

Our ref: IE000468



Date: 21 September 2022

The Commission for Railway Regulation,  
Temple House,  
Temple Road,  
Blackrock,  
Co. Dublin.  
A94Y5W5

West Pier Business Campus  
Dun Laoghaire, Co. Dublin  
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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 a 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 Strategic Housing Development (SHD) at lands at the former Bray Golf Club Lands off Ravenswell Road and the Dublin Road, Bray, County Wicklow and County Dublin.

Pursuant to Article 285(5)(a) of the Planning and Development (Strategic Housing Development) Regulations 2017, and Section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016, a hard copy of the application is enclosed for your information, along with an electronic copy of the application.

The lands which are the subject of this application are outlined in red on the enclosed Site Location Map (DWG. No. BRA-GHA-SW-XX-DR-A-05001). Please find the application documentation set out in the enclosed list of enclosures.

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 application contains a statement setting out how the proposal will be consistent with the objectives of the *Bray Municipal District Local Area Plan 2018 – 2024*, the *Dún Laoghaire-Rathdown County Development Plan 2022-2028*, the *Wicklow County Development Plan 2016-2022* and the *Draft Wicklow County Development Plan 2022-2028*. The application contains a statement indicating why permission should be granted for the proposed development, having regard to a consideration specified in section 37(2)(b) of the Planning and Development Act 2000, notwithstanding that the proposed development may materially contravene the respective County Development Plans and Bray LAP other than in relation to the zoning of the land.

The application together with an Environmental Impact Assessment Report and Natura Impact Statement may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, during public opening hours at the offices of An Bord Pleanála, Dún Laoghaire-Rathdown County Council and Wicklow County Council. The application may also be inspected online at the following website set up by the applicant: [www.coastalquartershd2.com](http://www.coastalquartershd2.com)

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**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



Any person may, within the period of 5 weeks beginning on the date of receipt by An Bord Pleanála of the application and on payment of the prescribed fee of €20 (except for certain prescribed bodies), make a submission or observations in writing to An Bord Pleanála, 64 Marlborough Street, Dublin 1 or online at [www.pleanala.ie](http://www.pleanala.ie), relating to the implications of the proposed development, if carried out, for proper planning and sustainable development in the area or areas concerned, and the likely effects on the environment or the likely effects on a European site, as the case may be, of the proposed development, if carried out. Submissions or observations duly made will be considered by An Bord Pleanála in making a decision on the application. Such submissions or observations must also include the following information:

- (a) the name of the person, authority or body making the submission or observations, the name of the person, if any, acting on behalf of that person, authority or body, and the address to which any correspondence relating to the application should be sent,
- (b) the subject matter of the submission or observations, and
- (c) the reasons, considerations and arguments on which the submission or observations is or are based.

An Bord Pleanála may grant permission for the strategic housing development as proposed, or may grant permission subject to such modifications as it specifies in its decision, or may grant permission in part only, with or without any other modifications it may specify in its decision, or may refuse to grant permission for the proposed development. An Bord Pleanála may attach to a grant of permission such conditions as it considers appropriate.

Any enquiries relating to the application process should be directed to the Strategic Housing Development Section of An Bord Pleanála (Tel. 01-8588100).

A person may question the validity of a decision of the Board by way of an application for judicial review, under Order 84 of the Rules of the Superior Courts (S.I. No. 15 of 1986), in accordance with sections 50 and 50A of the Planning and Development Act 2000 (No. 30 of 2000), as amended. Practical information on the review mechanism can be found in the Judicial Review Notice on the An Bord Pleanála's website: [www.pleanala.ie](http://www.pleanala.ie) or on the Citizens Information Service website: [www.citizensinformation.ie](http://www.citizensinformation.ie).

Yours faithfully

for RPS Group Limited



**Maria Lombard**

For and on behalf of RPS

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