

An  
Bord  
Pleanála

## Strategic Housing Development

### Application Form

#### **Before you fill out this form**

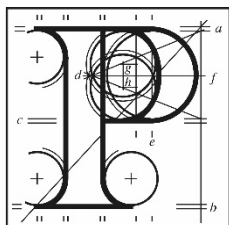
Please note that failure to complete this form or attach the necessary documentation, or the submission of incorrect information or omission of required information, will lead to An Bord Pleanála refusing to deal with your application. Therefore, ensure that each section of this request form is fully completed and signed, entering n/a (not applicable) where appropriate, and that all necessary documentation is attached to the application form. You are advised to refer to the “General Guidance Note” provided on pages 27 to 29 prior to completing this form.

#### **Other Statutory Codes**

An applicant will not be entitled solely by reason of a planning permission to carry out the development. The applicant may need other statutory consents, depending on the type of development. For example, all new buildings, extensions and alterations to, and certain changes of use of existing buildings must comply with building regulations, which set out basic design and construction requirements

## **Data Protection**

It is the responsibility of persons or entities wishing to use any personal data on a planning application form for direct marketing purposes to be satisfied that they may do so legitimately under the requirements of the Data Protection Acts 1988 and 2003. The Office of the Data Protection Commissioner state that the sending of marketing material to individuals without consent may result in action by the Data Protection Commissioner against the sender, including prosecution.



An  
Bord  
Pleanála

## Application Form in respect of a Strategic Housing Development

Contact details for sections 1 to 4 to be supplied in Section 26 of this form.

### 1. Applicant:

Name of Applicant:	Shankill Property Investments Ltd.
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### 2. Where the Applicant is a Company (Registered under the Companies Acts):

Registered Address of Company:	One Royal Canal House, Royal Canal Park, Dublin 15.
Company Registration No:	406766

### 3. Name of Person/Agent (if any) Acting on Behalf of the Applicant:

Name:	Maria Lombard
Is An Bord Pleanála to send all correspondence to the above person/agent acting on behalf of the applicant? (Please tick appropriate box)	Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> (Please note that if the answer is "No", all correspondence will be sent to the applicant's address)

### 4. Person Responsible for Preparation of Drawings and Plans:

Name:	Dominique Korzenieswki
Firm/Company:	Glenn Howells Architects

## 5. Planning Authority

Name of the Planning Authority(s) in whose functional area the site is situated:	Dun Laoghaire-Rathdown County Council Wicklow County Council
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## 6. Site of Proposed Strategic Housing Development:

Postal Address /Townland/ Location of the Proposed Development (sufficient to identify the site in question):	
Address Line 1:	Former Bray Golf Club Lands
Address Line 2:	Off Ravenswell Road and Dublin Road,
Address Line 3:	
Town/City:	Bray
County:	Dublin and Wicklow
Eircode:	n/a
Ordnance Survey Map Ref. No. (and the Grid Reference where available)	Map sheets 3568-03, 3568-04, 3568-08, 3568-09, 3568-13 and 3568-14. X,Y = 726576, 719356
Where available, please provide the application site boundary, as shown in the submitted plans / drawings, as an ESRI shapefile in the Irish Transverse Mercator (ITM IRENET95) co-ordinate reference system. Alternatively, a CAD file in .dwg format, with all geometry referenced to ITM, may be provided.	
Area of site to which the application relates in hectares:	8.812 ha
Site zoning in current Development Plan or Local Area Plan for the area:	<p><b>Dún Laoghaire-Rathdown County Development Plan 2022-2028:</b></p> <p>A: To provide residential development and improve residential amenity while protecting the existing residential amenities.</p> <p>F: To preserve and provide for open space with ancillary active recreational amenities.</p> <p><b>Bray Municipal District Local Area Plan 2018-2024:</b></p> <p>MU: To provide for mixed use development</p>

Existing use(s) of the site and proposed use(s) of the site:	<p><b>Proposed use:</b> The site was formerly a golf course and is now vacant.</p> <p><b>Proposed use:</b> residential units, commercial units, retail unit, childcare facility and café.</p>
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## 7. Applicant's Interest in the Site:

Please tick appropriate box to show the applicant's legal interest in the land or structure:	Owner	Occupier	Other
	✓		✓
Where legal interest is "Other", please expand further on the applicant's interest in the land or structure:			
Some works are proposed on lands controlled by the local planning authority.			
State Name and Address of the Site Owner: <b>If the applicant is not the legal owner, please note that you are required to supply a letter of consent, signed by the site owner.</b>	Letter of consent for works facilitating links to utilities provided by Wicklow County Council, County Buildings, Whitegates, Wicklow Town, County Wicklow.		
Does the applicant own or control adjoining, abutting or adjacent lands?		Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]	
If the answer is "Yes" above, identify the lands and state the nature of the control involved:			
These lands are outlined in blue on the Site Location Map.			

## 8. Site History:

Is the applicant aware of any valid planning applications or An Bord Pleanála decisions previously made in respect of this land / structure?	Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]
<p><b>Note:</b> If an application for permission for strategic housing development or a planning application under section 34 of the Planning and Development Act 2000 has been made in respect of this site in the 6 months prior to the submission of</p>	

this application, the site notice for the current application in respect of strategic housing development must be on a yellow background.

If the answer is “Yes” above, please state the planning register reference number(s) / An Bord Pleanála reference number(s) of same, if known, and details of application(s) / appeal(s):

<b>Reg. Ref. No. / An Bord Pleanála Ref. No.</b>	<b>Nature of Proposed Development</b>	<b>Final Decision by Planning Authority / An Bord Pleanála</b>
Reg. Ref.ABP-311181-21	591 no. residential units (76 no. houses, 515 no. apartments), childcare facility, 1 no. retail unit, 2 no. commercial units and associated site works. The apartments shall be provided in 4 no. blocks (A-D)comprising: Block A – 4-8 storeys (166 apts, Block B – 4-8 storeys (191 apts), Block C – 3-6 storeys (80 apts) and Block D – 4 storeys (26 apts).	Refuse permission for proposed Block A and Block B and grant permission for the remainder of the development.
Reg. Ref. 20/672	Extension of duration of permission under Reg. Ref. 07/630194, ABP Ref. PL39.230246	Planning permission granted.
D07A/1495E	Extension of duration of permission under DLRCC Ref. D07A/1495E and ABP Ref. PL06D.230215. (details below)	Permission refused.
Reg. Ref. 07/630194, ABP Ref. PL39.230246	Proposed development comprised inter alia; the demolition of Nos.1-4 Ravenswell Road, a building at the entrance of the St John of Gods / St. Philomena’s school complex, an outbuilding in the St John of Gods lands and the golf course clubhouse and ancillary buildings and the construction of 603 no. residential units, 57,967 sqm. of gross retail floor area (excluding storage), 5,797 sqm of office, 8 screen cinema with floor area of 5,237 sqm., a 103 no. bedroom hotel, 6 no. bars, 11 no. restaurants, 2 no. crèches, 1 no. doctors surgery, 1 no community building, 1 no dentist surgery, GAA pitch and community elements	Planning permission granted subject to conditions following first party appeal against conditions and third party appeal.

<p>Reg. Ref. D07A/1495, ABP Ref. PL06D.230215</p>	<p>Proposed development comprised inter alia; 348 No. residential units comprising: 46 No. 1 bed apartments, 171 No. 2 bed apartments, 124 No. 3 bed apartments, 6 No. 2 bed duplex units, 1 No. 3 bed duplex units (Total Residential Gross Floor Area 37,664 sqm);  1 No. retail unit (80 sqm of Gross Lettable Retail Floorspace);  1 No. Cafe (135 sqm GFA);  368 No. car parking spaces will be provided to service the proposed scheme (of which 350 No. will be provided at basement level and 18 No. will be provided at surface level);  Associated roadworks, landscaping, site development and service works (which will link into proposed landscaping, site development and service infrastructure for adjoining lands for which a separate concurrent planning application was made by Pizarro Developments to Bray Town council in respect of the former Golf Club lands).</p>	<p>Planning permission granted subject to conditions following first party appeal against conditions and third party appeal.</p>
<p>D05A/0763, ABP Ref. PL06D.217691</p>	<p>Proposed development included 305 no. residential units comprising 54 no. 1 bed apartments , 182 no. 2 bed apartments, 13 no. 3 bed apartments, 30 no. 2 bed duplex units, 26 no. 3 bed units duplex units, provision of a new road network to service the proposed scheme and associated roadworks, landscaping, site development and service works.</p>	<p>Planning permission was refused</p>
<p>Is the site of the proposed development subject to a current appeal to An Bord Pleanála?</p>		<p>Yes: [ ] No: [ <input checked="" type="checkbox"/> ]</p>
<p>If the answer is “Yes” above, please specify the An Bord Pleanála reference no.:</p>		
<p>Is the applicant aware of any other relevant recent planning applications or decisions by An Bord Pleanála in relation to adjoining or adjacent sites?</p>		<p>Yes: [ <input checked="" type="checkbox"/> ] No: [ ]</p>
<p>If the answer is “Yes” above, please state the planning register reference number(s) / An Bord Pleanála reference number(s) of same, if known, and details of application(s) / appeal(s):</p>		
<ul style="list-style-type: none"> <li>• Reg. Ref. 15190, ABP Ref. PL 06D.217910: Planning permission was granted on 30 July 2015 for a 450 pupil two storey post primary school and a 24 classroom, two storey, part three storey, primary school with a new vehicular access road including dedicated pedestrian and cycling routes and a new pedestrian and cycle route off the Dublin Road with ancillary</li> </ul>		

engineering services and all associated landscaping and site development works. These schools have been constructed and are now operational.

- Reg. Ref. D15A/0112, ABP Ref. PL06D.244874: Planning permission was granted on 26 November 2015 for a new vehicular access road off the Dublin road, including dedicated pedestrian and cycling routes and a new pedestrian and cycle route off the Dublin Road with ancillary engineering services and all associated landscaping and site development works (which will link into the proposed new road to serve the proposed schools site within the former Bray Golf club Lands, Bray Co Wicklow), the demolition of an outbuilding at the Industrial Yarns Complex and of part of the extension to no. 70 Corke Abbey and the provision of a new access road to the St John of Gods site off the proposed new internal road (for which a separate concurrent planning application is being made by the Board of Managements of St Philomena's Primary School and Coláiste Raithín Post Primary School on behalf of the Department of Education and Skills to WCC). This access road has been constructed.

Is the applicant aware of the site ever having been flooded?

Yes: [  ] No: [  ]

If the answer is "Yes" above, please give details e.g. year, extent:  
Refer to Flood Risk Assessment prepared by Atkins enclosed for details.

Is the applicant aware of previous uses of the site e.g. dumping or quarrying?

Yes: [  ] No:[  ]

If the answer is "Yes" above, please give details:  
Formerly part of Bray Golf Course.



## 9. Description of the Proposed Strategic Housing Development:

Please provide a brief description of the nature and extent of the proposed development, including-

- the proposed types and numbers of houses, student accommodation or both,
- in the case of student accommodation units, the combined number of bedspaces, and any other uses to which those units may be put,
- proposed services ancillary to residential development,
- other proposed uses in the development of the land, the zoning of which facilitates such use, and
- where an Environmental Impact Assessment Report or Natura Impact Statement has been prepared in respect of the application, an indication of that fact.

The proposed development will consist of the change of use of lands from former golf course use to residential and other uses consisting of 586 no. residential units and c.1,583 sq.m of other uses comprising of 1 No. retail unit, a childcare facility, a café and 1 No. commercial unit (incorporating a gym and a juice bar). Of these, 234 No. residential units, c.1,071sq.m. of the other uses and associated site landscaping and site development works were previously permitted by An Bord Pleanála under ABP Ref. 311181-21, and they form part of this current application again.

The proposed development will comprise: 76 no. houses consisting of 13 no. 2-bedroom 2-storey terraced houses, 51 no. 3-bedroom 2-storey terraced houses and 12 no. 4-bedroom 3-storey terraced houses; 52 No. apartments in duplex units with balconies and gardens comprising 26 no. 2-bedroom own door ground floor apartments with 26 no. 3-bedroom own door duplex apartments over within 26 no. 3-storey terraced buildings; and 458 No. apartments in 4 no. apartment blocks ranging in height from 3 to 12-storeys and consisting of 239 no 1-bedroom units, 198 no. 2-bedroom units and 21 no. 3-bedroom units. The apartment blocks will comprise of:

- Block A (comprising Blocks A1 and A2) which is proposed as Build to Rent development ranging in height from 4 to 7-storeys and containing 162 no. units consisting of: 79 no. 1-bedroom apartments, 76 no. 2-bedroom apartments and 7 No. 3-bedroom apartments all with balconies or terraces; c.545 sq.m. of residential amenity spaces; external communal open space on a central podium; car and bicycle parking spaces; ancillary plant; waste storage and substations/switch rooms at undercroft level.
- Block B (comprising Blocks B1 and B2) ranging in height from 5 to 12-storeys and containing 190 no. units consisting of: 95 no. 1-bedroom apartments, 85 no 2-bedroom apartments and 10 no. 3-bed apartments, all with balconies or terraces; c.539sq.m. residential amenity spaces; external communal open space on a central podium; car and bicycle parking spaces; 1 no. commercial unit (incorporating a gym and juice bar) c. 512 sq.m; ancillary plant; waste storage and substations/switch rooms at undercroft and lower ground levels.
- Block C ranging in height from 3 to 6-storeys and containing 80 no. units: 45 no. 1-bedroom apartments, 31 no. 2-bedroom apartments and 4 no. 3-bedroom duplex units, all with balconies or terraces; c.195 sq.m café, c.249 sq.m retail unit and c.627 sq.m childcare facility at ground level with ancillary outdoor space; external communal open space on a central podium; car and bicycle parking spaces; ancillary plant; waste storage and substation/switch rooms at undercroft level.
- Block D is a 4-storey building and contains 26 no. units: 20 no. 1-bedroom apartments and 6 no. 2-bedroom apartments with balconies; car and bicycle parking

spaces, ancillary plant, waste storage and substation/switch rooms at undercroft level.

The proposed development will include:

- 549 no. car parking spaces comprising 478 no. resident spaces, 36 no. residential visitor spaces, 14 No. for retail / commercial uses and 21 No. for staff, set-down, creche set down and car share. 326 no. of these spaces will be at undercroft level with the remaining 223 no. at surface, on street or on curtilage. A total of 23 No. spaces will be accessible parking spaces; 66 No. will be EV charging spaces.
- 24 no. resident motorcycle spaces at undercroft level.
- 1,076 no. bicycle parking spaces comprising: 791 no. resident apartment spaces at undercroft level and 254 no. visitor spaces (of which 134 no. at undercroft level and 120 no. at surface level) associated with Blocks A, B, C and D; 19 no. spaces associated with non-residential uses; and 12 No. spaces at creche (staff and set-down). In addition, bicycle parking for the house and duplex units is provided on curtilage as secure bike stores to the front of the units which will accommodate 2 no. bicycles per unit equating to 256 no. bicycle storage spaces.

The proposed development will also include all associated plant; refuse storage areas; communal open space; public open space; playgrounds; multi-use games area; associated internal roads and drainage arrangements; utility connections, pedestrian / cycle linkages with adjoining sites; landscaping; public lighting; construction compounds; and all site development works.

An Environmental Impact Assessment Report and a Natura Impact Statement accompany this application.

Please submit a site location map sufficient to identify the land, at appropriate scale.

**Enclosed:**

Yes: [  ] No: [  ]

Please submit a layout plan of the proposed development, at appropriate scale.

**Enclosed:**

Yes: [  ] No: [  ]

## 10. Pre-Application Consultations

### (A) Consultation with Planning Authority:

State the date(s) and planning authority reference number(s) of the consultation meeting(s) held with the planning authority under section 247 of the Planning and Development Act 2000:

Planning Authority reference number:

Dun Laoghaire-Rathdown County Council PAC/SHD/161/20  
  
Wicklow County Council  
PP20/58

Meeting date(s):

Dun Laoghaire-Rathdown County Council  
12th August 2020

	Wicklow County Council 22nd July 2020
<p><b>(B) Consultation with An Bord Pleanála:</b></p> <p>State the date(s) and An Bord Pleanála reference number(s) of the pre-application consultation meeting(s) with An Bord Pleanála:</p>	
An Bord Pleanála reference number:	ABP-312257-21 (and previously ABP-308291-20)
Meeting date(s):	6th May 2022
<p><b>(C) Any Consultation with Prescribed Authorities or the Public:</b></p> <p>Provide details of any other consultations the applicant had with authorities prescribed under section 8(1)(b) and (c) of the Act of 2016 or with the public:</p>	
<ul style="list-style-type: none"> <li>• DLRCC Parks Department 14th Dec 2020 to discuss the application with the main focus of discussions being the potential future improvements to the adjacent Corke Abbey Park and Council acceptance of these improvements and formalising access links from the park to the Coastal Quarter development.</li> <li>• DLRCC Parks Department 13th June 2022 to review current DLRCC proposals for improvements within Corke Abbey Valley Park and confirming the locations/routes for potential connections with the Coastal Quarter development.</li> <li>• Iarnrod Eireann 25th Septemer 2020 and 20th October 2020 to discuss underpass and boundary fence.</li> <li>• WCC 25th September, 26th Nov, 20th Feb to discuss transport items.</li> <li>• DLRCC 1st March 2021 &amp; 22nd Jan 2021 to discuss emergency access and transport items.</li> <li>• Irish Water 20th November 2019, 11<sup>th</sup> August 2022, 31<sup>st</sup> August 2022 and 2<sup>nd</sup> September 2022 (correspondance received)</li> <li>• Dún Laoghaire-Rathdown Childcare Committee</li> <li>• Wicklow County Childcare Committee</li> </ul> <p>As part of the EIAR emails and letters were issued to consultees as listed in appendix 2.1 of the EIAR. Of those consulted the following responded with feedback (see appendix 2.2 of the EIAR for further detail):</p> <ul style="list-style-type: none"> <li>• TII 12th Aug 2020 (correspondance received)</li> </ul>	

- Department of Communications, Climate Action & Environment 17th Aug 2020 (correspondance received)
- Department of Culture, Heritage and the Gaeltacht 31st Aug 2020 (correspondance received)
- Department of Tourism, Culture, Arts, Gaeltacht, Sport, Media 15th March 2021(correspondance received)

## 11. Application Requirements

(a) Is a copy of the page from the newspaper containing the notice relating to the proposed strategic housing development enclosed with this application?		<b>Enclosed:</b> Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]
If the answer to above is "Yes", state name(s) of newspaper(s) and date(s) of publication:	Irish Daily Star 16/09/22	
(b) Is a copy of the site notice relating to the proposed development enclosed with this application?		<b>Enclosed:</b> Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]
If the answer to above is "Yes", state date on which the site notice(s) was erected:		21/09/2022
<b>Note:</b> The location of the site notice(s) should be shown on the site location map enclosed with this application.		
(c) Is an Environmental Impact Assessment Report (EIAR) required for the proposed development?		Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]
If the answer to above is "Yes", is an EIAR enclosed with this application?		<b>Enclosed:</b> Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]
Please provide a copy of the <b>Confirmation Notice</b> obtained from the EIA Portal where an EIAR accompanies the application.		<b>Enclosed:</b> Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]
(d) Is the proposed development, in whole or in part, within or close to a European site or Natural Heritage Area?		Yes: [ <input type="checkbox"/> ] No: [ <input checked="" type="checkbox"/> ]
		<b>Enclosed:</b> Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]

(e) Is a Natura Impact Statement (NIS) required for the proposed development?		
If the answer to above is "Yes", is an NIS enclosed with this application?		<b>Enclosed:</b> Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]
(f) Has a copy of this application, and any EIAR and/or NIS required, been sent to the relevant planning authority, in both printed and electronic form?		Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]
(g) Has a copy of this application, and any EIAR and/or NIS required, together with a notice stating that submissions or observations may be made in writing to An Bord Pleanála (ABP) during the period of 5 weeks from the receipt by ABP of the application, been sent to the relevant prescribed authorities, in both printed and electronic format?		Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ] N/A: [ <input type="checkbox"/> ]
If the answer to the above is "Yes", list the prescribed authorities concerned:	As per ABP Opinion 1. Irish Water 2. The Commission for Railway Regulation 3. Iarnrod Eireann 4. Transport Infrastructure Ireland 5. National Transport Authority 6. Dun Laoghaire Rathdown Childcare Committee 7. Wicklow County Childcare Committee 8. Minister of Culture, Heritage and the Gaeltacht. 9. The Heritage Council 10. An Taisce – the National Trust for Ireland 11. Fáilte Ireland	
If the answer to the above is "Yes", state the date on which the required documents and electronic copy were sent to the relevant prescribed authorities:		23rd September 2022
(h) Is the proposed development likely to have significant effects on the environment of a Member State of the European Union or a state that is a party to the Transboundary Convention?		Yes: [ <input type="checkbox"/> ] No: [ <input checked="" type="checkbox"/> ]
If the answer to the above is "Yes", has a copy of this application, and the accompanying EIAR, together with a notice stating that submissions or observations may be made in writing to An Bord Pleanála (ABP) during the period of 5 weeks from the receipt by ABP of the application, been sent to the relevant authority in the state or states concerned, in both printed and electronic format?		Yes: [ <input type="checkbox"/> ] No: [ <input type="checkbox"/> ]

If the answer to the above is “Yes”, list the state(s) and the prescribed authorities concerned:	N/A
If the answer to the above is “Yes”, state the date on which the required documents and electronic copy were sent to the relevant prescribed authorities:	N/A

## 12. Statements Enclosed with the Application Which:

<p>(a) Set out how the the proposed strategic housing development is consistent with the relevant objectives of the relevant development plan:</p>	<p><b>Enclosed within Planning Report and Statement of Consistency:</b></p> <p>Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]</p>
<p><b>Note:</b> The statement should be accompanied by a list of each relevant development plan objective considered by the prospective applicant in making the statement and proposals forming part of the application that demonstrate the consistency of the proposed development with that objective.</p>	
<p>(b) Set out, where applicable how the proposed strategic housing development will be consistent with the objectives of the relevant local area plan:</p>	<p><b>Enclosed within Planning Report and Statement of Consistency:</b></p> <p>Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]</p>
<p><b>Note:</b> The statement should be accompanied by a list of each relevant local area plan objective considered by the prospective applicant in making the statement and any proposals forming part of the application that demonstrate the consistency of the proposed development with that objective.</p>	
<p>(c) Set out, where applicable that the proposed strategic housing development is, in the applicant's opinion, consistent with the planning scheme for a strategic development zone:</p>	<p><b>Enclosed:</b></p> <p>Yes: [ <input type="checkbox"/> ] No: [ <input type="checkbox"/> ]</p> <p>N/A: [ <input checked="" type="checkbox"/> ]</p>
<p><b>Note:</b> The statement should be accompanied by a list of the principal provisions of the planning scheme considered by the prospective applicant in making the statement.</p>	
<p>(d) Set out how the the proposed strategic housing development is, in the applicant's opinion, consistent with any relevant guidelines issued by the Minister under section 28 of the Act of 2000:</p>	<p><b>Enclosed within Planning Report and Statement of Consistency:</b></p> <p>Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]</p> <p>N/A: [ <input type="checkbox"/> ]</p>
<p><b>Note:</b> The statement should be accompanied by a list of the guidelines considered by the applicant in making the statement and proposals forming part of the application that demonstrate the consistency of the proposed development with the guidelines.</p>	

<p>(e) Where An Bord Pleanála notified the applicant of its opinion that the documents enclosed with the request for pre-application consultations required further consideration and amendment in order to constitute a reasonable basis for an application for permission, a statement setting out any changes made to the proposals in consequence.</p>	<p><b>Enclosed within Statement of Proposals:</b>  Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]  N/A: [ <input type="checkbox"/> ]</p>
<p>(f) Where An Bord Pleanála notified the applicant that specified additional information should be submitted with any application for permission, a statement setting out that such information accompanies the application.</p>	<p><b>Enclosed within Statement of Responses:</b>  Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]  N/A: [ <input type="checkbox"/> ]</p>

**13. Material Contravention of Development Plan/Local Area Plan:**

<p>Where the proposed strategic housing development materially contravenes the relevant development plan or local area plan other than in relation to the zoning of land, is a statement included with the application indicating the plan objective concerned and why permission should, nonetheless, be granted, having regard to a consideration specified in section 37(2)(b) of the Act of 2000?</p>	<p><b>Enclosed within Statement of Material Contravention:</b>  Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]</p>
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**14. Proposed Residential Development:**

- (a) Provide a breakdown of the proposed residential content of the strategic housing development, as follows:

<b>Houses</b>		
<b>Unit Type</b>	<b>No. of Units</b>	<b>Gross floor space in m<sup>2</sup></b>
1-bed	0	0
2-bed	13	1,170
3-bed	51	5,588
4-bed	12	2,021
4+ bed	0	0
<b>Total</b>	76	8,779



<b>Apartments</b> (incl Duplex type)		
<b>Unit Type</b>	<b>No. of Units</b>	<b>Gross floor space in m<sup>2</sup></b>
Studio	0	0
1-bed	238	11,844
2-bed	225	18,626
3-bed	47	5,374
4-bed		
4+ bed		
<b>Total</b>	<b>510</b>	<b>35,844</b>

<b>Student Accommodation</b>			
<b>Unit Types</b>	<b>No. of Units</b>	<b>No. of Bedspaces</b>	<b>Gross floor space in m<sup>2</sup></b>
Studio			
1-bed			
2-bed			
3-bed			
4-bed			
4+ bed			
<b>Total</b>			

(b) State total number of residential units in proposed development:	586
(c) State cumulative gross floor space of residential accommodation, in m <sup>2</sup> :	NIA – 44,622

**15. Proposed Ancillary and Other Uses in the Proposed Strategic Housing Development:**

(a) Please provide details of the different classes of development proposed as ancillary to residential development and other uses on the land, the zoning of which facilitates such uses, as follows:	
<b>Class of Development:</b>	<b>Gross Floor Space in m<sup>2</sup></b>
Childcare facility (Class 8 Permitted in Principle in MU zoning)	627
Retail Unit (Class 1 Permitted in Principle in MU zoning))	249
Commercial (Gym & Juice Bar)(Class 11 and Class 1 Open for Consideration in A zoning)	512
Café (sui generis Permitted in Principle in MU Zoning)	195
	1,583
<b>Note:</b> Where it is not proposed to provide one childcare facility for each 75 houses in the proposed development, the application should be accompanied by a statement of the rationale for this.	
(b) State cumulative gross floor space of non-residential development in m <sup>2</sup> :	1,583 sq.m.
(c) State cumulative gross floor space of residential accommodation and other uses in m <sup>2</sup> :	44,622 sq.m.
(d) Express 15(b) as a percentage of 15(c):	<b>3.55%</b>

## 16. Strategic Housing Development Details:

**Note:** If the answer to any of the below statements is “Yes”, please submit a brief statement in support of your application.

<b>Please tick appropriate box:</b>	<b>Yes</b>	<b>No</b>
(a) Are details of housing density, plot ratio, site coverage, building heights, proposed layout and aspect enclosed with the application?	✓	
(b) Are details of public and private open space provision, landscaping, play facilities, pedestrian permeability, vehicular access and parking provision, where relevant, enclosed with the application?	✓	

<p>(c) Are details of any proposals to address or, where relevant, integrate the proposed development with surrounding land uses enclosed with the application?</p>	<p>✓</p>	
<p>(d) Are details of any proposals to provide for services infrastructure other than water, such as cabling (including broadband provision) and any phasing proposals enclosed with the application?</p>	<p>✓</p>	
<p>(e) Does the proposed development include an activity requiring an integrated pollution control licence or a waste licence?</p> <p>If “Yes”, enclose a brief explanation with this application.</p>		<p>✓</p>
<p>(f) Does the proposed development involve the demolition of any structure (including a habitable house), in whole or in part?</p> <p>If “Yes”, enclose a brief explanation with this application.</p>		<p>✓</p>
<p>(g) Does the proposed development involve the demolition of a Protected Structure(s), in whole or in part?</p> <p>If “Yes”, an explanation as to the need for the demolition of a Protected Structure(s) should be enclosed with this application.</p>		<p>✓</p>
<p>(h) Does the proposed development consist of work to a Protected Structure and/or its curtilage or proposed Protected Structure and/or its curtilage?</p> <p>If “Yes”, provide photographs, plans and other particulars necessary to show how the proposed development would affect the character of the structure.</p>		<p>✓</p>
<p>(i) Does the proposed development consist of work to the exterior of a structure which is located within an architectural conservation area (ACA)?</p> <p>If “Yes”, provide photographs, plans and other particulars necessary to show how the proposed development would affect the character of the structure.</p>		<p>✓</p>

<p>(j) Does the proposed application development affect, or is close to, a national monument or place in the ownership or guardianship of the Minister for Culture, Heritage and the Gaeltacht or a local authority, or is it the subject of a preservation order or temporary preservation order under the National Monuments Acts 1930 to 2014?</p> <p>If “Yes”, enclose a brief explanation with this application.</p>		✓
<p>(k) Is the proposed development in a Strategic Development Zone?</p> <p>If “Yes”, enclose a statement of how the proposed development is consistent with the planning scheme for the Zone.</p>		✓
<p>(l) Do any statutory notices (e.g. Fire Safety, Enforcement, Dangerous Buildings, Derelict Sites, Building Control, etc.) apply to the site and/or any building thereon?</p> <p>If “Yes”, enclose details with this application.</p>		✓
<p>(m) Do the Major Accident Regulations apply to the proposed development?</p>		✓
<p>(n) Is information specified by An Bord Pleanála as necessary for inclusion in any application for permission for the proposed development, so included?</p> <p>If “Yes”, give details of the specified information accompanying this application.</p>	<p>✓ Please see enclosed <i>Statement of Proposals</i></p>	

**17. Where the Proposed Development Relates to Existing Building(s) / Structure(s):**

State gross floor space of any existing building(s) / structure(s) in m <sup>2</sup> :	<b>0</b>
State gross floor space of any proposed demolition, in m <sup>2</sup> :	<b>0</b>
State gross floor space of any building(s) / structure(s) to be retained in m <sup>2</sup> :	<b>0</b>
State total gross floor space of proposed works in m <sup>2</sup> :	<b>0</b>

**18. Where the Application relates to Material Change of Use of Land or Structure:**

(a) State existing use of land or structure:	Vacant, former golf course.
(b) Where the existing land or structure is not in use, state the most recent authorised use of the land or structure:	Former Bray Golf Course
(c) State proposed use(s):	Residential use and mixed use
(d) State nature and extent of any such proposed use(s):	586 no. residential units, retail unit, childcare facility, café and commercial unit (incorporating a gym and a juice bar).
<p>(e) Plans (including a site or layout plan and drawings of floor plans, elevations and sections that comply with the requirements of Article 297 and 298) and other particulars required describing the works proposed should be enclosed with this application:</p> <p><b>Enclosed:</b> Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ] N/A: [ <input type="checkbox"/> ]</p>	

## 19. Social Housing (Part V)

Please tick appropriate box:	Yes	No
(a) Does Part V of the Planning and Development Act 2000 apply to the proposed development?	✓	
<p>(b) If the answer to Question 19(A) is “Yes”, are details enclosed as to how the applicant proposes to comply with section 96 of Part V of the Act including, for example—</p> <p>(i) details of such part or parts of the land for the proposed development or is or are specified by the Part V agreement, or houses situated on such aforementioned land or elsewhere in the planning authority’s functional area proposed to be transferred to the planning authority, or details of houses situated on such aforementioned land or elsewhere in the planning authority’s functional area proposed to be leased to the planning authority, or details of any combination of the foregoing, and</p>	✓	
<p>(ii) details of the calculations and methodology for calculating values of land, site costs, normal construction and development costs and profit on those costs and other related costs such as an appropriate share of any common development works as required to comply with the provisions in Part V of the Act, and</p>	✓	
<p>(iii) a layout plan showing the location of proposed Part V units in the development?</p>	✓	
(c) If the answer to Question 19(A) is “No” by virtue of section 96(13) of the Planning and Development Act 2000, details must be enclosed with this application form indicating the basis on which section 96(13) is considered to apply to the development.		

**20. Water Services:**

**(A) Proposed Source of Water Supply:**

Please indicate as appropriate:

(a) Existing Connection: [ ] New Connection: [ ✓ ]

(b) Public Mains: [ ✓ ]

Group Water Scheme: [ ] Name of Scheme: \_\_\_\_\_

Private Well: [ ]

Other (please specify): \_\_\_\_\_

**(B) Proposed Wastewater Management / Treatment:**

Please indicate as appropriate:

(a) Existing Connection: [ ] New Connection: [ ✓ ]

(b) Public Sewer: [ ✓ ]

Conventional septic tank system: [ ]

Other on-site treatment system (please specify): \_\_\_\_\_

Where the disposal of wastewater for the proposed development is other than to a public sewer, provide information on the on-site treatment system proposed and evidence as to the suitability of the site for the system proposed:

**(C) Proposed Surface Water Disposal:**

Please indicate as appropriate:

(a) Public Sewer/Drain: [ ]

Soakpit: [ ]

Watercourse: [ ✓ ]

Other (please specify): \_\_\_\_\_

<b>(D) Irish Water Requirements:</b>	
Please submit the following information:	<b>Enclosed; Refer to the Engineering Planning Report prepared by Atkins:</b>
(a) Where the proposed development has the potential to impact on a public water supply source, irrespective of whether or not a connection to a water/wastewater network is required, this application must be accompanied by evidence of engagement with Irish Water and its outcome.	Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]
(b) A current/valid Confirmation of Feasibility Statement from Irish Water in relation to the proposed development confirming that there is or will be sufficient water network treatment capacity to service the development.	<b>Enclosed Appendix A to Engineering Planning Report prepared by Atkins:</b> Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]
(c) A Statement of Compliance with Irish Water's Standard Details and Codes of Practice for water and/or wastewater infrastructure proposals (designs, layouts, etc.).	<b>Enclosed Appendix B to Engineering Planning Report prepared by Atkins:</b> Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]
(d) An indication of timelines and phasing for water demand or wastewater collection requirements, or both, as appropriate.	<b>Provided in Appendix E to Engineering Planning Report prepared by Atkins:</b> Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]
(e) Where the proposed development will impact on assets of Irish Water, details of proposals for protection or diversion of such assets.	<b>Enclosed Appendix C to Engineering Planning Report prepared by Atkins:</b> Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]



## 21. Traffic and Transportation

(a) Is a Traffic / Transportation Impact Assessment included with the application, having regard to the relevant Development Plan / Local Area Plan requirements and the Traffic Management Guidelines (DoT / DoEHLG / DTO, 2003)?	<b>Enclosed:</b> Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]
(b) Is a Travel Plan included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?	<b>Enclosed Mobility Management Plan prepared by Atkins:</b> Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]
(c) Is a Road Safety Audit included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?	<b>Enclosed:</b> Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]

## 22. Taking in Charge

Is it intended that any part of the proposed development will be taken in charge by the planning authority?	Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]
If the answer is "Yes", please attach site plan clearly showing area(s) intended for taking in charge.	

## 23. Maps, Plans and Drawings

List in a schedule accompanying this application all maps, plans and drawings enclosed with the application, stating title, scale and number.
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## 24. Application Fee:

(a) State fee payable for application:	<b>€80,000</b>
(b) Set out basis for calculation of fee:	HA1A=586*130= €76,180 HA1B=1,583*€7.20= €11,397.60 HA2= €10,000 HA3= €10,000 = €107,577.60 <i>The total fee cannot be more than €80,000 for HA1A, HA1B, HA1C,</i>


	<p><i>HA2, or HA3 together. This limit does not apply to fees HA4 to HA11.</i></p> <p>Total fee €80,000</p> <p>Attached are EFT details</p>
(c) Is the fee enclosed with the application?	<p><b>Enclosed transmittal:</b></p> <p>Yes: [ <input type="checkbox"/> ] No: [ <input checked="" type="checkbox"/> ]</p>

**25. Universal Design:**

<p>Please provide a statement as to how the proposed Strategic Housing Development has sought to comply with the principles of Universal Design (to encourage access and use of the development regardless of age, size, ability or disability). For assistance and general information on such matters please refer for example to the National Disability Authority’s “Building for Everyone: A Universal Design Approach” and “Universal Design Guidelines for Homes in Ireland” at <a href="http://www.universaldesign.ie">www.universaldesign.ie</a></p>	<p><b>Enclosed:</b></p> <p>Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]</p> <p>Please refer to section 2.5 of <i>Housing and Tenure Types and Mix Report</i>. Please also refer to <i>Architectural Design Statement</i> and <i>Landscape Strategy Report</i>.</p>
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### Declaration

I hereby declare that, to the best of my knowledge and belief, the information given in this form is correct and accurate and fully compliant with the requirements of the Planning and Development Act 2000 and Chapter 1 of Part 2 of the Planning and Development (Housing) and Residential Tenancies Act 2016 and the Regulations made thereunder. In this regard, I also hereby declare that, to the best of my knowledge and belief, the copies of the application documents sent to the planning authority, prescribed bodies, etc., and displayed on any website under the applicant's control are identical to the application documents being deposited with An Bord Pleanála.

Signed: (Applicant or Agent as appropriate)	
Date:	21/09/2022

## 26. Contact Details- Not to be Published

### Applicant(s):

<b>First Name:</b>	Shankill Property Investments Limited
<b>Surname:</b>	
<b>Address Line 1:</b>	One Royal Canal House,
<b>Address Line 2:</b>	Royal Canal Park,
<b>Address Line 3:</b>	
<b>Town / City:</b>	Dublin 15.
<b>County:</b>	Dublin
<b>Country:</b>	Ireland
<b>Eircode:</b>	D15 DKW4
<b>E-mail address (if any):</b>	n/a
<b>Primary Telephone Number:</b>	n/a
<b>Other / Mobile Number (if any):</b>	n/a

### Where the Applicant(s) is a Company:

<b>Name(s) of Company</b>	Patrick Phelan
<b>Director(s):</b>	
<b>Company Registration Number (CRO):</b>	406766
<b>Contact Name:</b>	Cathal Dalton
<b>Primary Telephone Number:</b>	01 625 9100
<b>Other / Mobile Number (if any):</b>	
<b>E-mail address:</b>	CDalton@ballymoregroup.com

### Person/Agent (if any) acting on behalf of the Applicant(s):

<b>First Name:</b>	Maria
<b>Surname:</b>	Lombard
<b>Address Line 1:</b>	RPS Group Ltd.
<b>Address Line 2:</b>	West Pier Business Campus
<b>Address Line 3:</b>	
<b>Town / City:</b>	Dun Laoghaire
<b>County:</b>	Dublin
<b>Country:</b>	Ireland
<b>Eircode:</b>	A96 N6T7
<b>E-mail address (if any):</b>	Maria.lombard@rpsgroup.com
<b>Primary Telephone Number:</b>	0214665900 / 014882900
<b>Other / Mobile Number (if any):</b>	0866813184

**Person responsible for preparation of maps, plans and drawings:**

<b>First Name:</b>	Dominique
<b>Surname:</b>	Korzeniswsi
<b>Address Line 1:</b>	Glenn Howells Architects Limited
<b>Address Line 2:</b>	Middlesex House,
<b>Address Line 3:</b>	34-42 Cleveland Street
<b>Town / City:</b>	London
<b>County:</b>	
<b>Country:</b>	Great Britain
<b>Eircode:</b>	W1T 4JE
<b>E-mail address (if any):</b>	Dominique.korzeniewski@glennhowells.co.uk
<b>Primary Telephone Number:</b>	00 44 0207 407 9915
<b>Other / Mobile Number (if any):</b>	

**Contact for arranging entry on site, if required:**

<b>Name:</b>	Maria Lombard
<b>Mobile Number:</b>	0214665900 / 086 6813184
<b>E-mail address:</b>	Maria.lombard@rpsgroup.com

### **General Guidance Note:**

1. In this form, “applicant” means the person seeking the planning permission, not an agent acting on his or her behalf. Where there is more than one applicant, the details of all applicants should be inserted, as required, on the form.
2. Where the plans have been drawn up by a firm/company the name of the person primarily responsible for the preparation of the drawings and plans, on behalf of the firm/company, should be stated.
3. In this form, “planning authority” means the planning authority in whose area the proposed strategic housing development would be situated. Where the proposed development would be situated in the area of more than one planning authority, the relevant details should be supplied separately in respect of each such authority.
4. The site location map shall be drawn to a scale (which shall be indicated thereon) of not less than 1:1000 in built up areas and 1:2500 in all other areas. The draft layout plan shall be drawn to a scale (which shall be indicated thereon) of not less than 1:500, shall show buildings, roads, boundaries, septic tanks and percolation areas, bored wells, significant tree stands and other features on, adjoining or in the vicinity of the land or structure to which the application relates.
5. Gross floor space means the area ascertained by the internal measurement of the floor space on each floor of a building (including internal walls and partitions), i.e. floor areas must be measured from inside the external wall, disregarding any floor space provided for the parking of vehicles by persons occupying or using the building or buildings where such floor space is incidental to the primary purpose of the building.

6. An Environmental Impact Assessment Report (EIAR) is required to accompany an application for permission for strategic housing development of a class set out in Schedule 5 of the Planning and Development Regulations 2001-2018 which equals or exceeds, as the case may be, a limit, quantity or threshold set for that class of development. An EIAR will be required in respect of sub-threshold strategic housing development where An Bord Pleanála considers that the proposed development would be likely to have significant effects on the environment. Under section 7(1)(a)(i)(I) of the Act of 2016, a prospective applicant may request An Bord Pleanála to make an EIA screening determination in respect of a proposed strategic housing development. Where an EIAR is being submitted with an application, it must be accompanied with a copy of the confirmation notice received from the EIA portal in accordance with article 97B(2) of the permission regulations that certain information in respect of the EIAR has been entered onto the portal.
7. An appropriate assessment (AA) is required to accompany an application for permission for strategic housing development in cases where it cannot be excluded that the proposed development would have a significant effect on a European site. Under section 7(1)(a)(i)(II) of the Act of 2016, a prospective applicant may request An Bord Pleanála to carry out an AA screening in respect of a proposed strategic housing development.
8. A list of national monuments in the ownership or guardianship of the Minister for Culture, Heritage and the Gaeltacht is available for download from the National Monuments Service website ([www.archaeology.ie](http://www.archaeology.ie)) under “National Monuments in State Care”. A list of preservation orders is similarly available from this website (under “Monument Protection”). The relevant local authority should be contacted in relation to national monuments in its ownership or guardianship. If a proposed development affects or is close to a national monument that is in the ownership or guardianship of the Minister for Culture, Heritage and the

Gaeltacht or a local authority, or is the subject of a preservation order or a temporary preservation order, a separate statutory consent for the development is required from that Minister under the National Monuments Acts.

9. The Record of Monuments and Places (RMP), established under section 12 of the National Monuments (Amendment) Act 1994, is available for each county in the public libraries and principal local authority offices in that county. It is also available for download from the National Monuments Service website ([www.archaeology.ie](http://www.archaeology.ie)) under “Publications, Forms & Legislation”. If a proposed development affects or is close to a monument listed in the RMP, there is a separate requirement to give two months advance notice of any proposed work to the Minister for Culture, Heritage and the Gaeltacht. No work may commence within the two month period except in the case of urgent necessity and with the consent of that Minister.
10. Part V of the Planning and Development Act 2000 applies where—
  - the land is zoned for residential use or for a mixture of residential and other uses,
  - there is an objective in the Development Plan for the area for a percentage of the land to be made available for social and/or affordable housing, and
  - the proposed development is not exempt from Part V.
11. Under section 96(13) of the Planning and Development Act 2000, Part V does not apply to certain housing developments by approved voluntary housing bodies, certain conversions, the carrying out of works to an existing house or the development of houses under an agreement made under section 96 of the Act.



12. All maps, plans and drawings, should, insofar as possible, comply with articles 297 and 298 of the Planning and Development Regulations 2001 to 2017.