



Comhairle Chontaie Chill Mhantain, Aras an Chontae, Cill Mhantain
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Holidays

PLANNING APPLICATION FORM

BEFORE FILLING OUT THIS FORM PLEASE NOTE THE FOLLOWING

Failure to complete this form or attach the necessary documentation, or the submission of incorrect information or omission of required information will lead to the invalidation of your application. Therefore please ensure that each section of this application form is fully completed and signed, entering n/a (not applicable) where appropriate, and that all necessary documentation is attached to the application form.

ADDITIONAL INFORMATION

It should be noted that each planning authority has its own development plan, which sets out local development policies and objectives for its own area. The authority may therefore need supplementary information (i.e. other than that required in this form) in order to determine whether the application conforms with the development plan and may request this on a supplementary application form.

Please see the [Supplementary Application Form PART B](#) which identifies specific informational requirements which are considered necessary for the assessment of Rural Housing : Level 10 and Single Housing in Level 6-9 settlements and clusters.

Failure to supply the supplementary information will not invalidate your planning application but may delay the decision-making process or lead to a refusal of permission. Therefore applicants should contact the relevant planning authority to determine what local policies and objectives would apply to the development proposed and whether additional information is required.

The [Wicklow County Development Plan 2022-2028](#), and [Town/ Local Area Plans](#) are available to view at <https://www.wicklow.ie/Living/Services/Planning/Development-Plans-Strategies>.

A Preplanning Guide for one off-rural housing is available online at

<https://www.wicklow.ie/Living/Services/Planning/Planning-Applications/Pre-planning/Pre-Planning-Guides>.

OTHER STATUTORY CODES

An applicant will not be entitled solely by reason of a planning permission to carry out the development. The applicant may need other consents, depending on the type of development. For example, all new buildings, extensions and alterations to, and certain changes of use of existing buildings must comply with building regulations, which set out basic design and construction requirements. Also any works causing the deterioration or destruction of the breeding and resting places of bats, otters, natterjack toads, Kerry slugs and certain marine animals constitute a criminal offence unless covered by a derogation licence issued by the Minister for Culture, Heritage and the Gaeltacht (pursuant to Article 16 of the Habitats Directive).

DATA PROTECTION

It is the responsibility of persons or entities wishing to use any personal data on a planning application form for direct marketing purposes to be satisfied that they may do so legitimately under the requirements of the Data Protection Acts 1988 to 2018. The Office of the Data Protection Commissioner states that the sending of marketing material to individuals without consent may result in action by the Data Protection Commissioner against the sender including prosecution.

[Planning applications may contain personal data/sensitive personal data](#). Wicklow County Council has put in place procedures to ensure compliance with Data Protection Legislation. If applicants wish elected representatives to make representations on their behalf and access information to their planning application they must expressly give their consent to do so by completing a data protection consent form.

1. Name of Relevant Planning Authority:

WICKLOW COUNTY COUNCIL

2. Location of Proposed Development:

<i>Postal Address or Townland or Location (as may best identify the land or structure in question)</i>	Block C, Sea Gardens, Former Bray Golf Club Lands, Off Ravenswell Road and Dublin Road, Bray, Co. Wicklow
<i>Ordnance Survey Map Ref No (and the Grid Reference where available)¹</i>	3568 ITM Co-ords Eastings 726576, Northings 719356

3. Type of planning permission (please tick appropriate box):

- Permission
- Permission for retention
- Outline Permission
- Permission consequent on Grant of Outline Permission

4. Where planning permission is consequent on grant of outline permission:

Outline Permission Register Reference Number: _____

Date of Grant of Outline Permission: ___/___/___

5. Applicant²:

<i>Name(s)</i>	Shankill Property Investments Limited
	Address MUST be supplied at the end of this form. (Question: 24)

6. Where Applicant is a Company (registered under the Companies Acts):

<i>Name(s) of company director(s)</i>	Patrick Phelan
<i>Registered Address (of company)</i>	One Royal Canal House, Royal Canal Park, Dublin 15
<i>Company Registration Number.</i>	406766

7. Person/Agent acting on behalf of the Applicant (if any):

<i>Name</i>	Oisín Boland, RPS (Agent)
	Address MUST be supplied at the end of this form. (Question: 25)

8. Person responsible for preparation of Drawings and Plans³:

<i>Name</i>	Ross Brearly
<i>Firm/Company</i>	Howells Architects

9. Description of Proposed Development:

<i>Brief description of nature and extent of development⁴</i>	<p>The Large-scale Residential Development application consists of the retention of amendments to the Strategic Housing Development permitted under ABP-311181-21. The retention permission for amendments sought to Block C comprise of:</p> <ul style="list-style-type: none">A. Relocation of the vehicular entrance to the under-croft car park for Block C.B. Reconfiguration and changes of uses at the ground floor layout of Block C resulting in:<ul style="list-style-type: none">- an increase in gross floor area the permitted childcare facility from 627 sqm to 672 sqm;- the relocation of the permitted café unit and an increase in gross floor area from 195 sqm to 228 sqm;- the relocation of the permitted convenience retail unit and an increase in gross floor area from 249 sqm to 420 sqm; and- the relocation and reconfiguration of ancillary uses. <p>These changes have resulted in a net increase in gross floor area of 249 sqm (45 sqm increase to the childcare facility use, 33 sqm increase to the café use, 171 sqm increase to the convenience retail use) but with no change to the building footprint.</p>
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- C. Minor alterations to the ground floor external elevations to reflect relocation of vehicular entrance, reconfiguration of internal uses impacting on the positions of windows and door openings and addition of 2 no. external on-street car parking spaces.

10. Legal Interest of Applicant in the Land or Structure:

<i>Please tick appropriate box to show applicant's legal interest in the land or structure</i>	A. Owner <input checked="" type="checkbox"/>	B. Occupier <input type="checkbox"/>
	C. Other <input type="checkbox"/>	<input type="checkbox"/>
<i>Where legal interest is 'Other', please expand further on your interest in the land or structure</i>		
<i>If you are not the legal owner, please state the name and address of the owner and supply a letter from the owner of consent to make the application as listed in the accompanying documentation.</i>		

11. Site Area:

<i>Area of site to which the application relates in hectares</i>	0.3283 ha
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12. Where the application relates to a building or buildings:

<i>Gross floor space⁵ of any existing building(s) in m²</i>	9,484.47 sqm
<i>Gross floor space of proposed works in m²</i>	
<i>Gross floor space of work to be retained in m² (if appropriate)</i>	249 sqm (no change to GFA of existing building)
<i>Gross floor space of any demolition in m² (if appropriate)</i>	

13. In the case of mixed development (e.g. residential, commercial, industrial, etc), please provide breakdown of the different classes of development and breakdown of the gross floor area of each class of development:

<i>Class of Development</i>	<i>Gross floor area in m²</i>
<i>Childcare facility (Class 8)</i>	<i>672 (627 sqm permitted under ABP-311181-21 additional 45 sqm to be retained under the subject application)</i>
<i>Retail unit (Class 1)</i>	<i>420 (249 sqm permitted under ABP-311181-21 additional 171 sqm to be retained under the subject application)</i>
<i>Café (Sui Generis)</i>	<i>228 (195 sqm permitted under ABP-311181-21 additional 33 sqm to be retained under the subject application)</i>
	<i>1,071 sqm permitted, 249sqm to be retained.</i>

14. In the case of residential development please provide breakdown of residential mix: N/A

<i>Number of</i>	Studio	1 Bed	2 Bed	3 Bed	4 Bed	4+ Bed	Total
<i>Houses</i>							
<i>Apartments</i>							
<i>Number of car-parking spaces to be provided</i>							Total:

15. Where the application refers to a material change of use of any land or structure or the retention of such a material change of use:

<i>Existing use⁶ (or previous use where retention permission is sought)</i>	<i>Permitted use but not yet operational - café and convenience retail</i>
<i>Proposed use (or use it is proposed to retain)</i>	<i>Café and convenience retail increased and unit position switched.</i>

Nature and extent of any such proposed use (or use it is proposed to retain)	Swap uses permitted under ABP-311181-21 on ground floor of Block C. Permitted café unit will become convenience retail unit and permitted convenience retail unit will become café unit. Increase in childcare facility use
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16. Social and Affordable Housing

Please tick appropriate box	Yes	No
<p><i>Is the application an application for permission for development to which Part V of the Planning and Development Act 2000, as amended, applies?²⁷</i></p>		<p><i>N/A no change to the residential element permitted under ABP-311181-21</i></p>
<p>If the answer to the above question is ‘yes’ and the development is not exempt (see below), you must provide, as part of your application, details as to how you propose to comply with section 96 of Part V of the Act including, for example,</p> <p><i>(i) details of such part or parts of the land which is subject to the application for permission or is or are specified by the Part V agreement, or houses situated on such aforementioned land or elsewhere in the planning authority’s functional area proposed to be transferred to the planning authority, or details of houses situated on such aforementioned land or elsewhere in the planning authority’s functional area proposed to be leased to the planning authority, or details of any combination of the foregoing, and</i></p> <p><i>(ii) details of the calculations and methodology for calculating values of land, site costs, normal construction and development costs and profit on those costs and other related costs such as an appropriate share of any common development works as required to comply with the provisions in Part V of the Act.</i></p> <p><i>(iii) if the answer to the above question is “yes” but you consider that paragraph (j) of Section 96(3) would be applicable, evidence of when site was purchased should be submitted.</i></p> <p>If the answer to the above question is ‘yes’ but you consider the development to be exempt by virtue of section 97 of the Planning and Development Act 2000, as amended, a copy of the Certificate of Exemption under section 97 must be submitted (or, where an application for a certificate of exemption has been made but has not yet been decided, a copy of the application should be submitted).</p>		<p><i>N/A no change to the residential element permitted under ABP-311181-21</i></p>

If the answer to the above question is 'no' by virtue of section 96(13) of the Planning and Development Act 2000, as amended, details indicating the basis on which section 96(13) is considered to apply to the development should be submitted.

17. Development Details

Please tick appropriate	Yes	No
<i>Does the proposed development consist of work to a protected structure and/or its curtilage or proposed protected structure and/or its curtilage?</i>		✓
<i>Does the proposed development consist of work to the exterior of a structure which is located within an architectural conservation area (ACA)?</i>		✓
<i>Does the application relate to development which affects or is close to a monument or place recorded under section 12 of the National Monuments (Amendment) Act, 1994¹⁰</i>		✓
<i>Does the proposed development require the preparation of an Environmental Impact Statement¹¹?</i>		✓
<i>Does the application relate to work within or close to a European Site or a Natural Heritage Area¹² ?</i>		✓
<i>Does the application relate to a development which comprises or is for the purposes of an activity requiring a licence from the Environmental Protection agency other than a waste licence?</i>		✓
<i>Does the application relate to a development which comprises or is for the purposes of an activity requiring a waste licence?</i>		✓
<i>Do the Major Accident Regulations apply to the proposed development?</i>		✓
<i>Does the application relate to a development in a Strategic Development Zone?</i>		✓
<i>Does the proposed development involve the demolition of any structure?</i>		✓

18. Site History

Details regarding site history (if known)

Has the site in question ever, to your knowledge, been flooded?

Yes No

If yes, please give details e.g. year, extent.

Are you aware of previous uses of the site e.g. dumping or quarrying?

Yes No

If yes, please give details.

Are you aware of any valid planning applications previously made in respect of this land/structure?

Yes No

If yes, please state planning reference number(s) and the date(s) of receipt of the planning application(s) by the planning authority if known:

Reference No.: ABP-311181-21 Date: 20/08/2021

Reference No.: ABP-314686-22 Date: 26/09/2022

If a valid planning application has been made in respect of this land or structure in the 6 months prior to the submission of this application, then the site notice must be on a yellow background in accordance with Article 19(4) of the Planning and Development Regulations 2001 as amended.

Is the site of the proposal subject to a current appeal to An Bord Pleanála in respect of a similar development ¹³?

Yes No

An Bord Pleanála Reference No.: _____

19. Pre-application Consultation

Has a pre-application consultation taken place in relation to the proposed development ¹⁴?

Yes [] No []

If yes, please give details:

Due to the very modest nature of the revisions sought, a determination was sought from Wicklow County Council under section 247(7) of the Planning and Development Act 2000, as amended, that pre-application consultations under section 247 were not required, and that consequently an LRD meeting and opinion were also not required. A letter was issued by the Planning Authority dated 11 August 2025 confirming that it had determined that no further consultation is required in this instance. A copy of the letter from Wicklow County Council accompanies this application.

Reference No. (if any): _____

Date(s) of consultation: ___/___/___

Persons involved: _____

20. Services

Proposed Source of Water Supply

Please indicate whether existing or new:

Public Mains [] Group Water Scheme [] Private Well []

Existing connection [] New connection [] Not Applicable []

Other (please specify): _____

Name of Group Water Scheme (where applicable) _____

Proposed Wastewater Management/Treatment

Public Sewer [] Conventional septic tank system []

Existing connection [] New connection [] Not Applicable []

Other on-site treatment system [] Please specify _____

Proposed Surface Water DisposalPublic Sewer/Drain Soakpit Not Applicable Watercourse Other Please specify _____**21. Details of Public Notice**

Approved newspaper ¹⁵ in which notice was published	Irish Daily Star
Date of publication	1st September 2025
Date on which site notice was erected	1st September 2025

N.B. The notice must be placed in one of the following papers:- The Daily Mail, The Echo (South Wicklow only), The Evening Herald, The Examiner, The Irish Independent, The Irish Times, The Mirror, The Star, The Wicklow People, The Wicklow Times.

22. Application Fee

Fee Payable	€3735
Basis of Calculation	<p>Schedule 9, Section 2, Class 14(c) – Fee Structure for other uses on the land, the zoning of which facilitates such use: per square metre of gross floor space to a maximum of 30% of floor space of the entire development.</p> <p>Retention permission €15 per square metre to a maximum of €65,000 Retention of additional 249 sqm 249 sqm x €15 per sqm = €3,735</p>

Fees are as stated in the Planning & Development Regulations 2001. Below is a partial guide of the various fee classes and amounts for applications for PERMISSION.

Class 1	Dwellings	€65 per dwelling
Class 2	Domestic extension/other improvement	€34 each
Class 3	Agricultural structures	€80 (min) €300 (max) See Regulations
Class 4	Other Buildings (office/ commercial/ industrial/ holiday homes)	€3.60 per m ² – min €80 per building
Class 5a	Intensive agriculture	€5 per hectare
Class 5b	Initial afforestation	€5 per hectare
Class 5c	Replacement of broadleaf forest with conifers	€5 per hectare – min €80
Class 5d	Peat extraction	€5 per hectare

Class 6	Use of land for mining or deposit of waste	€50 per 0.1 hectare – min €500
Class 7	Use of land for campsite/parking/storage	€50 per 0.1 hectare – min €80
Class 8	Plant/machinery/tanks/other storage structure	€50 per 0.1 hectare – min €200
Class 9	Advertising structures	€20 per m ² – min €80
Class 10	Overhead electricity an telecom lines	€50 per 1000m – min €80
Class 11	Golf or pitch and putt course	€50 per hectare
Class 12	Burial ground	€50 per hectare – min €200
Class 13	Any other developments	€10 per 0.1 hectare - min €80

The maximum fee for PERMISSION is €38,000

Applications for OUTLINE PERMISSION are 75% of the above amounts


Applications for PERMISSION CONSEQUENT ON OUTLINE are 25% of the above amounts.

Applications for RETENTION are 300% of the above amounts, except in the case of houses larger than 78m² or extensions larger than 41m² when the fee is €2.50 per m² (min fee of €195). The maximum fee for RETENTION is €125,000.

The minimum fee for any application is €34

23. Declaration.

I hereby declare that, to the best of my knowledge and belief, the information given in this form is correct and accurate and fully compliant with the Planning & Development Act 2000, as amended, and the Regulations made thereunder:

<i>Signed (Applicant or Agent as appropriate)</i>	
<i>Date</i>	28/08/2025

Schedule of Drawings

Title	Drawing Size	Drawing No.	Scale
Site location Plan	A0	BRA-GHA-C-XX-DR-A-05001	1:1000
Block C – Site Plan – As Permitted	A0	BRA-GHA-C-ZZ-DR-A-01100	1:500
To be Retained Block C Site Plan	A0	BRA-GHA-C-ZZ-DR-A-01102	1:500
To be Retained – Block C Ground Floor Plan	A1	BRA-GHA-C-ZZ-A01101	1:200
Block C – General Arrangement Plan – Ground Floor Plan (As Permitted)	A1	BRA-RAU-02-1C_00-DR-A-1001	1:200
To Be Retained Block C- General Arrangement Elevations – Sheet 1	A1	BRA-GHA-C-ZZ-DR-A-01400	1:200
To Be Retained Block C – General Arrangement Elevations Sheet 2	A1	BRA-GHA-C-ZZ-DR-A-01401	1:200
Block C – General Arrangement Elevations – Sheet 1 (as permitted drawing)	A1	BRA-RAU-02-1C_ZZ-DR-A-2001	1:200
Block C – General Arrangement Elevations – Sheet 2 (as permitted drawing)	A1	BRA-RAU-02-1C_ZZ-Dr-A-2002	1:200

