

# BRAY

## Environs Local Area Plan 2009 - 2015



Adopted 27th of April 2009

## **Bray Environs Local Area Plan 2009 – 2017**

This Local Area Plan was adopted by the members of Wicklow County Council in 2009 and on adoption, had a duration of 6 years, until 2015.

In accordance with the provisions of Section 19 of the Planning and Development Act 2000 (as amended), the members of Bray Municipal District Council in April 2015, resolved to defer the review of this plan, thereby effectively extending the duration of the plan until 2017.

All references in this plan to the duration or lifespan of the plan should be taken to refer to the new date of 2017, not 2015.

## TABLE OF CONTENTS

1.0	Purpose and Status of the Plan	1
2.0	Location and Planning Context	2
3.0	Settlement Strategy	7
4.0	Residential Development	9
5.0	Employment and Enterprise	11
6.0	Retail	11
7.0	Social and Community Infrastructure	13
8.0	Traffic and Transportation	14
9.0	Public Services Infrastructure	16
10.0	Built and Cultural Heritage	17
11.0	Landscape and Natural & Visual Amenity	19
12.0	Urban Design	20
13.0	Land Use Zoning Objectives	21
14.0	Phasing and Implementation	27
15.0	Strategic Environmental Assessment	28
<u>Appendix 1: Extract from Part A:</u>		
	Employment	32
	Basis of Quantity of Zoned Land	33
Map 1	Preliminary Zoning Study	39
Map 2	Plan Boundary	40
Map 3	Plan Boundary with Development Centres	41
Map 4	Fassaroe Indicative Land Use Zoning	42
Map 5	Kilruddery Indicative Land Use Zoning	43
Map 6	Fassaroe Indicative Masterplan Sectors	44
Map 7	Environmental Designations	45

**Note:** In assessing the formulation and determination of applications for development regard shall be had to, in particular, the mitigation measures set out in Section 9 of the Environmental Report. The Environmental Report, Its Non -Technical Summary, SEA Statement & Appropriate Assessment Screening are available as a separate publication.

Prepared by Wicklow County Council, Forward Planning, Geographical Information Systems and Information Technology Sections in conjunction with CAAS (Environmental Consultants) and Tiros Planning, Sustainable Development and Landscape Consultants.

## 1.0 PURPOSE & STATUS OF THE PLAN

Bray is designated by the Regional Planning Guidelines for the Greater Dublin Area (RPG<sup>s</sup>) 2004-2016 as a Metropolitan Consolidation Town within the Metropolitan Area of Dublin and, together with Greystones/Delgany, forms a Primary Development Cluster. As such, Bray is envisaged to potentially develop to a relatively large scale. In terms of its role and potential for future growth, the RPG<sup>s</sup> have identified Bray as being comparable to Swords in Fingal, Dundrum in Dun Laoghaire-Rathdown, and Naas in Co. Kildare. The Wicklow County Development Plan (CDP) Settlement Strategy, in accordance with the provisions of the RPG<sup>s</sup>, has designated Bray as a Metropolitan Consolidation Town.

The growth of Bray, however, is constrained by a lack of available land, as is evidenced by the limited population growth of the town of 3.9% between 1996 - 2002 and 3.0% between 2002 and 2006. Accordingly, to achieve its designated status, the majority of the future growth of the town will have to be accommodated in the Environs area, and this growth will only be achieved by zoning additional lands. Therefore, the Environs area has a key part to play in the continued growth and development of Bray as a Metropolitan Consolidation Town, and in its role as a Primary Development Cluster.

With the selection by the Rail Procurement Agency of a preferred route for the LUAS B2 line into Bray and Fassaroe a new impetus has evolved for the crafting of a new strategy and plan for the Bray Environs area.

The purpose of this Local Area Plan (LAP) is to establish a framework for the proper planning and sustainable development of the Environs of Bray commensurate with its designation as a Metropolitan Area Settlement. In accordance with such a designation, it is planned that the town be developed to a relatively large scale as part of the strategy for the consolidation of the Metropolitan Area. With the adoption of the Planning and Development Act, 2000 sustainability has been recognised as the principle of planning policy in Ireland. It envisages the balancing of economic, social and environmental components in order to maintain and develop a high quality of life for all stakeholders, without compromising the protection of the environment and the needs of future generations. The Local Area Plan and the future growth of the environs area will be guided by these principles.

The Bray Environs Local Area Plan will seek to:

- Provide a coherent and robust framework for the extension of Bray.
- Enhance the economic, social and environmental offer of Bray and its environs.
- Provide the framework to enhance the employment opportunities of the greater Bray area and north Wicklow.
- Provide direction and guidance for the integration of a range of new uses.
- Address the deficiency in open space and recreation provision in the town.
- Strengthen the spatial linkages between Bray and its environs.
- Provide an integrated approach to land use and transportation.
- Provide guidance for the integration of the natural and built environment and
- Provide an implementation strategy.

The Bray Environs Local Area Plan, in conjunction with the relevant policies and objectives set out in the Wicklow County Development Plan, is the main instrument to guide and control development in the area and thus, has major implications on the future growth and development of Bray and the Plan area.



This Local Area Plan has been prepared in accordance with the requirements of the Planning & Development Acts 2000-2007. Part II, Chapter II, Section 19 of the Act provides that a LAP may be prepared in respect of any area which a planning authority considers suitable; and in particular for areas which require economic, physical and social renewal and for areas likely to be the subject of large scale development within the lifetime of the Plan.

The Bray Environs LAP will be valid for a period of 6 years from the date of its adoption by the County Council. It is intended that the long-term vision set out will give a degree of continuity and certainty to the future development of the Plan area.

## **2.0 LOCATION & PLANNING CONTEXT**

### **2.1 Location**

The Plan Area covers approximately 1,100 hectares to the south and west of Bray Town. The area includes Fassaroe to the west, Cookstown, Kilcrouney, Giltspur, Wingfield, Kilruddery Demesne, Belmont Demesne and Ballynamuddagh. It also includes a number of environmental designations. The Plan shall have effect within the development boundary set out in Map 2.

The Plan Area is strategically located in terms of public and private transport networks, both existing and planned. This strategic location has important connotations for the sustainable development of the areas identified within the Plan for future growth.

### **2.2 National and Regional Policy Context**

#### **National Development Plan, 2007 - 2013**

The National Development Plan (NDP) is an investment plan, which outlines the Government's approach to growth and development on a national level over the 6-year period.

The population and economic growth experienced by the Greater Dublin Area over the last number of years is recognised as having been dramatic. While the emergence of a critical mass is important to ensure a sustainable form of development, it can also lead to other challenges, such as those now experienced in the Dublin Region and its immediate hinterland. In particular, the focus of population around the region's economic core has led to intense pressure on the region's infrastructure, including traffic congestion, the need for extensive commuting, and increased pressure on the environment. Balanced regional development is central to the strategy and the focus of investment and future development will be based on the hierarchy of settlements proposed in the National Spatial Strategy.

#### **National Spatial Strategy 2002-2020**

The National Spatial Strategy (NSS) is a 20-year planning framework designed to achieve a better balance of social, economic, physical development and population growth between the regions. Its objective is to improve the effectiveness of public investment in infrastructure and other relevant services around the country.

The NSS recognises the pivotal role of the Greater Dublin Area to the overall economic wellbeing of Ireland and provides for the majority of future population increase to be accommodated within existing settlements.

Bray is located within the Metropolitan Area of the Greater Dublin Area (GDA). It is a key policy of the NSS to physically consolidate the Dublin Metropolitan Area, supported by effective land use policies and an effective public transport system.

The NSS states that sustainable provision of housing in urban areas involves:

- Concentration of development in locations where it is possible to integrate employment, community services, retailing and public transport.
- Mixed-use and well-designed higher density development, particularly near town centres and public transport nodes.
- The efficient use of land by consolidating existing settlements.

#### [Regional Planning Guidelines for the Greater Dublin Area](#)

The settlement strategy of the Regional Planning Guidelines (RPGs) divides the Region into two areas: the Metropolitan Area and the Hinterland Area.

The strategy for the Metropolitan Area is to consolidate the urban centres, and the provision and facilitation of an integrated public transport system.

The strategy for the Hinterland Area focuses on the development of selected large and moderate growth centres to be self-sustaining in terms of employment, community and recreation and housing provision. Small growth towns and villages will be developed at an appropriate scale and in a sustainable manner, to ensure that a higher proportion of residents of the towns and villages are employed locally.

Bray is identified as a Metropolitan Consolidation Town within the Metropolitan Area, and together with Greystones/Delgany forms a Primary Development Cluster. The Regional Planning Guidelines provide that Bray should be developed to a relatively large scale as part of the strategy for the consolidation of the Metropolitan Area.

Other similar towns include Swords, Blanchardstown, Lucan, Clondalkin, Tallaght, Dun Laoghaire and Dundrum. The Guidelines set out an *indicative* population range of 40,000 to 100,000 for Metropolitan Consolidation Towns and identify their economic function as, inter alia, attracting major investment.

In the Metropolitan Area, the intention is to create and sustain conditions suitable for major enhancement of existing public transport. It is therefore, critically important that, in the Metropolitan Area, the making of all relevant decisions and policy should give precedence to public transportation, and other sustainable modes, over the requirements of the private car.

Additional areas for residential zoning should be selected on the basis of meeting all three of the following criteria:

1. Location within areas identified for development in the strategy.
2. Identified potential to be served by adequate public transport and
3. Identified potential for servicing by water supply, drainage, etc.

It is an objective to consolidate the urban form of settlements by locating quality employment and residential developments of various sizes in proximity to each other

in order to make effective use of suitable lands, reduce the need to travel and reduce the dependence on private car.

#### Wicklow County Development Plan, 2004 - 2010

Wicklow is a rapidly growing county having experienced a population increase of 11.7% between 1996 and 2002 and a further 10% by 2006. This is a result of population retention, growth, and in-migration and natural population increase resulting from Wicklow's location within the Greater Dublin Area and the influence of Dublin's Urban Shadow, together with the amenities it offers, including its coastline, mountains and scenic rural areas.

The County Development Plan (CDP) provides a settlement strategy configured in accordance with the NSS & the RPGs and locates population growth and channels development in line with the strategy advised by RPGs. It recognises the reality that larger settlements have a critical mass and are thus more successful at providing a wide range of environmental, economic & social facilities, in generating indigenous employment growth and attracting inward investment. The settlement hierarchy places Bray, the county's Metropolitan Consolidation Town, a Level 1 town, as the principle growth settlement in the County. Development therein should be focused on:

- A consolidated approach.
- Increased densities and
- Enhancement of the public transport system.

The CDP projects a population for Bray and Environs of 32,012 in 2010 and 35,000 by 2016. The Plan does not expect all towns to reach their indicative populations by 2016. However, it is intended to put the necessary physical infrastructure into place to cater for the future need.

The Plan acknowledges the shortfall of available land within the confines of Bray Town Council, and accordingly, in both the 1999 and 2004 County Development Plans, facilitated the expansion of Bray into the environs by zoning lands for development.

#### North Bray & Environs Land Use and Transportation Study (LUTS)

The study area of the LUTS encompasses Woodbrook, Rathmichael, Old Connaught, Fassaroe and North Bray, as well as the N11 as far as the junction with the Bray Southern Cross. It overlaps with the study area of the Bray Environs LAP at Fassaroe and also includes the N11 up to the interchange with the Bray Southern Cross Road.

It is the objective of the LUTS to ensure that the study area can cater for expected future levels of development as proposed throughout the Town and County Development Plans, by investigating a range of policies, infrastructural measures, and land use strategies.

Given the amount of land identified for development in the LUTS area, it would be possible to accommodate a target population for Bray and its greater Environs of 52,500 in 2010/11 and of 72,000 in 2020.

#### ***Relevant Findings***

- The current CDP zoning of Fassaroe for low density employment is not considered either suitable or sustainable land use management in the context

of its location so close to the growth centre of Bray, in view of the consolidation objectives for the GDA and the County policies to promote higher densities and public transport. The future development of Fassaroe will have a key bearing on the development of north Wicklow and south Dun Laoghaire-Rathdown.

- It is recommended to intensify development in Fassaroe and alter the current zoning to facilitate a high density mixed use employment and residential development, so as to improve the viability of high quality public transport infrastructure.
- Given the strategic location of Fassaroe, and the possibility of providing good transport connections, a high degree of employment in this area is desirable without compromising the establishment of a sustainable residential community by facilitating higher residential densities.
- A Rapid Transit Strategy is proposed, incorporating a LUAS extension from Cherrywood to Fassaroe, and a Bus Rapid Transit link from Fassaroe and Old Connaught to Bray Town Centre, including a Park & Ride at Fassaroe.
- The LUTS also recommends a scheme of road improvements focused on improving access into the areas west of the M11, and into Bray Town Centre via the Dublin Road; and the development of a cycle network connecting Fassaroe, Old Connaught, Woodbrook and Rathmichael with Bray Town Centre, Cherrywood and DART.

#### Bray Town Development Plan, 2005 - 2011

The Bray Town Development Plan recognises the strategic location of the town, but also the development pressures that are associated with being located in such close proximity to Dublin.

It is the policy of the Town Council to promote the town's social, economic and cultural growth by building on the town's current strengths and opportunities, but with careful consideration for the development pressures on the town. In particular, the leakage from the town as many people travel outside of Bray for employment purposes, for comparison shopping, and the decline in the town's tourist economy are some of the major challenges to its economic growth and development.

Some of the strategic policy objectives outlined include the aspiration to:

- Promote Bray as a regional centre of economic, social and cultural growth.
- Consolidate the urban form of the town.
- Improve the economic competitiveness of Bray.
- Retain the town's population through providing a sufficient amount of affordable residential units in the town and facilitating the development of infrastructure, services, employment and social opportunities to meet the needs of the population.

Strategically, the Plan has unambiguous regard to the policies and objectives of the NSS and the RPGs. It acknowledges the sustainable development responsibilities conferred by its location within the Metropolitan Area of the GDA.



A number of weaknesses hamper the town's development at the present, including:

- Insufficient land to accommodate housing demand.
- The quantum and quality of the town's retail floorspace lags significantly behind other major town centres.
- The lack of employment opportunities and the lack of available land within the town hampers the potential for large-scale development of employment-generating opportunities within the town.
- Development is constrained by a lack of greenfield sites available in the town and by the pattern of the town's existing urban form.
- Increased car use, a lack of routes across the River Dargle and a shortfall of car parking facilities has resulted in traffic congestion and
- Population growth has resulted in increased pressure on the existing social and physical infrastructure.

It is clear from the weaknesses identified by the Bray Town Development Plan that the town will be unable to achieve its strategic policy objectives as set out. To enable Bray Town to fulfil its role as a Metropolitan Consolidation Town it is necessary that the potential of the environs be addressed.

#### [Dun Laoghaire-Rathdown County Development Plan, 2005-2011](#)

The Dun Laoghaire-Rathdown administrative area borders Bray town and environs to the north and north-west.

Dun Laoghaire-Rathdown County Development Plan provides for the preparation of a number of Local Area Plans within this area to the north of Bray.

The Woodbrook/Shanganagh Local Area Plan was published in 2006 and will guide the development of two main parcels of land within the Plan area up to 2016. The two main development zones are a 21 hectare Greenfield site to the north of Bray town (*'Woodbrook'* site) and 11 hectares of former institutional lands located to the south of Shankill village (*'Shanganagh Castle'* site). The Plan area extends to the edge of Bray town to the south and the edge of Shankill to the north. The area is entirely located to the east of the M11. The Plan also incorporates 'greenbelt' lands within its boundary.

In addition, it is an objective of Dun Laoghaire-Rathdown County Council to prepare a Local Area Plan for the village of Old Conna, located to the north of Fassaroe. The pre-draft consultation process for this plan commenced mid September 2008.

## 3.0 SETTLEMENT STRATEGY

### 3.1 Rationale for the Development of the Environs

Bray, constrained as it is, is unable to provide for the proper planning and sustainable development of its area. Therefore, it is recognised that the development area of Bray needs to expand in a planned and managed fashion into the Environs area as envisaged in this draft LAP. The inclusion of development proposals and zoned lands in the Bray Environs, and in particular in the Fassaroe area, in the 1999 and 2004 County Development Plans was in clear recognition of the constraints which restricted the development of the town.

Some of the limitations impacting upon the development of Bray can be listed as the administrative boundary of Dun Laoghaire-Rathdown County Council to the north, the shared administrative boundary with Wicklow County Council, the sea to the east, the natural heritage and amenity designations of Bray Head, the Sugar Loaf and Little Sugar Loaf mountains, the Cookstown and Dargle River Valleys, the built heritage of Bray, the lack of available greenfield sites for development purposes within Bray, the limitations imposed by the development of brownfield sites and the necessity in the interests of proper planning and sustainable development to ensure that the coalescence of settlements such as Bray, Greystones, and Enniskerry should not occur. In consideration of these constraints, an analysis of the study area was carried out, resulting in the identification of lands in Fassaroe as being the optimum for development purposes, with limited potential for development in the area surrounding Kilruddery Demesne.

A summary of the findings of the analysis of the greater study area to determine the optimum development locations includes the following:

#### **Kilmacanogue East**

The area east of Kilmacanogue was not considered suitable to accommodate development as the potential lands for development are distant from the existing village, aggravated by the severing impact of the N11, with no access to efficient public transport infrastructure presenting a further locational disadvantage.

#### **Bray South**

Lands to the south of Bray were not considered suitable for high density residential and employment development given their location within an Area of Outstanding Natural Beauty and adjacent to an area that the Minister for DoEHLG has requested for a Special Amenity Area Order to the south. Similar to the lands in Kilmacanogue these designations do not necessarily preclude zoning or future development. However, the 'Bray South' lands appear to be particularly sensitive due to the lands sloping quite significantly up to the Little Sugar Loaf to the south and being in part visible from the Southern Cross Road.

A limited extent of low density development is considered viable on lands within the Kilruddery Demesne, but at a sufficient distance from the Estate House and in close proximity to existing employment and residential development. In addition, other uses identified as viable, such as tourism, on Demesne lands should be located to the edge of the Demesne and uses that are tied to the heritage of the Kilruddery Estate. Scope exists for an element of low density residential development located to the south of and immediately adjoining the existing industrial estate that adjoins the Southern Cross Route.

## **Lands to the North and South of the River Dargle**

The land south of the Dargle Glen and between the Dargle and Cookstown River is not recommended for future development owing to the sensitivity of the landscape, inappropriate access to the N11 across the Dargle Bridge, inadequate access along small country lanes, and the lack of quality public transport infrastructure.

The majority of the lands to the north of the Dargle Glen and the study area boundary to the south are not identified for substantial development owing to the sensitivity and high amenity of the landscape indicated by environmental designations, the rural character and remoteness from the built-up area and the lack of existing or proposed efficient public transport.

## **Fassaroe**

The Fassaroe area is located within the Metropolitan Area as designated by the RPGs. These lands have been zoned for development purposes in both the 1999 and 2004 County Development Plans, in clear recognition that the lands are suitable to accommodate the necessary expansion of Bray Town.

The Fassaroe area is considered the only location within the Environs of Bray which is suitable to accommodate a significant new population and employment opportunities. In particular, the direct access to the N11 and the M1 motorway, the planned extension of the LUAS to Bray and Fassaroe, and its locational advantage within the Greater Dublin Area, afford the area a strategic advantage by ensuring the sustainability of a greater residential and working population.

Map 1 shows the study areas included in the preliminary zoning study.

## **3.2 Settlement Form**

The form of the proposed development in Fassaroe will be informed by existing development, the influence of the sensitive landscape and by the proposed alignment of the LUAS Line. The form of the settlement proposal that has emerged consists of a central, mixed-use core of high density development, a number of medium to low density mixed use zones and high density employment zones surrounding the core. Lower density residential and employment zones are located to the edge of the area. A network of roads and linear open spaces intersect throughout the area, with the LUAS Line central to the system of movement and accessibility. The division of the area into Masterplan sectors provides for the emergence of developed areas that are complementary in terms of urban design and land use, with a primary objective being to ensure connectivity between the sectors. The preparation of master plans is imperative to implement this vision.

The form of the proposed development within Kilruddery Demesne was informed by the protected status of the house and its curtilage and the consequent need to uphold the heritage value of the estate. Visual impact was also a consideration, as any development rising towards the Little Sugar Loaf would impact on the amenity and natural heritage value of the landscape. The zones are limited in the extent of development proposed, with low density residential, tourism-related and hotel being the land use types allowable. The resultant development within the estate shall have regard for the house and its curtilage, and not be detrimental to the protected status of the Demesne.

## 4.0 RESIDENTIAL DEVELOPMENT

Though this Plan is for the 6 year period from 2009- 2015, zoning will be in the context of the population target set in the County Development Plan.

The study area target population has been determined from the available land within Fassaroe and Kilruddery influenced by the application of households and household sizes, excess factor, headroom and housing density.

### Fassaroe

A target population of 6,660 has been computed. This is calculated on the basis of a density of 85 units per hectare in the high density zones (R1, MU1 and MU2), a density of 50 units per hectare in the medium to low density zone (R2) and an average household size of 2.56. Within the mixed-use zones, residential is assumed to comprise 15% of the mix in the MU1 zone and 60% of the mix in the MU2 zone. Table 1 below refers to the residential land use scenario for Fassaroe.

**Table 1** Residential Land Use Scenario for Fassaroe

	Ha	Density u/ha	HH Size	Res. Units	Pop Future
High Density Res (‘R1’ Zone)	2.8	85	2.56	238	609
	1.9			162	413
	3.0			255	653
Medium - Low Density Res (‘R2’ Zone)	2.0	50	2.56	100	256
	4.6			230	589
	3.3			165	422
	1.5			75	192
Mixed Use 1 (‘MU1’ Zone)	5.6	85	2.56	71	183
Mixed Use 2 (‘MU2’ Zone)	25.6			1,306	3,342
<b>Total</b>	<b>50.3</b>	<b>-</b>	<b>-</b>	<b>2,602</b>	<b>6,659</b>

### Kilruddery

Approximately 7.5 hectares of land within the existing Kilruddery Estate is zoned for low density residential development (R3 Zone). This zone permits a density of between 7.5 and 16 units per hectare, with an average household size of 2.56. On this basis a population of between 146 and 307 is proposed. Table 2 below refers.

**Table 2** Residential Land Use Scenario for Kilruddery

	Ha	Density u/ha	HH Size	Res. Units	Pop Future
Low Density Res (‘R3’ Zone)	7.56	7.5 - 16	2.56	57 - 120	146 - 307
<b>Total</b>	<b>7.56</b>	<b>-</b>	<b>-</b>	<b>57 - 120</b>	<b>146 - 307</b>

The above calculations therefore propose a target population for the Plan area of approximately 7,000 persons. This is generally in line with the County Development Plan population targets. This quantum of growth is considered justified in the context of the targets set by both the RPGs and the LUTS, and taking into consideration the

high quality light rail public transport that will underpin development in the Fassaroe area.

The residential zones proposed had regard to:

- Existing residential amenity.
- The topography of the lands and views of the lower slopes of the Sugar Loaf.
- The presence of environmental sites.
- The protected status of Kilruddery Demesne.
- The location of the lands in proximity to both existing and planned transport infrastructure and
- The proximity of the lands to the mixed-use core and the services planned therein.

### Policies and Objectives

- Notwithstanding the zoning of land for residential purposes, the Development Management process shall monitor and implement the 2010 and 2016 population targets and shall phase and restrict, where necessary, the granting of residential planning permissions to ensure these targets are not exceeded.
- All planning applications must be accompanied by a sustainability assessment. Innovative design solutions, paying particular attention to environmental sustainability, will be supported subject to compliance with the objectives set out in this Plan and the principles of proper planning and sustainable development.
- Provide for the consolidated and sustainable development of housing within the Plan area, incorporating the necessary physical, social, community and employment infrastructure to match the need of new residents.
- Protect existing residential amenity within the Plan area.
- Facilitate higher residential densities at appropriate locations as per the zoning objectives, subject to a high standard of design, layout and finish.
- Alternative and contemporary designs shall be encouraged (including alternative materials, heights and building forms) to provide for high quality visual diversity, legibility and permeability, subject to the protection of established amenity.
- Provide for a mix of residential types to ensure social integration and to meet the needs of different households, including the special requirements of elderly persons and persons with disabilities.
- Any development of the Dargle Road R2 zoned land shall include the construction of noise attenuation structures between the R2 lands and the N11. The visual impact of these structures shall be minimised by greening/tree planting measures.



## 5.0 EMPLOYMENT & ENTERPRISE

The opportunity to create employment zones is imperative to ensure a sustainable approach to development and to support the critical mass proposed for the Plan area, in particular the Fassaroe area. This LAP provides for sufficiently zoned lands within the Plan area, but protects the established employment and office land use existing within Fassaroe at present, including the Greenstar facility and the Roadstone quarry. A number of different zones provide for employment/industrial land use, assuming various plot ratios and employment densities (per sq. m.) within the zones. These zones are E1 (High Density Employment), E2 (Industrial/Business Park), E3 (Warehouse), MU1 (Mixed Use predominantly commercial) and MU2 (Mixed Use predominantly residential including office use).

### Policies and Objectives

- Promote the location of high-density employment uses in locations within or close to the core area and close to public transport nodes within Fassaroe.
- Protect and enhance existing employment within Fassaroe, including the Greenstar waste recycling facility.
- Land to provide a 2,750 square metre Enterprise Centre shall be provided as part of the development of the Fassaroe development area. The location and detail of the centre shall be determined at master plan stage.
- Provide for the development of a tourism/enterprise development on lands within the Kilruddery Demesne. Any proposal for development should be to a high quality of design and layout, and have particular regard for the surrounding environment and the protected status of the Demesne.
- Provide for the development of a hotel within Kilruddery Demesne located south of the Southern Cross roundabout at the foot of Bray Head.
- The employment component of the MU2 zone shall be located in close proximity to the core.

## 6.0 RETAIL

In order to develop a sustainable settlement centre at Fassaroe, a level of quality retail facilities must be provided commensurate with new population levels. The provision of such facilities, particularly convenience facilities, will help establish a sustainable neighbourhood within Fassaroe, in line with the land use zoning objectives set out in this Plan and the overarching policy of reducing unsustainable travel patterns by retaining a critical mass of land use activities. Ultimately, the retail element proposed within the Plan area shall not detract from the vitality and viability of Bray Town Centre.

The quantum of retail floor space proposed is informed by the Retail Planning Guidelines and the Retail Strategy for the Greater Dublin Area, 2008 - 2016, and the provisions of the Wicklow County Development Plan.

The Retail Strategy for the Greater Dublin Area (GDA), 2008 - 2016 promotes the provision of easily accessible retail facilities within a central area, supported by community and civic functions. The Retail Strategy for the GDA defines a Neighbourhood Centre as comprising a supermarket or discount food store of

between 1,000 and 2,500 sq. m., with a limited range of supporting shops and retail services. The Strategy also envisages community facilities and health clinics grouped within a neighbourhood centre to create a focus for the local population. This approach is in keeping with the Retail Planning Guidelines.

Having regard to the target resident population of 7,000 persons, it is estimated that there could be available expenditure of c. €23.5m for convenience goods and €36m for comparison goods in the plan area catchment in 2016<sup>1</sup>. This equates to c. 1,600 sq. m. of convenience floor space and c. 5,500 sq. m. comparison floor space<sup>2</sup>. Furthermore, the working population from within the Local Plan area and population from outside the immediate environs will also create a demand for retail and retail services. In this regard, this plan will allow for sufficient convenience retail floor space to absorb all of the convenience spend but, in order to safeguard the comparison function of Bray town, the comparison offer allowable will be limited to c. 25% of the available expenditure. This combined retail offer will then be larger than a neighbourhood centre.

A district centre is thus provided for within the core MU1 zone, comprising up to 4,000 sq. m. of gross retail area, of which no more than 2,000 sq. m. gross would be dedicated to convenience retailing, with the remainder made up of comparison retail/services/non-food outlets. These are 'guideline' figures only. The final scale and breakdown on the district centre will be determined following full Retail impact Assessment.

Having regard to the geographical spread of the Fassaroe area, there is a need for further small-scale neighbourhood local centres that would provide a top-up shopping function, in particular in the north-east and north-west sectors. Typically, these may comprise a small convenience outlet and local shops/services. Proposals in this regard would be assessed on their merits and subject to the protection of the identified function of the district centre and to the protection of residential amenity.

### Policies and Objectives

- Within the core, retail/service use will be encouraged at street level to provide for a vibrant neighbourhood centre.
- Provide for small-scale retail facilities outside the core, subject to the protection of the identified neighbourhood centres and residential amenity.

---

<sup>1</sup> Derived from CSO / ESRI data (expressed in 2004 prices) – approx €3,355 per capita expenditure of convenience goods and €5,117 per capita expenditure of comparison goods

<sup>2</sup> Based on turnover of €14,552/sqm convenience and €6,600/sqm comparison

## 7.0 SOCIAL & COMMUNITY INFRASTRUCTURE

The provision of social and community infrastructure, including recreation and amenity facilities, is an important aspect of any new development to ensure a high quality of residential amenity. The provision of community facilities will assist in providing an integrated, serviced Plan area. Recreation and amenity facilities include both indoor and outdoor facilities, and include active and passive amenity space.

The required standards for the new community at Fassaroe and elsewhere within the Plan area have been established on the basis of the standards contained within the County Development Plan and other published Council standards, such as the *'Policy Document: Open Space Standards'*. In accordance with the policies and objectives of these, 2.4 ha of open space is required per 1,000 population. Of this, 1.6 ha shall be active open space and 0.8 ha shall be passive open space.

The policies and objectives below refer.

### Policies and Objectives

- Provide a District Park of 23 hectares within Fassaroe. The Park will consist of both active and passive open space, and include such facilities as outdoor playing pitches and other sports facilities for adults and children. This park will be sufficiently sized and laid out in order to accommodate both active and passive open space areas. The park will provide for recreational amenity requirements of the Fassaroe area, and for Bray town and the wider environs.
- At local neighbourhood level, facilities such as community meeting space and equipped play space/ informal youth hardcourt areas shall be provided. Community Meeting Space should be clustered with other local level development such as primary schools and neighbourhood retail, while approximately 5.6 ha of equipped play space/informal youth areas shall be dispersed throughout the Plan area.
- A minimum of c. 3 ha shall be reserved for the provision of 2 no. primary schools within the Fassaroe area. It is a specific objective to provide a 2 x 16 classroom primary school requiring plots of between 1.14 ha. and 1.6 ha. The location of the primary schools, proximate to residential development, will be decided during the Masterplanning stage.
- A site of c. 5 ha shall be reserved for the purpose of providing a post-primary school to cater for up to 1,000 pupils. The location of the secondary school, proximate to residential development, will be decided during the Masterplanning stage.
- All significant developments within the Mixed Use zones (MU1 and MU2) shall be required to provide appropriate community facilities, to be determined through consultation with the Community & Enterprise Section of Wicklow County Council, including such facilities as a library, childcare facilities, medical centre etc. In particular, a large community facility shall be provided in the core area of Fassaroe.
- Provide a greenbelt zone to the south of Fassaroe to protect the visual amenity of the area, and to act as a transition zone between the Plan area and unzoned lands to the south.

- Provide linear parks through the extent of zoned lands in both Fassaroe and Kilruddery Demesne as indicated on the relevant land use maps 4 & 5. A minimum width of 20 metres should be provided for this type of open space.
- All new public amenity areas shall be provided with safe pedestrian routes, as well as appropriate lighting and furniture.
- Provide for the appropriate amount of childcare facilities within residential zones, in accordance with Childcare Facilities Guidelines. Appropriate childcare facilities should also be provided within employment zones.
- 15% of play/open space land shall be provided in residential areas in excess of the requirements set out above.
- The Social & Community Infrastructure policies of the Draft LAP shall be reviewed by the Forward Planning Section of the Council in conjunction with the Integrated Planning Sub Group of Wicklow County Development Board. Where any recommendations subsequently made are deemed to be material the LAP shall be amended in accordance with the provisions of the Planning and Development Acts 2000 – 2006.

## 8.0 TRAFFIC & TRANSPORTATION

The transport vision for the Local Area comprising Fassaroe and Kilruddery is to improve accessibility to the area by supporting improvements to the existing road and public transport infrastructure and by encouraging the use of sustainable modes of transport such as walking and cycling. It is the aim of this Plan to support improvements to local infrastructure which will improve connectivity between the Local Area and Bray Town Centre as well as improving linkages to the Greater Dublin Area.

### Policies and Objectives

#### Transport

- Promote sustainable travel patterns from new development through appropriate land use mixes and providing high levels of accessibility, by ensuring good permeability within the development and connectivity to surrounding areas.
- Ensure traffic calming principles are adopted as a design dynamic of new developments.
- Development proposals will be delivered in such a manner that sustainable transport principles can be supported. This will require consideration of public transport requirements, local road, pedestrian and cycle connections, and the need to protect the carrying capacity of the N11/M11 as a strategic road through the area.
- Wicklow County Council will progress the implementation of the Bray Public Transport Study recommendations in consultation with the QBN Project Office.
- The provision of the LUAS including its construction schedule shall be included in the Masterplan, including agreed phasing.

- Planning applications that are deemed to be significant in terms of traffic generation are required to include a Traffic & Transport Assessment, and a Road Safety Audit.
- Planning applications that are deemed to be significant in terms of traffic generation are required to have consideration for the Environmental Noise Regulations, published by the Department of Environment, Heritage and Local Government (S.I. No. 140 of 2006).

### Roads

- Ensure sufficient land is reserved to provide for an east west link road known as Ballyman Link Road from the N11 to Ballyman.
- Provide for a Western Link Road to connect Fassaroe with Old Connaught. It is intended that the bridge over the valley be designed to accommodate vehicular, pedestrian, cyclist and LUAS related traffic.

### Public Transport

- Facilitate and support the Railway Procurement Agency (RPA) in works relating to the provision of LUAS services in Fassaroe.
- Ensure Park and Ride car parking, bus parking and bicycle spaces are provided at the LUAS stops to facilitate interchange between the various modes of transport. This will assist in providing an integrated public transport network.
- A site shall be reserved for the provision of a LUAS Park and Ride facility within the core area.
- A site shall be reserved for a LUAS stabling depot within the south-west sector including a land reservation for park and ride.
- Incorporate bus priority measures in the design of new roads and improvements to existing roads as appropriate in the Plan area

### Pedestrian and Cyclist

- Encourage and promote cycling and walking
- Walking and cycling routes, along rivers and through all green space areas, shall be provided throughout the areas designated for development to ensure permeability within both Fassaroe and Kilruddery.
- Provide adequate lighting along pedestrian and cycling routes.
- Improve pedestrian facilities on existing and proposed linkages through the provision of formal pedestrian crossings that are suitable for mobility impaired road users.



## 9.0 PUBLIC SERVICES INFRASTRUCTURE

It is the aim of the Council to provide a potable water supply and adequate wastewater treatment facilities to cater for the proposed development of the LAP lands at Fassaroe and Kilruddery.

### Policies and Objectives

#### Water Supply

- Development will not be permitted unless adequate water supply can be provided.
- Investigate the possibility of constructing and source a location for a new high level reservoir to serve the Kilruddery area and provide additional supply to the Bray Town area.
- Support the use of water saving systems including rainwater harvesting and greywater recycling on all new developments.

#### Waste & Surface Water

- Development will not be permitted unless collection and treatment capacity can be provided.
- Ensure the implementation of Sustainable Urban Drainage Networks (SUDS) and compliance with the Greater Dublin Strategic Drainage Study (GSDSDS) within developments.
- Implement strict surface water discharge allowances from proposed development sites and encourage the use of attenuation measures to reduce surface water run off from proposed development sites to reduce the cumulative loading on the surface water network.
- It is the policy of the Council that a Flood Risk Assessment shall form part of the overall master plans for both Fassaroe & Kilruddery, to ensure that the development does not increase the flood risk in the relevant catchment. Any works required as a result of such assessment shall be carried out before any other development commences. For small developments less than 0.25 hectares, a certificate from an appropriately qualified specialist stating that the development will not contribute to flooding within the relevant catchment must accompany applications for planning permission. A Flood Impact Assessment shall identify potential loss of floodplain storage and how it would be offset in order to minimise impact on the river flood regime. It shall also take account of the possible effect on the natural resources of the river.
- All applications for development should have regard for the draft guidelines for managing flood risk as published by the Department of Environment, Heritage and Local Government ('The Planning System and Flood Risk Management') and the adopted guidelines as and when appropriate.
- For developments adjacent to watercourses of a significant conveyance capacity any structures must be set back from the edge of the watercourse to allow access for channel cleaning/maintenance.

- Planning applications for development on or adjoining disused landfill sites must be accompanied by a comprehensive report outlining the content of the sites and any mitigation measures where appropriate to be implemented to ensure the protection of human and environmental health during the construction and operation of the proposed development

### Energy, Communication & Recycling Networks

- To support and facilitate the provision of improved energy supplies and telecommunication networks to the area in order to support economic and social development.
- In order to adhere to the energy conservation policies outlined in the Bray Town Development Plan, and improve the energy performance of new developments within the Plan area, the Council will:
  1. Encourage responsible environmental management in construction
  2. Promote sustainable approaches to housing developments through spatial planning, layout, design and detailed specification
  3. Ensure high standards of energy efficiency in all housing developments under its remit, and encourage developers, owners, and tenants to improve the environmental performance of the building stock, including the deployment of renewable energy
  4. For all developments, apply an improvement of either of 40% or 60% (depending on certain criteria) relative to prevailing norms as represented by the Building Regulations Part L
- Facilitate the provision of 'Bring Centres' in suitable locations to encourage recycling of waste materials.

## 10.0 BUILT & CULTURAL HERITAGE

### Built heritage

The preservation of the built and cultural heritage within the Plan area is a key aim of this Plan. The protection of the character and integrity of the identified protected structures within the area is paramount, especially in the context of proposed development zones in close proximity. The structures afforded protected status within the Plan area are set out in Table 3 below.

**Table 3** Protected Structures within the Bray Environs Plan Area

Reference No.	Structure	Description
03-32	Fassaroe Country House, Dargle Valley	Three-bay, two-storey villa with painted rendering, raised quoins, hipped roof with eaves, pedimented, ionic porch. A house of circa 1820, attributed to Sir Richard Morrison.
03-33	Church of Ireland, Kilcronee	Late-19th Century, four-bay, single-cell church with west tower with buttresses and broach spire.
03-34	St. Valery Country House, Dargle Valley	Early, gothic-revival house of circa 1810, with a crenellated tower at the south end and a large, pointed, mullioned window.

		Attributed to Sir Richard Morrison.
03-35	Kilcroney House, Kilcroney	Extensive, tudor gothic-revival house of circa 1850 designed by Daniel Robertson for Dr Lloyd, Provost of Trinity. It is built of granite ashlar with transom and mullioned windows, drip labels, crenellations, gables and pinnacles. On the right-hand side is a four-stage tower and out offices which are designed to look like the main house.
03-36	Dargle Glen House, Formerly the Legardine Restaurant	An elaborate, thatched house in the manner of a Cottage Ornee. This house was the residence of Sir Basil and Lady Goulding at which stage it had been redesigned by Michael Scott and Partners.
08-33	Kilruddery House, Kilruddery	Important early-19th Century house by William Vitruvius Morrison now partially truncated. The exterior is tudor-gothic revival and the interior a lush neo-classicism. Large conservatory and extensive out-offices and stables. Garden layout dating from the seventeenth Century.
08-34	Kilruddery Entrance Gates, Kilruddery	Entrance gates and piers designed by William Morrison.

**Source: Wicklow County Development Plan, 2004 - 2010**

The policies and objectives set out below aim to ensure the protection of the built heritage within the Bray Environs Plan area.

### **Policies and Objectives**

- Protect the built and cultural heritage of Kilruddery Demesne.
- Proposals for the development of the Kilruddery Demesne shall, as part of the masterplan, outline how the proposal fits with the estate and the objectives for its conservation.
- At masterplan stage all recorded monuments in the study area shall be listed and mapped, including St. Valery's Cross and Fassaroe Castle. Pre-development archaeological testing surveying, monitoring and recording shall be carried out as appropriate, where proposals for development occur in the vicinity of known Archaeological sites.

### **Natural heritage**

The Natural Heritage flora and fauna of the LAP areas are rich in diversity. Detailed information in this regard is included in the Environmental Report that accompanies this plan.

Kilruddery estates Natural Heritage contains mixed broadleaf woodland and coniferous woodland and arable land with a good mixture of scrub and hedgerows. The Fassaroe area is more diverse and includes mixed agricultural land, river valleys, wooded areas, trees and quarried areas. The Ballyman Glen is a candidate SAC selected for alkaline fen and petrifying springs, both habitats listed on Annex I of the EU Habitats Directive. It is important particularly for orchid species and also consists

of wet woodland, scrub and broadleaf woodland. The Dargle River Valley is a proposed Natural Heritage Area of importance as a wooded habitat.

The main channel of the Dargle River is designated as a salmonid watercourse protected under Annex 2 of the Habitats directive. There is a high possibility of the presence of Otters, another protected species.

The study area contains individual specimen trees and groups of trees of considerable environmental, landscape and amenity value

### **Policies and Objectives**

- Wicklow County Council shall ensure the protection of existing ecological corridors including rivers, streams, hedgerows, trees, wooded areas, scrub and traditional stone walls. All proposals for development shall be required to identify all ecological corridors, assess the impact of the proposal on these and set out detailed mitigation measures to offset any negative impact.
- The council shall ensure the protection of all trees of environmental, landscape and amenity value. Proposals which require the felling of these trees to facilitate development shall be discouraged.
- All proposals for development will be required to submit a tree impact assessment and mitigation plans as part of the master planning application.
- Buffer zones shall be put in place along watercourses to conserve the ecological value of these areas and to enhance their role as green corridors. Where open space zoning is proposed along watercourses masterplan criteria shall actively strive to conserve and enhance biodiversity.

## **11.0 LANDSCAPE, NATURAL & VISUAL AMENITY**

The Plan area is rich in natural and visual amenity with a number of environmental designations, including Proposed Natural Heritage Areas (NHA), Candidate Special Areas of Conservation (SAC), Area of Outstanding Natural Beauty (AONB), a Special Amenity Area Order (SAAO), Greenbelts, and Protected Views and Prospects. The presence of such areas within the Plan boundary demands a sensitive and considered approach to development. The County Wicklow Development Plan also designates Areas of Geological and Geomorphological Interest. There are a number of trees and groups of trees considered for preservation.

The lands are bounded to the north and south by the Ballyman Glen and the Dargle River Valley respectively, as such, it is bounded by a natural environment that ranges in importance from a locally significant status to that of Special Area of Conservation, and which provides a natural development boundary and source of open space. The network of public open spaces and green corridors within the area are linked to these boundaries.

The fall of the land eastwards into the Dargle Valley provides an opportunity to provide higher density and larger mass on the eastern side of the upper part of Fassaroe, while to the far western area, a lower skyline and roofline of buildings will be required. The visual prominence of the town centre presents the opportunity to provide Fassaroe with a strong visual identity, whilst allowing for a practical link with Old Conna to the north via the Ballyman Glen Bridge.

## Policies and Objectives

- To have regard to the existing landscape and visual character in the context of the developments proposed.
- Protect views or prospects of special amenity value.
- Protect the value and amenity of designated areas.
- Create a network of public open space to ensure the maintenance of views across the lands from Carrigolan and the Sugar Loaf Mountain.
- Protect the integrity of the Ballyman Glen and the Dargle and Cookstown River Valleys.
- The masterplan shall be subject to enhanced requirements in terms of visual impact assessment, integration of the design into the surrounding landscape, and use of appropriate tree planting and landscaping, predominantly of native species.
- The design and landscaping of all open spaces shall demonstrate best practice in terms of identifying local biodiversity value, retaining riparian vegetation, avoidance of disturbance to wildlife and promoting active biodiversity enhancement.
- Development proposals shall be accompanied by a visual impact assessment demonstrating that landscape impacts have been anticipated to a level consistent with the sensitivity of the landscape.
- Wicklow County Council will work with landowners and other interested groups to establish a clearly identifiable internal walk within the estate that could be connected to external walks with an intention of connecting to the Wicklow Way, to coastal walks and public transport.

## 12.0 URBAN DESIGN

A number of fundamental principles contribute to the design strategy necessary to achieve optimum sustainable development patterns for Bray Environs. The broad guidance set out hereunder while applicable to Fassaroe also contains components of relevance to Kilruddery.

The aim of urban design is to provide a sequentially integrated and harmonious diversity of spatial structure and land use function that enriches experience and satisfies the need for identity, variety and security. This is achieved through a hierarchical formation and punctuation of spaces with buildings and/or landscape in response to the type and importance of the uses involved and incorporates integrated land use and transportation best practice. It necessitates an appropriate response to the existing site and context, turning weaknesses into opportunities while taking advantage of strengths.

The components of urban design used to realise the above may include:

- Urban character reflecting land use.
- Edges responding to different interface conditions such as roads, alternative land use, rural landscape/strategic open space and environmental designations.



- Streets formed by continuous building forms.
- Public spaces to provide a sense of place for public gathering.
- Linkages, both physical and visual, whether streets, public ways, footpaths, cycle ways or structured views and
- Landmarks such as buildings or landscape elements.

There are a number of well established urban design principles. Those applicable to this exercise are:

- Character – a place with its own identity. To promote scale and character in townscape and landscape by responding to and reinforcing locally distinctive opportunities.
- Continuity & Enclosure – an environment where public and private spaces are clearly distinguished.
- Quality of Public Spaces – to promote public spaces and routes that are attractive, safe, uncluttered and work effectively for all.
- Ease of Movement/Permeability – to promote local permeability by making places connect with each other and easy to move through, putting people before traffic and integrating land use and transport.
- Legibility – to promote development that provides spatial, building and hierarchical recognisable routes, intersections and landmarks to assist orientation and facilitate clarity of movement.

The plan shall have regard to:

- The aims, components and principles of good urban design and
- *'Draft Sustainable Residential Development in Urban Areas* and the Departments *Urban Design Manual - A best practice guide* Department of the Environment, Heritage and Local Government, 2008.

## 13.0 LAND USE ZONING OBJECTIVES

The purpose of land use zoning objectives is to indicate the Council's intentions for all lands in the Plan area. The various land use zones and their objectives are identified on the land use zoning maps attached to this Plan. The land use zoning objectives and the associated vision for each zone are as follows:

Fassaroe is very clearly identified as the primary development centre within the Plan area, with a significant extent of development proposed. The vision for Fassaroe is of an area that is integrated, compact, efficient and sustainable with the necessary community, social, employment, retail and recreational facilities providing good linkages within the area and with Bray Town and the wider GDA.

Kilruddery Demesne is the second focus of development within the Plan area, albeit to a limited extent. The vision for Kilruddery and its Demesne is to allow for a limited extent of development, in a considered and sensitive way that maintains the character, integrity and protected status of the House and its Demesne.

Land use zoning objectives, vision and indicative uses are listed in the following:

### Existing Residential (RE)

**Objective:** *To protect and improve existing residential amenity while allowing for infill development that reflects the established character of the area in which it is located.*

**Vision:** To ensure that any new development conforms to County Development Plan standards, the provisions of this LAP and that development reflects the prevailing density and character of its immediate surroundings. Development shall have a minimal impact on existing residential amenity.

**Such Residential Uses include:** housing, open space, community facilities, home-based economic activity, utility installations and ancillary development, other residential uses in accordance with the County Development Plan and the provisions of this LAP.

### **New Residential - High Density (R1)**

**Objective:** *To provide for new high density residential development, subject to the provision of the necessary infrastructure.*

**Vision:** To ensure that the proposed high density residential development is undertaken in a sustainable manner and that in particular regard is had to the provision and accessibility of social and community infrastructure.

**Such Residential Uses include:** housing, open space, community facilities, home-based economic activity, utility installations and ancillary development, other residential uses in accordance with the County Development Plan and the provisions of this LAP.

### **New Residential - Medium to Low Density (R2)**

**Objective:** *To provide for new medium to low density residential development, subject to the provision of the necessary*

**Vision:** To ensure that the proposed medium to low density residential development is undertaken in a sustainable manner and that in particular regard is had to the provision and accessibility of social and community infrastructure.

**Such Residential Uses include:** housing, open space, community facilities, home-based economic activity, utility installations and ancillary development, other residential uses in accordance with the County Development Plan and the provisions of this LAP.

### **New Residential - Low Density (R3)**

**Objective:** *To provide for new low density residential development, subject to the provision of the necessary infrastructure and which respects the protected structure status of the established and sensitive character of the Kilruddery Demesne.*

**Vision:** To provide for residential development within Kilruddery Demesne lands and thereby facilitate the sustainable development of Kilruddery House and grounds and the demand for low density residential development.

**Such Residential Uses include:** housing, open space, community facilities, other residential uses in accordance with the County Development Plan and this LAP.

### **Mixed Use 1- Predominantly Commercial (MU1)**

**Objective:** *To provide for the development of a vibrant, 24 hour occupied high density mixed use, residential area including retail, commercial, office and civic use, social and community uses and to promote strong urban design concepts within the core area, to identify and promote urban design concepts and linkages between town centre activity areas and the wider development area subject to the preparation and agreement of a Masterplan for the wider sector.*

**Vision:** This zoning objective seeks to establish a vibrant District Centre to meet the strategic needs of Bray Environs in a manner that achieves a successful and dynamic urban environment. The aim is to develop a centre for Fassaroe that meets the needs of the local resident and employee population proposed for the area. The zone will provide for the employment, retail, services, community, and limited residential function, of Fassaroe core through an appropriate and sustainable mix of uses. The mix and balance of uses shall promote a vibrant day and evening time environment. It shall ensure priority for pedestrians and cyclists and link the area to the wider region through an accessible transport network.

**Such Town Centre Uses include:** retail, health, restaurants, sufficient residential development (to ensure the passive security of the zone), commercial, office, community infrastructure, in accordance with the County Development Plan and the provisions of this LAP.

### **Mixed Use 2- Predominantly Residential (MU2)**

**Objective:** *To provide for the development of a medium to low density mixed use area, including residential, commercial/office civic, and social and community uses and to promote strong urban design concepts. To identify, and promote urban design concepts and linkages between town centre activity areas, subject to the preparation and agreement of a Masterplan.*

**Vision:** This zoning objective seeks to establish a predominantly residential area including a mixed-use office and residential component. Where the MU2 zone adjoins the core MU1 zone, the mixed use office and residential element of this zone shall be located adjoining the MU1 core area and it shall serve as a transitional subzone providing legible movement from the mixed use core to the outer residential area of the zone, that shall include social and community infrastructure.

**Such Mixed Uses include:** residential, office/commercial, community infrastructure and utility installations in accordance with the provisions of the CDP and this LAP.

## Employment 1 - High Density Employment (E1)

**Objective:** *To provide for economic development, enterprise and employment.*

**Vision:** Employment areas are intended to create, areas containing a range of employment uses within a well-designed and attractive setting that would supply employment opportunities for the Environs area and its hinterland.

**Such Employment Uses include:** general and light industry (with ancillary warehousing), office, recycling centre, enterprise units, telemarketing, IT activities, R&D, utility installations and ancillary developments for employment and industry uses in accordance with the provisions of the County Development Plan and this LAP.

## Employment 2 - Industry/Business Park (E2)

**Objective:** *To provide for economic development, enterprise and employment, including the development of a business, office and science/technology park.*

**Vision:** Employment areas are intended to create, areas containing a range of employment uses within a well-designed and attractive setting that would supply employment opportunities for the settlement and its hinterland. Specifically, it is intended to provide for a business, office and/or science/technology park in this zone, tram stabling and park and ride.

**Such Employment Uses include:** general and light industry, office, recycling centre (including green waste and timber recycling), enterprise units, telemarketing, IT activities, R&D, appropriate warehousing, business, office and science/technology park, utility installations and ancillary developments for employment and industry uses in accordance with the County Development Plan and this LAP.

## Employment 3 - Warehousing (E3)

**Objective:** *To provide for economic development, enterprise and employment, including warehousing.*

**Vision:** Employment areas are intended to create, areas containing employment uses within a well-designed and attractive setting that would supply employment opportunities for the settlement and its hinterland. Specifically, it is intended to provide for warehouse and wholesale uses within this zone.

**Such Employment Uses include:** warehousing/distribution (including ancillary office use), recycling centre (including green waste and timber recycling), utility installations and ancillary developments for employment uses in accordance with the provisions of the County Development Plan and this LAP.

## Hotel (H)

**Objective:** *To provide for hotel and tourist-related facilities.*

**Vision:** The zoning objective seeks to provide for hotel development, tourist related facilities and ancillary uses.

**Such Hotel Uses include:** Hotel, Craft Centre/Craft Shop, Cultural Building, Exhibition Space, Tea Room/Coffee Shop, Utility Installations and Ancillary Developments for hotel and tourist-related uses in accordance with the provisions of the County Development Plan and this LAP.

## Public Utility (PU)

**Objective:** *To provide for public utilities.*

**Vision:** The zoning objective seeks to facilitate the provision public utilities for the development of this LAP area and facilitate public utility provision for the greater environs.

**Such Public Utility Uses include:** Public Services, Utility Installations and Ancillary Developments

## Open Space (OS) Fassaroe

**Objective:** *To preserve, provide and improve recreational amenity and open space.*

**Vision:** This zoning objective seeks to provide recreational and amenity resources for the projected population of the Plan area and for the wider area. Only community facilities, recreational buildings ancillary to the use of land and other recreational uses will be considered and encouraged by the Planning Authority.

**Such Open Space Uses include:** recreational uses, community infrastructure, open space, active and passive recreation use, sports grounds, utility installations and ancillary developments for open space uses in accordance with the provisions of the County Development Plan and this LAP.

## Open Space (OS) Kilruddery

**Objective:** *To preserve, provide and improve recreational amenity and open space.*

**Vision:** This zoning objective seeks to provide a recreational and amenity resource for the residents of the adjoining low-density residential zone ('R3').

**Such Open Space Uses include:** recreational uses, open space, active and passive recreation use in accordance with the provisions of the County Development Plan and this LAP.

## Greenbelt (GB)

**Objective:** *To protect and provide for agricultural greenbelt to demarcate the urban and rural area, and provide for agriculture and amenity in a manner that protects the physical and visual amenity of the area.*

**Vision:** The zoning objective seeks to create a rural/urban fringe that is attractive, accessible, diverse and multi-functional. It will serve the needs of both urban and rural communities, strengthen the links between town and country and contribute fully towards sustainable development. The role of the agricultural greenbelt is to retain the open and rural character of lands, and an area of step down management from the town development boundary to the greater rural hinterland. Development within this zoning is controlled under the policies and objectives of the County Development Plan and this LAP. Residential development shall be subject to the provisions of Policy SS9 of the County Development Plan.

**Such Greenbelt Uses include:** agricultural based uses and residential use in accordance with policy SS9 of the County Development Plan.

## Tourism (T)

**Objective:** *To provide for tourist and community related activities focused on Kilruddery House and Demesne.*

**Vision:** This zoning objective seeks to facilitate and provide for the sustainable development of Kilruddery House and Demesne, a Demesne of local and regional importance in the interests of the economic, social, educational, historic, physical and cultural benefit to the Demesne and the greater environs.

**Such Tourist Uses include:** Tourist and community related activities, as appropriate within the context of the surrounding Demesne environment, including restaurant/tea rooms, craft factory outlet shops, heritage centre, farm shop/farmers market, allotments, walled garden restoration, equestrian centre, in accordance with the County Development Plan and this LAP.

## Existing Commercial (CE)

**Objective:** *To provide for the protection and improvement of existing commercial uses*

**Vision:** This zoning objective seeks to maintain and allow the expansion and improvement of established commercial activities and to identify, reinforce, strengthen and promote good urban design and linkages to existing / proposed residential and town centre / district centre activity areas

**Such Commercial Uses include:** Retail, commercial, storage and office use.

## 14.0 PHASING & IMPLEMENTATION

The implementation of the plan shall be on a phased basis in the form of master planning best practice at Development Management stage for both for both Fassaroe and Kilruddery but excluding any development at Dargle Road zoned R2 adjoining the Dargle Road. The purpose of the masterplan approach is to comprehensively address the complexity of plan elements, their interaction relationships and interdependency in a coherent overarching manner. The enterprise centre shall be delivered in the first phase of the development of E2 lands.

The Fassaroe masterplan shall articulate the provisions of the plan and subsequent development of the area. It shall provide a clear understanding of how the use zones and sectors will be provided and how they will interact with adjacent use zones and sectors. The land use zoning maps number 4 & 5 outline indicative land use cells for the main development centres of Fassaroe & Kilruddery. Map no. 6 offers guidance for the indicative division of Fassaroe into manageable masterplan sectors.

The development of the Fassaroe area shall be in accordance with an overall masterplan for the area and address the development of the sectors as indicated. The plan shall detail the development of an agreed first phase and shall include major infrastructural detail for the remaining phases/sectors. This shall ensure the development of economic, social, natural and built environmental sustainable development patterns. The provision of the LUAS including its construction schedule shall be included in the Masterplan, including agreed phasing.

The Land Use Zoning Maps indicate the uses that are considered most appropriate within the various zones. In particular, development in Fassaroe is zoned in such a manner as to encourage higher densities and a mix of uses within the 'core', with a transition outwards towards lower densities and more homogenous land uses. The development that will result is envisaged to reflect, as close as possible, the zones and sectors outlined.

However, the zones and sectors indicated in the above map are in the form of concept zones and are not intended to be interpreted rigidly. Accordingly, a degree of flexibility is expected in terms of land uses on either side of the boundaries between zones including the flexibility of the sector boundaries and within sectors.

A neighbourhood mixed use development shall be located within the Northwest and Southwest sectors. The neighbourhood developments shall at least include appropriately scaled:

- Social & Community infrastructure including developed play areas.
- Primary schools and
- Retail/Service and non-food outlets.

The complementary use of facilities and structures shall be a feature of neighbourhood developments.

Lands zoned within the Kilruddery Demesne shall be developed in a comprehensive manner that allows for the sustainable, phased and managed development of the demesne during the plan period. In this regard, before any application for permission is considered, the developer/landowner shall agree an action area plan for the entire demesne which shall comply with the following requirements:



- It shall indicate the proposed mixed use development proposals to ensure the viability of the resource and have regard to the components of the LAP of relevance to the demesne
- Separate applications for the development of the demesne will not be considered until an overall action plan has been agreed in writing with the Planning Authority
- Phasing shall include details of the schedule and extent of all works to be undertaken at all stages. Where the initial or an early phase of the development includes residential lands the quantum of residential development to be agreed shall only be such as to ensure the viability of the remaining phases. The underlying basis of the phasing shall be to ensure the delivery of the development of the tourism potential of Kilruddery.
- The elevation of the residential development shall be confined to a contour of no higher than 65 metres. A 30 metre mixed deciduous and evergreen tree planted buffer zone shall be provided between the Kilruddery T zone and the Swanbrook and Hollybrook housing developments. The buffer will be extended west where it adjoins the southern boundary of the Hollybrook houses. The existing mound to the rear of Hollybrook shall be continued where it is absent, subject to this not exacerbating flooding.
- The Action Area shall on the zoning map include the provision of a walking route as shown and the provision of a walkway through the estate to the Little Sugar Loaf Mountain and west to the Demesne boundaries. This walkway shall be a managed walkway to ensure that anti-social behaviour does not occur.
- The Action Area Plan shall include tree surveys of the development lands, and shall specify measures for tree protection and proposals to carry out extensive tree planting to enhance the sylvan character of the development area.
- The Action Area Plan shall provide details of the conservation and maintenance of the existing Demesne landscape and buildings.
- The Action Area Plan shall provide for a vehicular access to all proposed developments via the existing access to Kilruddery from the Bray Southern Cross Route.
- No pedestrian or vehicular access shall be permitted via the Earlscroft, Swanbrook, Hollybrook or Deepdales housing developments

## 15.0 STRATEGIC ENVIRONMENTAL ASSESSMENT

### 15.1 SEA Introduction and Legal Framework

The Strategic Environmental Assessment (SEA) process is the formal systematic evaluation of the likely significant environmental effects of implementing a plan or programme before a decision is made to adopt the plan or programme. SEA informs plans of the environmental impacts of alternative actions and contributes to the integration of environmental considerations into plan making.

On the 21 July 2004, the Strategic Environmental Assessment (SEA) Directive (2001/42/EC) was transposed into Irish law through the European Communities (Environmental Assessment of Certain Plans and Programmes) Regulations 2004 (S.I. 435 of 2004) and the Planning and Development (Strategic Environmental Assessment) Regulations 2004 (S.I. 436 of 2004). Relevant *'Guidelines for Planning and Regional Authorities'* were subsequently issued by the Minister for the Environment, Heritage & Local Government in November 2004. As the population within the plan area is less than 10,000, it is a requirement that the County Council undertakes a *'screening'* of the plan in respect of SEA.

## 15.2 The SEA Screening Process

Screening, evaluating whether SEA needs to be carried out, was undertaken for the Bray Environs Plan. In line with the SEA Regulations, screening was carried out by Wicklow County Council. The plan will provide for a resident population of circa 7,000 persons and a working population in excess of 16,000 persons. Taking into account the populations to be provided for, the Council determined that implementation of the plan would be likely to have significant effects on the environment thereby making it necessary to carry out a full SEA in accordance with the regulations.

## 15.3 The SEA Scoping Process

Scoping consultations were held with the Environmental Protection Agency (EPA); the Department of the Environment, Heritage and Local Government (DEHLG); and the Department of Agriculture, Fisheries and Food.

Scoping facilitated the selection of issues relevant to the environmental components which are specified under the SEA Directive - biodiversity, fauna, flora, population, human health, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, and landscape.

The most important strategic environmental issues relating to the Fassaroe area were identified as follows:

- The existence of areas where known landfilling activity was carried out at the northern boundary of the area.
- An area of sloping land in north of Fassaroe which is visually prominent.
- Three entries to the Record of Monument and Places (RMP) are located within the Fassaroe area including Fassaroe Castle which was built in 1536. This suggests there may be other archaeological sites which could possibly be uncovered in the development process, especially as this is a greenfield site. Structures, including their curtilage, which have been protected for architectural reasons are also located within the Fassaroe area and
- Development in Bray Environs would lead to an increase in traffic and associated emissions. Noise radiating from the N11/M11 and Roadstone is also an issue.
- The main channel of the Dargle River is designated as a salmonid watercourse.

The most important strategic environmental issues relating to the Kilruddery area are identified as follows:

- Certain lands in Kilruddery area which are located within an Area of Outstanding Natural Beauty and are adjacent to an area under consideration for a Special Amenity Area Order are visually prominent making them sensitive to development and
- The cultural heritage and historic importance of Kilruddery Estate could be cumulatively diminished by the continual selling of land facilitated by rezoning.

Common to both Fassaroe and Kilruddery is the need to provide energy, transport, wastewater collection and wastewater treatment infrastructure in a timely and sufficient manner.

## 15.4 The SEA Environmental Report

In the SEA Environmental Report, which is placed on public display alongside the Draft Plan, the likely environmental effects of the Draft Plan and the alternatives are predicted and their significance evaluated with regard to the environmental baseline. The Environmental Report provides the decision-makers, the Elected Members of Wicklow County Council, who decide whether or not to adopt the Draft Plan, as well as the public, with a clear understanding of the likely environmental consequences of decisions regarding the future accommodation of growth in Bray Environs. Mitigation measures to prevent or reduce significant adverse effects posed by the Plan, or to maximise any benefits arising, are recommended.

## 15.5 Appropriate Assessment Screening

Under the ruling in Case 418/04 EC Commission v Ireland, it was found that Ireland had not correctly transposed and implemented the Habitats Directive 92/43/EEC by not providing explicitly for 'appropriate assessment' of land use plans. This judgment is expected to require legislative change to complete the transposition of the Habitats Directive and the Birds Directive 79/409/EEC.

One of the implications of the ruling is that any draft land use plan (development plans, local area plans, regional planning guidelines, schemes for strategic development zones) or amendment/variation to it proposed under the Planning and Development Acts 2000 - 2007 must be screened for any potential impact on areas designated as Natura 2000 (normally called Special Areas of Conservation (SACs) or Special Protection Areas (SPAs). This screening should be based on any ecological information available to the planning authority and an adequate description of the plan and its likely environmental impacts. This should take into account any policies that will set the terms for future development. The results of the screening should be recorded and made available to the public.

In any case where, following screening, it is found that the draft plan or amendment may have an impact on the conservation objectives of a Natura 2000 site or such an impact cannot be ruled out, adopting a precautionary approach:

- An appropriate assessment of the plan must be carried out and
- In any case where a strategic environmental assessment (SEA) would not otherwise be required, it must also be carried out.

The Draft Bray Environs LAP has undergone appropriate assessment screening and it has been concluded that the draft plan has been formulated to ensure that uses, developments and effects arising from permissions granted on the basis of this draft Plan (either individually or in combination with other plans or projects) shall not give rise to significant adverse impacts on the integrity of any Natura 2000 sites<sup>3</sup>. This reflects the integration of sensitive and appropriate mitigation measures throughout Plan writing which influenced the pattern of land use zoning as well as particular policies and objectives. The results of the appropriate assessment screening have been recorded and are available to the public.

---

<sup>3</sup> Except as provided for in Article 6(4) of the Habitats Directive, namely there must be:

- (a) no alternative solution available;
- (b) imperative reasons of overriding public interest for the plan to proceed; and
- (c) adequate compensatory measures to ensure that the overall coherence of Natura 2000.

---

**APPENDIX 1    EXTRACT FROM PART A:**  
**1. EMPLOYMENT**  
**2. BASIS OF QUANTITY OF ZONED LAND**

## 1.0 EMPLOYMENT

### Travel to Work

The extent of commuting that is currently taking place can be determined from analysis of the Travel to Work figures from the Census 2006.

In Bray town, there are 14,177 people aged over 15 classified as 'at work'. Of those that provided distance to travel information (11,550 people), over 56% or 6,539 people travel 10 kilometres or more to work. Over 70% of the working population of Bray travel 5 kilometres or more to work. In other words significant levels of the working population in Bray do not work in the town.

The Census estimates that there are 4,759 jobs in the Bray Urban Area, almost 70% of which are taken up by people in living in Bray. Therefore, over 1500 people from outside the town are commuting to Bray for employment purposes.

The most recent figures (from CSO Census 2006) show that 26% of workers in Wicklow travel more than 25 kilometres to work, compared with 15.6% of workers nationwide. While 10.5% of workers nationally spend more than 1 hour travelling to work, in Wicklow 18% of workers spend over an hour travelling to their workplace. The Regional Planning Guidelines for the Greater Dublin Area estimated a Jobs Ratio<sup>4</sup> in the County of 0.59, and recommend that a more sustainable ratio of 0.70 should be attained. In order to achieve this target and reduce unsustainable long distance commuting there is an urgent need for the provision of high quality employment opportunities within the county and the need to rezone lands to provide employment-generating uses.

Residential and commercial development in the Environs area would have important implications. The creation of employment opportunities within close proximity of new and existing residential development would consolidate Bray town and its Environs. This approach to development would reduce the need for commuting, provide the necessary physical and social infrastructure, and thereby provide a more sustainable approach to development.

### Employment Projections

In the 4 year intercensal period between 2002 and 2006, the national labour force increased from 1,800,933 in 2002 to 2,109,498 in 2006. This represents an increase of 17.1%. This growth is attributable to the growth in population, in-migration and the increased female participation in the labour force.

The labour force participation in Wicklow is 63%, of which 73.8% are male and 52.3% are female. The national participation rate is 62.4%. The labour force participation rate in Wicklow is therefore in line with the national average.

The CSO, in its publication *Population and Labour Force Projections, 2011-2041*, estimates the change in labour force under two assumptions: M1 assumes a continued growth in the labour force, while M2 takes a more pessimistic view assuming slower economic growth and a drop in in-migration.

---

<sup>4</sup> The Jobs Ratio is the total number of jobs divided by the labour force.

According to the CSO, it is estimated that under scenario M1 the labour force will increase by 750,000 from 2.12 to 2.87 million between 2006 and 2021. Under the M2 scenario, it is estimated that the labour force will increase at a slower rate to reach 2.72 million by 2021.

In the short-term, the ESRI Quarterly Economic Commentary for Autumn 2008 continues the recent trend of downward revisions. The latest report predicts both GNP and GDP will contract by 1.3 per cent in 2008, revised down from the summer forecast of 0.4 per cent. A Government deficit of 5.5 per cent GDP is expected, while the rate of unemployment is forecast to average at 6.1 per cent in 2008, rising to 8 per cent in 2009. An economic upturn is expected in 2009, with both GNP and GDP to grow to -0.7 per cent. The forecast for a recession in 2008 is based on the National & International Banking uncertainty, the downward trend in the housing market, with a slowdown in commercial building also predicted for 2009.

While it is accepted that in the short term there is a slow down in growth, this plan caters for the medium to long term and will thus adopt the M2 growth scenario of the Central Statistics Office.

Furthermore the development of Bray Environs in accordance with this LAP provides the opportunity to significantly expand the employment opportunities available not only for Bray Town and its Environs but also for North Wicklow. While this will in turn stem the current migration of workers northwards out of the County and reduce the unsustainable level of travel distances and times incurred.

## **2.0 QUANTITY OF ZONED LAND**

### **Residential Development**

Bray Town Development Plan recognises the insufficient supply of houses within the town, the resultant increase in house prices and the consequent settlement of people outside the town. This trend, if it continues, will do nothing to achieve the population targets predicted and will not serve to sustain the critical mass necessary to accommodate a sustainable settlement. However, a number of factors, as outlined above in Section 7.0, impede the provision of the necessary housing supply. The Fassaroe area is therefore identified as having the potential to house the predicted future population of the town in a sustainable manner. The creation of a permanent resident population within the LAP area is imperative to create a critical mass and to ensure the sustainable development of both the town and the Fassaroe area. The majority of land proposed to be zoned for residential development will be in the Fassaroe area. These lands are identified for development to varying degrees of density, with higher densities proposed within mixed-use zones in close proximity to the public transport network and the necessary social, economic and community infrastructure. It is proposed to zone a relatively small area of land 7.5 within the Kilruddery Estate for low-density residential development.

Though this Plan is for the 6-year period from 2009 to 2015, zoning will be in the context of the population target set in the County Development Plan.

### **Households and Household Sizes**

Population trends indicate that the average household size in Ireland is experiencing a gradual decline. In 2002, the national average household size was 2.94 persons per household; the average household size was 2.81 in 2006. The National Spatial

Strategy indicates a convergence to the EU average of 2.63 by 2011, corresponding with an increase in the number of single person households.

The 2006 Census identified 10,861 private households in Bray town, with an average household size of 2.86. This is slightly higher than the national average at 2.81, but lower than the county average of 2.89. The average household size in Bray in 2002 was 3.02. The declining household size in Bray illustrates a change in living patterns, including the increased availability of apartments, a higher incidence of single occupancy in the intervening 4-year period and a decrease in family size, all of which are typical in urban areas across country. The household size in the area is likely to decrease further in line with national and EU trends.

The RPGs indicate household occupancy rates will fall to an average household size of 2.56. This figure is used in projecting the resident population within the Plan area. In order, therefore, to accommodate circa an additional 6,000 persons by 2016 in the Bray Local Area Plan, a further 2,344 households would be required.

**Table 5     Average Household Sizes; 2002 & 2006**

	2002	2006
State	2.94	2.81
County Wicklow	3.06	2.89
Bray Town	3.02	2.86

Source: CSO, Census 2002 & 2006

### **Excess Factor**

According to the Regional Planning Guidelines for the Greater Dublin Area, more houses are usually constructed than needed to cater for the increase in households. This is called the *Excess Factor*. The Guidelines state that there has been an excess factor of 16.8 per cent in the Mid-East Region in the period 1996 to 2002, and predict that the excess factor will be approximately 13 per cent by 2020. However, the excess factor varies within and between regions, and between urban and rural areas.

Based on those variations, an excess factor of 13% is considered too high for the Plan area. Therefore, an excess factor of 6% is applied. On this basis, the number of residential units/households required is 2,485 i.e., 2,344 + 141 (6%).

### **Headroom**

'Headroom' is the amount of land that should be zoned over and above the minimum amount needed to accommodate population targets. It is also known as the 'market factor' and is intended to allow for that element of zoned land that may not be released to the market for housing purposes during the Plan period. Headroom is normally in the 30% - 50% range; however, a figure of 10% will be applied in this Plan given the likelihood that all or the majority of the land proposed for zoning in this Plan will be developed. In this context, the LAP must make provision for zoning for 2,734 residential units (2,485 households + 10%).

### **Housing Density**

It is assumed that residentially zoned lands, which are generally 'greenfield' in nature, will be developed to density standards higher than set out in the County Development Plan, 2004, thereby requiring a variation to the Development Plan. The development of lands at Fassaroe will be developed to relatively high densities, owing to the need to provide the critical mass necessary for the viable and successful implementation and operation of the proposed LUAS extension to Fassaroe, and



ultimately, to provide a sustainable district centre. On this basis, an average density of 85 units per hectare is proposed in MU1, MU2 and R2 zones. A lower average density of 50 units per hectare is proposed in the R3 zone. (Refer to Map 4, Fassaroe Land Use Zoning Map.)

Lands in Kilruddery that are proposed for residential use will be developed to a much lower density owing to the sensitive nature of the demesne setting. A density of between 7.5 and 10 units per hectare is proposed for the R4 zone.

## Conclusion

The above calculations therefore propose a target population for the Plan area of approximately 7,000 persons. While this slightly exceeds the Development Plan target it is considered justified in the context of the targets set by both the RPGs and the LUTS, and taking into consideration the high quality light rail public transport that will underpin development in the Fassaroe area.

## Fassaroe

A target population of 6,660 has been computed. This is calculated on the basis of a density of 85 units per hectare in the high density zones (R1, MU1 and MU2), a density of 50 units per hectare in the medium to low density zone (R2) and an average household size of 2.56. Within the mixed-use zones, residential is assumed to comprise 15% of the mix in the MU1 zone and 60% of the mix in the MU2 zone. Table 6 below refers to the residential land use scenario for Fassaroe.

**Table 6** Residential Land Use Scenario for Fassaroe

	Ha	Density u/ha	HH Size	Res. Units	Pop Future
<b>High Density Res (‘R1’ Zone)</b>	2.8	85	2.56	238	609
	1.9			162	413
	3.0			255	653
<b>Medium - Low Density Res (‘R2’ Zone)</b>	2.0	50	2.56	100	256
	4.6			230	589
	3.3			165	422
	1.5			75	192
<b>Mixed Use 1 (‘MU1’ Zone)</b>	5.6	85	2.56	71	183
<b>Mixed Use 2 (‘MU2’ Zone)</b>	25.6			1,306	3,342
<b>Total</b>	<b>50.3</b>	-	-	<b>2,602</b>	<b>6,659</b>

## Kilruddery

Approximately 7.5 hectares of land within the existing Kilruddery Estate is zoned for low density residential development (R3 Zone). This zone permits a density of between 7.5 and 16 units per hectare, with an average household size of 2.56. On this basis a population of between 146 and 307 is proposed. Table 7 below refers.

**Table 7** Residential Land Use Scenario for Kilruddery

	Ha	Density u/ha	HH Size	Res. Units	Pop Future
<b>Low Density Res ('R3' Zone)</b>	7.56	7.5 - 16	2.56	57 - 120	146 - 307
<b>Total</b>	<b>7.56</b>	-	-	<b>57 - 120</b>	<b>146 - 307</b>

## Employment & Enterprise

The opportunity for employment-generating development is restricted in Bray, owing to the lack of available land for large-scale employment and enterprise development within the town boundary. This situation is undesirable given the strategic location of the town in close proximity to the Dublin city area, with high quality infrastructure linking the town to the wider metropolitan area.

### Fassaroe

This LAP provides for sufficiently zoned lands within the plan area to ensure the sustained growth of the settlement at Fassaroe and complement the lack of opportunity in Bray Town. Established employment/industrial land uses already exist within Fassaroe, including the Greenstar Facility and the Roadstone Quarry. The LAP provides a number of different zones for employment/industrial land use. A target employee population of approximately 17,000 persons is assumed. Various plot ratios and employment densities per sq. m. are proposed within the different land use zones. Table 8 below refers.

**Table 8** Employment/Industrial Land Use Scenario for Fassaroe

	Ha/ sq. m.	Employment Density	Plot Ratio	Employees
<b>High Density Employment ('E1' Zone)</b>	3.2 ha	25	1.5	1,920
	3.2 ha			1,920
	6 ha			3,600
<b>Industry/ Business Park ('E2' Zone)</b>	22.7 ha	50	0.5	2,270
	5.2 ha			520
<b>Warehousing ('E3' Zone)</b>	5.0 ha	80	0.3	187
<b>Mixed Use 1 ('MU1' Zone) Office</b>	11,200 sq. m.	25	1.5	672
<b>Mixed Use 1 ('MU1' Zone) Retail</b>	10,000 sq. m.	20	-	500
<b>Mixed Use 2 ('MU2' Zone)</b>	76,800 sq. m.	25	1.5	4,608
<b>Total</b>	-	-	-	<b>16,197</b>

### Kilruddery

The hotel zone proposed for the site known as the 'Foggy Field', located to the north-east of Kilruddery House, will also generate employment opportunities. A target of 150 no. employees is assumed for the hotel zoned lands at Kilruddery, based on the

assumption of a 300 bedroom hotel requiring 1 employee per 2 bedrooms.<sup>5</sup> (N.B. The hotel zoning was withdrawn during the Local Area Plan adoption process)

## Social and Community Infrastructure

The provision of sufficient social and community facilities including recreation and amenity facilities is recognised as imperative in achieving the principles of sustainable development and a desirable place in which to live and work. Significant community infrastructure will be provided therefore under the policies and objectives of this Local Area Plan. Within the Mixed Use (MU1 and MU2) zones in Fassaroe, 20% of zoned lands will be set-aside for community & other uses. These facilities are intended for not only the future population in this area, but also the existing community in Bray.

The Council's Policy Document, "Open Space Standards", sets a recommended standard of open space provision of 2.4 hectares (ha) per 1,000 population. Of this 2.4 ha, 1.6 ha should be provided for outdoor sport and 0.8 ha should provide for children's playing space. Children's playspace shall be divided between Equipped Children's Playspace (0.2 ha) and Casual Informal Playspace (0.6 ha). The Council's Policy Document recommends that these open space standards shall be provided net of the 15% open space required as part of all new housing developments.

Open space, in the form of a district park and linear spaces, will intersect through the land use zones in Fassaroe, ensuring permeability through the development area. The District Park is proposed as a significant community resource for Fassaroe and the wider Bray area. It provides for an area over 23 ha, which exceeds the recommended standard of the Council's open space policy document by almost 7 ha. The proposed size of the district park is justified, as it will ensure the delivery of Social and Community Infrastructure in a sustainable manner in line with the relatively high densities proposed.

A linear form of open space is also proposed within the Killruddery Demesne to the south of the proposed R3 zone, designed to meet the needs of the adjoining residents and to minimise the impact of the development upon the lower slopes of the Little Sugar Loaf Mountain.

A hierarchical structure is proposed for the provision of community and recreational facilities. Such facilities will be provided throughout the Plan area, however the facilities will be focused in the core area primarily, with smaller local facilities providing community open space and play areas at a local level. The 'clustering' of community and recreational facilities alongside a local neighbourhood retail centre shall be acceptable in order to provide a sustainable pattern of development.

The provision of schools within the Plan area, in tandem with community and recreational facilities, is imperative to further strengthen the sustainability of development. Department of Education guidance estimates that, at any one time, 12% of the population is of primary school going age and 8.5% of the population is of post-primary school going age.

In the context of this Local Area Plan a projected resident population of approximately 7,000 in the Plan area, would equate to a primary school going population of 840 pupils and a post-primary school going population of 595 pupils. This Plan therefore provides for the provision of 2 no. primary schools and 1 no. post-primary school within the Plan area.

---

<sup>5</sup> *Employment Densities: A Full Guide*; English Partnerships; July 2001

## Retail

In order to develop a sustainable settlement centre at Fassaroe, a level of quality retail facilities must be provided commensurate with new population levels. The provision of such facilities, particularly convenience facilities, will help establish a sustainable neighbourhood within Fassaroe, in line with the land use zoning objectives set out in this Plan and the overarching policy of reducing unsustainable travel patterns by retaining a critical mass of land use activities. Ultimately, the retail element proposed within the Plan area shall not detract from the vitality and viability of Bray Town Centre.

The quantum of retail floor space proposed is informed by the Retail Planning Guidelines and the Retail Strategy for the Greater Dublin Area, 2008 - 2016, and the provisions of the Wicklow County Development Plan.

The Retail Strategy for the Greater Dublin Area (GDA), 2008 - 2016 promotes the provision of easily accessible retail facilities within a central area, supported by community and civic functions. The Retail Strategy for the GDA defines a Neighbourhood Centre as comprising a supermarket or discount food store of between 1,000 and 2,500 sq. m., with a limited range of supporting shops and retail services. The Strategy also envisages community facilities and health clinics grouped within a neighbourhood centre to create a focus for the local population. This approach is in keeping with the Retail Planning Guidelines.

Having regard to the target resident population of 7,000 persons, it is estimated that there could be available expenditure of c. €23.5m for convenience goods and €36m for comparison goods in the plan area catchment in 2016<sup>6</sup>. This equates to c. 1,600 sq. m. of convenience floor space and c. 5,500 sq. m. comparison floor space<sup>7</sup>. Furthermore, the working population from within the Local Plan area and population from outside the immediate environs will also create a demand for retail and retail services. In this regard, this plan will allow for sufficient convenience retail floor space to absorb all of the convenience spend but, in order to safeguard the comparison function of Bray town, the comparison offer allowable will be limited to c. 25% of the available expenditure. This combined retail offer will then be larger than a neighbourhood centre.

A district centre is thus provided for within the core MU1 zone, comprising up to 4,000 sq. m. of gross retail area, of which no more than 2,000 sq. m. gross would be dedicated to convenience retailing, with the remainder made up of comparison retail/services/non-food outlets. These are 'guideline' figures only. The final scale and breakdown on the district centre will be determined following full Retail Impact Assessment.

Having regard to the geographical spread of the Fassaroe area, there is a need for further small-scale neighbourhood local centres that would provide a top-up shopping function, in particular in the north-east and north-west sectors. Typically, these may comprise a small convenience outlet and local shops/services. Proposals in this regard would be assessed on their merits and subject to the protection of the identified function of the district centre and to the protection of residential amenity.

---

<sup>6</sup> Derived from CSO / ESRI data (expressed in 2004 prices) – approx €3,355 per capita expenditure of convenience goods and €5,117 per capita expenditure of comparison goods

<sup>7</sup> Based on turnover of €14,552/sqm convenience and €6,600/sqm comparison