

**Our ref: IE002560**

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

Date: 19 August 2025

Planning Department,  
Dun Laoghaire – Rathdown County Council,  
County Hall,  
Marine Road,  
Dun Laoghaire,  
County Dublin,  
A96 K6C9

**RE: APPLICATION FOR PROPOSED LARGE-SCALE RESIDENTIAL DEVELOPMENT (LRD), ‘SEA GARDENS PHASE 1 BLOCK A’, WITHIN THE FORMER BRAY GOLF COURSE LANDS, OFF THE DUBLIN ROAD AND RAVENSWELL ROAD, BRAY, COUNTY DUBLIN.**

Dear Sir / Madam,

RPS, West Pier Business Campus, Dun Laoghaire, County Dublin, A96 N6T7 in association with a multidisciplinary team, is instructed by the Applicant, Shankill Property Investments Ltd., One Royal Canal Ave., Royal Canal Park, Ashtown, Dublin 15, D15DKW4 to submit this application to Dun Laoghaire – Rathdown County Council (DLRCC) for a proposed Large-scale Residential Development (LRD) within the former Bray Golf Course lands, off the Dublin Road and Ravenswell Road, Bray, County Dublin.

The subject site’s location is outlined in Drawing. No. BRA-HWS-BA-ZZ-D-A-10100 prepared by Howells submitted under separate cover.

In summary, the proposed development will consist of the provision of 159 no. residential units over / around a shared 2-level podium comprising of: 9 no. 4-bedroom, 3 and 4-storey terraced townhouses with associated private terraces; and 150 no. apartments in 2 no. blocks ranging in height from 6 to 10-storeys (Block A1) and 7 to 11-storeys (Block A2) and consisting of a total of 48 no. 1-bedroom units, 58 no. 2-bedroom units, 44 no. 3-bedroom units, all with private balconies or terraces. The blocks will also include communal lounge areas; a communal gym in Block A1; refuse storage areas; and associated plant. The shared 2-level podium will include car, motorcycle and bicycle parking, with additional car parking provided within the curtilage of 5 no. of the proposed townhouses. The proposed development will also include: public open space including play areas; communal open space within the central podium courtyard; pedestrian / cycle linkages with adjoining existing and permitted developments; associated connections to the surrounding road network; all associated landscaping and public lighting; an ESB substation; drainage arrangements; utility connections; and all site development works.

A detailed development description is set out in the statutory notices and *Planning Report and Statement of Consistency with Planning Policy* prepared by RPS and enclosed as part of the LRD application package.

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## **LRD Requirements and Consultations**

The proposal meets the requirements of section 32A of the *Planning and Development Act 2000*, as amended (the Planning Act) as follows:

- The residential element of the proposed development is located on land that is zoned “Objective A” in the *Dun Laoghaire – Rathdown County Development Plan 2022-2028*, the zoning of which features the stated objective “To provide residential development and improve residential amenity while protecting the existing residential amenities”. The application site also includes lands zoned “Objective F” which seeks “To preserve and provide for open space with ancillary active recreational amenities”. In accordance with this objective, public open space is proposed in this portion of the application site.
- Following initial consultations (Ref no. PAC/LRD1/032/24) under section 247 of the Planning Act, a section 32B LRD meeting (Ref. no. PAC/LRD2/003/25) was held between the Applicant, representatives of its design team and DLRCC on 14<sup>th</sup> March 2025.
- An LRD opinion was received on 7<sup>th</sup> May 2025 in accordance with section 32D of the Planning Act. A copy of the LRD opinion is appended to the *Statement of Specific Information Requirements* prepared by RPS and submitted with this application.
- The proposal falls under the definition of LRD, as set out in section 2 of the Planning Act, as it includes 159 no. residential units, therefore exceeding the LRD threshold of 100 or more units, and the cumulative gross floor space of the residential accommodation comprises not less than 70% of the floorspace of the buildings comprising the entire proposed development’s floorspace.

A *Planning Report and Statement of Consistency with Planning Policy* prepared by RPS is submitted with this application. It demonstrates that the proposal has regard to national and regional planning policy, and the relevant policies, objectives and standards of the *Dun Laoghaire – Rathdown County Development Plan 2022-2028*.

Supporting documentation and drawings in accordance with articles 22, 22A and 23 of the *Planning and Development Regulations 2000* (the Planning Regulations) enclosed with this application are set out in the *Schedule of Enclosures*.

## **Website**

The application may also be inspected online at the following website set up by the Applicant: [www.seagardensblockalrd.com](http://www.seagardensblockalrd.com). PDFs of all application enclosures have been uploaded to this website.

## **Fee**

The appropriate application fee of €20,670 has been paid to DLRCC by electronic funds transfer (EFT). Proof of payment is enclosed with the submitted request.

## **Enclosures**

This application has been submitted online via the national ePlanning Portal<sup>1</sup>.

The *Schedule of Enclosures* enclosed with the submission outlines all the documentation submitted with this application, including drawings and reports as required by the LRD Application Form No. 19.

We trust everything is in order and look forward to hearing from you soon.


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<sup>1</sup> <https://planning.localgov.ie/>

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Yours faithfully,

for RPS

A handwritten signature in black ink, appearing to read 'Carl Mogensen', written over a horizontal line.

**Carl Mogensen**

Associate - Planning

carl.mogensen@rps.tetrattech.com