



RAHEEN PUBLIC PARK ENHANCEMENT

Part 8 - Project Brief

WICKLOW COUNTY COUNCIL

Municipal District of Bray

March 2023

Introduction:

- Pursuant to the provisions of **Part 8 of the Planning and Development Regulations, 2001** Wicklow County Council has given notice of its intention to carry out enhancement works at **Raheen Public Park (Old Par 3), Newcourt, Bray, Co. Wicklow**. The proposed works involves:
 - **Developing 1460m of new trail of gradients no steeper than 1 in 15. The trail is to comprise of a 2m wide compacted graded stone base beneath a selected tight hoggin finish with 600mm grass verge on both sides.**
 - **Construction of an access ramp to the new ramp at 1:15 gradient with landings every 5m**
 - **Improving 220m of existing trail.**
 - **Development of Woodland Planting in line with a NeighbourWood Scheme under development.**
 - **Establishment of Wildflower Meadows in line with a Conservation Management Plan under development.**
 - **Install concrete bases for hartecast phoenix benches to provided, spaced at a minimum distance along trail of 40m.**
 - **Install information boards about the ecology, archaeology, heritage and geology of the area.**

- Where any person, having consulted these documents, considers that the proposed development would be likely to have significant effects on the environment, he or she may, at any time before **12:00pm Thursday 13th April 2023**, apply in accordance with the provisions of Article 120 of the Planning and Development Regulations 2001-2018, to An Bord Pleanála for a screening determination as to whether the development would be likely to have such effects.

- Submissions and observations on the proposed development as outlined in plans and particulars contained herein, dealing with the proper planning and sustainable development of the area, may be made in writing on or before 12:00pm **Thursday 27th April 2023** as follows:
 - (a) in writing to Linda Healy, District Administrator, Bray Municipal District, Civic Offices, Bray, County Wicklow.
 - (b) by email to BrayMD@wicklowcoco.ieSubmissions should be headed "**Raheen Public Park Enhancement – Part 8**".

- The Chief Executive Officer of Wicklow County Council or Bray District Manager shall, after receipt of written submissions or observations, prepare a written report in relation to the proposed footpath and ancillary works and submit the report to the elected members. The report shall list the persons or bodies who made submissions or observations, summarise the issues raised with respect to the proper planning and sustainable development of the area and recommend whether or not the proposed development should be proceeded with as proposed or with modification.

- Following the consideration of the executive report by the members, the proposed Herbert Road Kilbride Footpath may be carried out as recommended in the report, unless the members by resolution made not later than 6 weeks after receipt of the report, decide to vary or modify the development, otherwise than as recommended in the manager's report, or decide not to proceed with the development. Wicklow County Council shall send notice to persons or bodies who made submissions or observations in respect of the proposed footpath and ancillary works as soon as may be after a decision is made as to how it shall proceed with the development.

Appropriate Assessment Screening

The Raheen Public Park Enhancement Scheme is located beside a Natura 2000 site at Bray Head. An AA Screening Report, developed by Alan Lauder Consulting, has been prepared which recommended that this project is screened out for Appropriate Assessment. A copy of this report is included with the Part 8 documentation.

In accordance with Article 81 of the Planning and Development Regulations 2001-2018, Wicklow County Council had concluded from a preliminary examination pursuant to the provisions of article 120(1)(b)(i) of the Planning and Development Regulations 2001-2018 that there is no real likelihood of significant effects on the environment arising from the proposed development and that an Environmental Impact Assessment is not required.

In accordance with the provisions of article 250 of the Planning and Development Regulations 2001 to 2019, Wicklow County Council has carried out a screening of the proposed development to assess, in view of best scientific knowledge, if the development, individually or in combination with other plans or projects, would be likely to have a significant effect on a European site. Accordingly, Wicklow County Council has determined that the proposed development would not be likely to have a significant effect on a European site.

Planning Context

In the **Bray Municipal District Local Area Plan 2018**, the land use zoning identifies the area as open space (OS1).

This scheme aligns with the below Objectives and Policies from the Bray Head Special Amenity Area Order (SAAO):

- Objective 1.1: In order to facilitate social inclusion, it is an objective of the Council to increase public access on foot to coastal, heathland and woodland areas for informal recreation.
- Policy 1.1.1: In order to clarify their status the Order designates the Cliff Walk and other existing rights of way on Bray Head as public footpaths. The Council will develop this footpath system in an appropriate manner with suitable signage, footpath surfaces, notice and maps.
- Policy 1.1.2: It will be a policy of the Council to increase the accessibility of the area to the mobility impaired. The Council will aim to manage the environment so that it does not handicap or discriminate against disabled people."
- Policy 1.3.2: The Council will produce plans for the development of amenity areas in its ownership or control. It will also address some of the issues that effect the entire area covered by the SAAO.
- Policy 1.3.5: The Council will also look at the planting of amenity woodlands at suitable sites.
- Policy 1.3.6: The Council, in consultation with local landowners, will improve and maintain existing footpaths and bridleways, develop a way-marked footpath system, and create additional public footpaths/walkways.

Development Context

Raheen Public Park, on the norther slopes of Bray Head, is a grassland area that was formerly used as a Par 3 Golf Course managed by the Brat UDC. It is included in the designated Special Amenity Area confirmed by An Bord Pleanála in 2008 aimed at persevering and enhancing the amenity values of the lands at Bray Head.

Voluntary efforts have been made to enhance the area by tree planting. It is currently most frequently used by dog walkers. It is the objective of this enhancement scheme to improve the quality of this amenity for the benefit to all the public. The principal civil works is the development of a trail that is accessible and the

inclusion of benches that provides the opportunity to rest, take in the views and enjoy the surrounding landscape. Landscaping will be in accordance with the objectives of the Bray Head Conservation Management Plan and the Bray Head NeighbourWood Scheme that are being developed in parallel to the Raheen Public Park Enhancement Scheme. This includes native broadleaf planting, meadow and margin establishment that favours pollinators, and gorse and bracken control.

The proposed trails will provide an enhancement to the existing walking route. The route of the trail has been selected to minimise the gradient and improve accessibility. The average gradient of the steeper sections indicated is approximately 1:18. An access ramp from Raheen Car Park is proposed with a 1:15 gradient and landings every 5m. Concrete bases for hartecast phoenix benches are to be provided, spaced at a minimum distance of 40m along the trail.

The trails have been designed to be in line with Green Infrastructure Objective 2 (GI2) outlined in the Bray Municipal District Local Area Plan 2018, see [Appendix A](#).

Draft Objectives and Actions of the Bray Head Conservation Management Plan have been included in [Appendix B](#), these will be reviewed and be further developed in detail as part of the Conservation Management Plan.

Having regard to the site constraints that will require significant ground preparation, the total expenditure of the footpath and ancillary works may exceed €126,000. Where a local authority that is a planning authority proposes to carry out any development, the estimated cost of which exceed €126,000, not being development consisting of the laying underground of sewers, mains, pipes or other apparatus, it shall be subject to public consultation in accordance with Section 179 of the Planning and Development Act 2000 and regulations under this section.

Document Register

Raheen Park Trails

Planning and Development Regulations 2001 (as amended) – Part 8

Document	Issue Date	Scale	Size
Project Brief	09/03/22	na	A4
Copy of advert	09/03/22	na	
Copy of site notice	10/03/22	na	A4 (original A3)
Layout Plan	09/03/22	1:2,000	A3
Location Map	09/03/22	1:5,000	A3
Trails Visual	09/03/22	NTS	A3
Site Location and Site Notices	13/03/22	1:10,000 / 1:2,000	A3
Ramp Layout	09/03/22	1:125	A3
Ramp Sections	09/03/22	1:125	A3

Appendix A – Extracts from Bray Municipal District Local Area Plan 2018

9.3 Green Infrastructure Objectives

G/2

To facilitate the development and enhancement of suitable access to and connectivity between areas of interest for residents, wildlife and biodiversity, with focus on promoting river corridors, Natura 2000 sites, nature reserves and other distinctive landscapes as focal features for linkages between natural, semi natural and formalised green spaces where feasible and ensuring that there is no adverse impact (directly, indirectly or cumulatively) on the conservation objectives of Natura 2000 sites.

Appendix B – DRAFT Objectives and Actions of Bray Head Conservation Management Plan

BRAY HEAD CONSERVATION MANAGEMENT PLAN SUMMARY - DRAFT Objectives and Actions	
Objectives	Actions
1: Dry Heath Management & Restoration	1.1. Cutting & grazing regime
	1.2. Gorse and Bracken control
2: Woodland Restoration & Enhancement	2.1. Native broadleaf planting
	2.2. Erosion control
3: Grassland Management for People & Pollinators	3.1. Meadow & margin establishment
	3.2. Hedgerow enhancement
4: Enhancement for visitor use with biodiversity interest	4.1. Trail rationalisation & improvement
	4.2. Events programme