

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

Cosgrave Property Group, intends to apply to An Bord Pleanála for permission (with a duration of 8 No. years) for a strategic housing development at this site at Fassaroe and Monastery, Bray, Co. Wicklow.

The development will consist of 650 no. residential units comprising 241 no. houses and 409 no. apartments; Road link (2.4km) connecting N11 to Ballyman Road (with westerly connection to Ballyman Road already in place); Pedestrian / cycle route including bridge across the N11 to Dargle Road Upper; 15.3ha of District Park / Active Open Space; 3 No. pocket park areas comprising a total of 0.43ha.; 733sq.m approx. crèche with capacity for approx. 138 no. childcare spaces; Retail unit / café kiosk (108sq.m.) in district park; Neighbourhood Centre Phase 1 comprising 1,035sq.m. retail, 360sq.m. café, 480sq.m community concierge (serving entire Fassaroe community); 414sq.m. residential ancillary uses for residents of the neighbourhood centre apartments (residents lounge 256sq.m., residents gym 90sq.m., and residents concierge 68sq.m.), Demolition of an existing dwelling at Berryfield Lane; Undergrounding and alteration of 2 No. 38kV overhead ESB lines; undergrounding of 110 kV overhead lines and associated works including construction of 2 No. 110 kV Line Cable Interface Mast, associated 110 kV Overhead Line retirements, installation of ducting and underground cable and installation and retirement of electrical equipment and structures within the existing ESB Fassaroe Substation; Site development / ground works across the lands; Water supply, foul and surface water drainage proposals; Remediation of 5 no. historic landfill sites in line with Certificates of Authorisation issued to Wicklow County Council by the EPA in 2019.

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

The application 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 and Wicklow County Council. The application may also be inspected online at the following website set up by the applicant: www.fassaroeshd.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, 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).

Signed:  (Agent, RPS, Innishmore, Ballincollig, Co.Cork)

Date of erection of site notice: 11th April 2022