 000488
ACP- _____
18 NOV 2025
Fee: € 50 Type: C44
Time: 15/14 By: 4am1

An Coimisiún Pleanála,
64 Marlborough Street,
Dublin 1.

16 November 2025.

Re: An Coimisiún Pleanála Ref. PL27.500165

Observation re Wicklow County Council Planning Ref. 25.60207 and An Coimisiún Pleanála Ref. PL27.500165:

A Chara,

As a local representative for the people of Bray, I would like to make the following Observation regarding the above Grant of Permission by Wicklow County Council to Shankill Property Investments for Phase 2 of their development on the former Bray Golf Club lands.

This current application contains a 2ha public park, promised by the developers as part of their overall plan for the site. My concern is that this park will be located in a Flood Zone B and the developers have made it plain in their published MasterPlan that they will then consider their obligation regarding such open space as fulfilled. Their stated intention is to apply in their final application for permission to put their highest density housing on the remainder of their site, which is a Flood Zone A.

By swapping that 2ha park from the higher ground with some of the high density building proposed for the floodplain, it would make both present and future residents of the Dargle River area much safer in case of a failure of our flood defences – without losing a single housing unit from the proposed development. This proposal, put to me by numerous constituents, seems to be a win-win solution, particularly with rising sea levels.

It is also in accordance with planning law, as per the Flood Risk Management Guidelines. This application cannot be seen merely as a stand-alone, rather than part of the above MasterPlan. Its consequence for the publicly stated plans for the floodplain on this site cannot be ignored, nor its implications for Wicklow's proposed sustainable transport bridge either.

The latter Part VIII proposal has been in existence since July, 2021, yet it has still to be put to Wicklow's elected members for debate, much less a vote, despite being a reserved function of those members. This is worrying as local community groups, who have been refused permission to address the full Council with the officials present, have consistently pointed out major and worrying flaws in this plan to their local councillors.

Councillor Joe Behan

Independent Member of Wicklow County Council

Mobile 086 8375602 Email joebehan@outlook.ie Website www.joebehan.ie



They have also contacted us to point out that 53 objections were validly submitted to our Council. Most of them outlined concerns about flood risk, the danger to our wildlife, particularly our mute swan colony, the damning Road Safety Audit that accompanied the Council's proposal for this bridge, and the fact that this proposal would divert public transport to a private development, while bypassing the town centre. Yet the only one of these issues to be addressed in any way in the subsequent FI request to the applicant was traffic. On the other hand, the applicant was requested to specify how their plans would tie in with the proposed, unauthorised bridge, for which an Environmental Impact Assessment and Natura Impact Statement – both mandated by the Courts several years ago, have not yet been completed.

For all of the above reasons, I support the arguments presented to us by them regarding prematurity, as follows:

- It is premature to grant permission for Phase 2 of the applicant's proposed development while Phase 1a is the subject of a Judicial Review.
- It is premature to grant permission for a Phase 2 that includes the only substantial open space in the MasterPlan, before Phase 3 – on a Flood Zone A – is addressed.
- It is premature to judge flood risk in this area while a review is being carried out of MR010 by CFRAM. This will be the first flood risk assessment carried out by the OPW since the flood defence works were completed on the Dargle. JBA Ireland Engineering Consultants were appointed by the OPW in February 2024 to develop flood maps for Bray as part of Map Update – Bundle I project, and we have been informed that the survey for Bray has been completed, with the hydrological assessment currently under way. The latest estimate received from the OPW for publication of a Flood Map of Bray by CFRAM is Q4 of this year.
- It is premature of Wicklow County Council to insist on specific details of how the applicants' plans will tie in with a Part VIII proposal that has not yet been put to its councillors for debate and a subsequent vote, particularly as that proposal appears to be seriously flawed.

Finally, according to the Flood Risk Management Guidelines at:

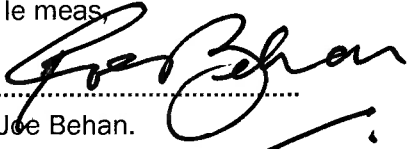
3.1.4. Where development is necessary in areas at risk of flooding an appropriate land use should be selected.

3.1.7. Land required for current and future flood management, e.g. conveyance and storage of flood water and flood protection schemes, should be pro-actively identified on development plan and LAP maps and safeguarded from development.

5.26. It is recognised that flood map data sets, predictive models of flood risk and a strategic assessment of the flood risks across a county or city area may not have been undertaken at the time that a planning decision is required. This does not mean that the sequential approach should not be applied or that a Justification Test need not be undertaken. A precautionary approach should be applied, and either the application should be refused on grounds of prematurity where a review of a development plan is imminent or a flood risk assessment should be undertaken, and the Justification Test applied following advice in paragraphs below." The 'advice below' is set out first for: 'Assessment of major proposals for development in areas of flood risk pending implementation of these Guidelines', which obviously applies to this application. It says: "Where the information is not sufficient to fully assess the issues involved, the development should not be approved on the basis of flood risk and / or on the grounds of prematurity prior to addressing flood risk as part of the normal review of the development plan for the area."

As our 2025 Local Area Plan is now at Draft stage, I believe that this development should be refused on the basis of both flood risk and prematurity, particularly as it includes a 2ha public park that should clearly be reserved for the floodplain on this site, thus enabling a greater number of safer housing units within this Phase 2 application.

Mise le meas,


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Cllr. Joe Behan.