



29th September 2022

DO GACH BALL de Dhúiche Bardais Bhré

A Chara,

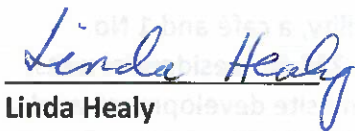
Tionoflar Cruinniu Gnáth de Dhúiche Bardais Bhré ar siúl i san Chomhairle seomra, Halla an Bhaile, Bhri Chualann ar **De Máirt, 4ú Deireadh Fómhair 2022 ar 6.30 i.n.**

Dear Councillor,

The Ordinary Meeting of the Municipal District of Bray will be held in the Council Chamber, Town Hall, Bray on **Tuesday 4th October 2022 at 6.30pm.**

The agenda for this meeting is attached. Your attendance is requested.

Mise le meas,



Linda Healy
District Administrator



CLARGNO

A G E N D A

**Municipal District of Bray
Ordinary Meeting
Tuesday 4th October at 6.30pm**

1. Confirmation of Minutes of the Ordinary Meeting of the Municipal District of Bray dated 6th September 2022 (attached).
2. Confirmation of Minutes of Special Meeting of the Municipal District of Bray dated 14th September 2022 (attached).
3. To inform the Members on the details, including preplanning consultations and An Bord Pleanála's advice notice issued with respect to, Strategic housing development, Lands at former Bray Golf Club Lands, Off Ravenswell Road and Dublin Road, Bray, Co. Dublin and Co. Wicklow.

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, 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, 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, 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.

An Environmental Impact Assessment Report and a Natura Impact Statement have been prepared in respect of the proposed development.

Any views expressed by the Members at the meeting will be noted and a Summary of such views forwarded to An Bord Pleanála with the Chief Executive Report

4. To consider the Housing Report (attached).
5. To receive a Report on Roads Transport (attached).
6. To receive a Report on Public Realm (attached).
7. To receive an update on strategic infrastructure projects:
 - a) Bray Central
 - b) Bray Harbour Improvement Scheme
 - c) Outdoor performance space Bray Seafront
8. Correspondence
9. Any Other Business.