

**Planning and Development (Housing) and Residential Tenancies Act 2016**  
**Planning and Development (Strategic Housing Development) Regulations 2017**  
**Notice of Strategic Housing Development**  
**Application to An Bord Pleanála**

Shankill Property Investments Ltd intends to apply to An Bord Pleanála for permission for a strategic housing development (incorporating a Build to Rent element) at this c. 8.812 hectare site at the former Bray Golf Club Lands off Ravenswell Road and the Dublin Road, Bray, County Wicklow and County Dublin.

The site is generally bounded to the north by existing public open space at Corke Abbey Valley Park, to the east by the Irish Rail Dublin-Wexford/Rosslare main rail line, to the south by the River Dargle and undeveloped lands and to the west by undeveloped lands and the existing Ravenswell school campus. The site falls within the administrative areas of Dún Laoghaire-Rathdown County Council and Wicklow County Council.

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.

The application contains a statement setting out how the proposal will be consistent with the objectives of the Dún Laoghaire-Rathdown County Development Plan 2022 - 2028, Wicklow County Development Plan 2016-2022, draft Wicklow County Development Plan 2022 - 2028 and the Bray Municipal District Local Area Plan 2018-2024. An Environmental Impact Assessment Report and a Natura Impact Statement have been prepared in respect of the proposed development and accompany this application. 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 Acts 2000, notwithstanding that the proposed development materially contravenes the Dún Laoghaire-Rathdown County Development Plan 2022-2028, Wicklow County Development Plan 2016-2022, the draft Wicklow County Development Plan 2022 - 2028 and the Bray Municipal District Local Area Plan 2018-2024 other than in relation to the zoning of the land.

The application together with an Environmental Impact Assessment Report and a 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)

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).

Signed: 

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