

Our ref: IE000468



Date: 21 September 2022

The Secretary,
An Bord Pleanála,
64 Marlborough Street,
Dublin.

West Pier Business Campus
Dun Laoghaire, Co. Dublin
A96 N6T7
T +353 1 488 2900

Dear Sir / Madam,

RE: Strategic Housing Development Planning Application within the former Bray Golf Course Lands, off Ravenswell Road and the Dublin Road, Bray, County Wicklow and County Dublin.

RPS Group Ltd, West Pier Business Campus, Dún Laoghaire, County Dublin are instructed by the applicant, Shankill Property Investments Ltd to submit Strategic Housing Development (SHD) planning application to An Bord Pleanála as per Section 4 of the Planning and Development (Housing) and Residential Tenancies Act 2016, as amended, in relation to a proposed SHD at the former Bray Golf Course Lands, off Ravenswell Road and the Dublin Road, Bray, County Wicklow and County Dublin.

The 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 in a mix of apartments, duplexes and houses. In addition, a childcare facility, café, retail unit and 1 no. commercial unit (incorporating a gym and juice bar) are proposed along with all associated and ancillary development and site works. The proposed development is described more fully in the enclosed site notice.

The documentation required under article 297 and 298 of the *Planning and Development Regulations 2001* (as amended) is identified below:

- 297(1) A completed planning application form is enclosed.
- 297(2)(a) A letter of consent from Wicklow County Council dated 17/08/2022.
- 297(2)(b) A copy of the newspaper notice published in the Irish Daily Star on 16 September 2022 and a copy of the site notices erected on 21 September 2022 are enclosed.
- 297(2)(c) Glenn Howells Architects, DWG. No. BRA-GHA-SW-XX-DR-A-05001 (Site Location Map) at a scale of 1:1000 and incorporating the requirements of parts (i) to (iv) is enclosed.
- 297(2)(d) Evidence from Irish Water is enclosed as an appendix to the *Engineering and Planning Report* prepared by Atkins.
- 297(2)(e) It is proposed to connect to a public sewer. Details of the proposed connections and associated drainage infrastructure are provided in the *Engineering and Planning Report* and associated drawings prepared by Atkins.
- 297(2)(f) A full Schedule of Drawings and documents required under sub-article 4 and submitted as part of the planning application package is provided on separated sheets.

Dublin | Cork | Galway | Sligo

rpsgroup.com

RPS Group Limited, registered in Ireland No. 91911
RPS Consulting Engineers Limited, registered in Ireland No.161581
RPS Planning & Environment Limited registered in Ireland No. 160191
RPS Engineering Services Limited, registered in Ireland No. 99795
The registered office of each of the above companies is West Pier Business Campus, Dun Laoghaire, Co. Dublin, A96 N6T7



- 297(2)(g) Details of compliance with Section 96 of the Planning and Development Act 2000 (as amended) have been detailed in the *Planning Report and Statement of Consistency* prepared by RPS and enclosed as part of the planning application package. Correspondence from Dún Laoghaire-Rathdown County Council and Wicklow County Councils confirms that proposals have been discussed with the Housing Department and an agreement in principle has been reached as confirmed in Part V Correspondence letters dated 11th August 2022 from Dún Laoghaire-Rathdown County Council and 22nd August 2022 from Wicklow County Council.
- 297(2)(h) Units to be transferred to the Planning Authorities have been identified on the Proposed Part V Drawings (DWG. No. BRA-GHA-Z1-XX-DR-A-04001 for Dún Laoghaire-Rathdown and BRA-GHA-Z1-XX-DR-A-04002 for Wicklow) prepared by Glenn Howells Architects are enclosed.
- 297(2)(j) Proof of payment of the appropriate statutory fee is enclosed.
- 297(3) A *Statement of Proposals* report has been prepared by RPS and is enclosed to address the matters set out in the Board's Notice of Pre-Application Consultation Opinion.
- 297(4) and 298(1) A full Schedule of Drawings and documents required under sub-article 4 and submitted as part of the planning application package is provided.
- 298(2) This application does not propose any works to a Protected Structure or Proposed Protected Structure or to a structure within an Architectural Conservation Area.

An Environmental Impact Assessment Report and a Natura Impact Statement has been prepared in respect of the proposed development and accompanies this application.

A dedicated project website as detailed on the statutory notices has been established, on which the application details are uploaded: www.coastalquartershd2.com

Please also find enclosed 3 no. digital copies and 2 no. printed copies of all relevant documentation as required by article 297(5) of the *Planning and Development Regulations 2001* (as amended). A full list of enclosures is enclosed.

In accordance with Section 8(1)(b)(i) of the *Planning and Development (Housing) and Residential Tenancies Act 2016*, 6 no. copies and 1 no. digital copy of this planning application has been issued to Dún Laoghaire-Rathdown County Council and Wicklow County Council respectively.

Furthermore, in accordance with Section 8(1)(b)(ii) of the *Planning and Development (Housing) and Residential Tenancies Act 2016*, the Applicant has notified the following authorities of the making of the SHD application:

1. Irish Water (IW)
2. The Commission for Railway Regulation
3. Iarnród Eireann
4. Transport Infrastructure Ireland (TII)
5. National Transport Authority (NTA)
6. Dun Laoghaire Rathdown County Council Childcare Committee.

7. Wicklow County Childcare Committee.
8. The Minister for Culture, Heritage and the Gaeltacht,
9. The Heritage Council
10. An Taisce — the National Trust for Ireland
11. Fáilte Ireland

We trust that the documentation as submitted meets the requirements of the *Planning and Development (Housing) and Residential Tenancies Act 2016*, and specifically the *Planning and Development (Strategic Housing Development) Regulations 2017* and application guidance documents issued by An Bord Pleanála.

For the information of the Board, and in particular for the Inspector when undertaking a site visit in due course, we wish to draw your attention to a number of local infrastructural works being undertaken at present on or adjacent to the site by others. These works are as described below:

- Irish Rail works – set down / compound area for Irish Rail which is undertaking upgrade works to the rail bridge over the underpass from the application site to Harbour Road. The temporary compound which is required for an approx. two week period from 23.09.22 required minor grading of the area and placement of a hardcore base to position a crane and materials on.
- Irish Water Works - these works are part of a wider Local Area Reinforcement Project by Irish Water and local diversion works. These works involve the laying of a new foul sewer and the diversion of an existing sewer in the existing road leading to the underpass (at the southern side of the site). Irish Water has advised that it intends to commence these works in mid – September and the works will last for approx. 6 weeks.

As the planning agent to the Applicant we request that all future correspondence be directed to this office.

We trust that you will find everything in order. Please contact the undersigned on any issue arising.

Yours faithfully,



Maria Lombard

For and on behalf of RPS

maria.lombard@rpsgroup.com

+353 21 466 5900