

DÚN LAOGHAIRE-RATHDOWN COUNTY COUNCIL

SITE NOTICE

Shankill Property Investments Ltd, intend to apply for

- Permission
- Retention Permission
- Outline Permission
- Permission consequent on the Grant of Outline permission (Reg. Ref.:_____)

for a Large scale Residential Development at this site at the former Bray Golf Club Lands off the Dublin Road and Ravenswell Road, Bray, County Dublin. The c. 1.38 hectare 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 undeveloped lands and to the west by Shoreside Park.

The proposed development will consist of 159 no. residential units over/around a shared 2-level podium comprising of: 9 no. 3 to 4-storey terraced townhouses with associated private terraces, comprising 5 no. 4-bedroom and 4 no. 4-bedroom townhouses; and 150 no. apartments in 2 no. blocks consisting of 48 no. 1-bedroom units, 58 no. 2-bedroom units, 44 no. 3-bedroom units.

The apartment blocks will comprise of: Block A1 ranging in height from 6 to 10-storeys and containing 69 no. units consisting of 22 no. 1-bedroom units, 26 no. 2-bedroom units, 21 no. 3-bedroom units all with balconies or terraces, and residential amenity space including a c. 159.7 sq.m work / lounge space and c. 168.8 sq.m communal gym at ground floor level, a c. 16.0 sq.m lobby and c. 52.9 sq.m cinema room at courtyard level; and Block A2 ranging in height from 7 to 11-storeys and containing 81 no. units consisting of 26 no. 1-bedroom units, 32 no. 2-bedroom units, 23 no. 3-bedroom units all with balconies or terraces, and residential amenity space including a c. 60.5 sq.m lobby at ground floor level, a c. 16.0 sq.m lobby at courtyard level and c. 235.6 sq.m of bulk storage space at courtyard level.

The proposed development will also include: 171 no. car parking spaces, 8 no. motorcycle parking spaces and 365 no. bicycle parking spaces; c. 1,692 sq.m communal open space within the central podium courtyard; c. 7,797 sq.m public open space including play areas; all associated landscaping, public lighting, pedestrian / cycle linkages with adjoining existing and permitted developments; associated connections to the surrounding existing and permitted road network; all associated plant and substations/switch rooms; refuse storage areas; drainage arrangements; utility connections; and all site development works.

The planning application may be inspected or purchased for a fee not exceeding a reasonable cost of making a copy, at the offices of the Planning Authority, Marine Road, Dun Laoghaire, Co. Dublin, during its public opening hours of Monday to Friday from 10:00am to 4:00pm.

The planning application may also be inspected online at the following website set up by the applicant: www.seagardensblockalrd.com.

A submission or observation in relation to the application may be made in writing to the Planning Authority, on payment of a fee of €20 within 5 weeks of receipt of the application by the Planning Authority and such submissions or observations will be considered by the Planning Authority in making a decision on the application. The Planning Authority may grant permission subject to or without conditions or may refuse to grant permission.

Signed:



(Agent - Carl Mogensen, RPS, West Pier Business Campus, Dun Laoghaire, Co. Dublin, A96 N6T7)

Date of erection of site notice: 19th August 2025