

**REPORT ON THE EXTENSION OF THE DURATION OF THE  
BRAY ENVIRONS LOCAL AREA PLAN (LAP) 2009-2015 UNTIL 2017**

**March 2015**

**Forward Planning Section  
Wicklow County Council  
County Buildings  
Wicklow**



## **Part 1: Introduction**

### **1.1 Background**

The Bray Environs Local Area Plan (LAP) 2009-2015 is the main public statement of planning policies and objectives for the area of Bray Environs. It is used in the assessment of all development proposals for the area. The Plan was adopted by Wicklow County Council on the 27<sup>th</sup> April 2009 and came into effect on the 29<sup>th</sup> May 2009.

Section 19 (1) (c) of the Planning and Development Act 2000 requires that the process of reviewing an existing LAP commences not later than 6 years after the adoption of the previous plan.

Therefore in the normal course of events, the review of this plan would therefore be due to commence by May 2015. The first act of amending or revoking any LAP is the issuing / publishing of notices of the proposal to amend or revoke the LAP (under Section 20(3)(a)(i) of the Act).

However, the Planning & Development (Amendment) Act 2010 included a new section (Section 19 (1)(d)) that provides that a Planning Authority may, as they consider appropriate, by resolution, defer the issuing / publishing of said notices for a further period not exceeding 5 years, thereby effectively prolonging the duration of the LAP.

### **1.2 Process**

Where the Planning Authority considers that it would be appropriate by resolution to defer the sending of the notices, the members of the Planning Authority shall:

- (i) Notify the Chief Executive of the decision of the Authority to defer the sending and publishing of the notices, giving reasons therefore, and
- (ii) seek and obtain from the Chief Executive
  - a) an opinion that the LAP remains consistent with the objectives and core strategy of the relevant development plan,
  - b) an opinion that the objectives of the LAP have not been substantially secured, and confirmation that the sending and publishing of the notices may be deferred and the period for which they may be deferred.

If the members of the Authority accept the Chief Executive's opinion that the LAP and its objectives are consistent with the objectives and 'Core Strategy' of the Wicklow County Development Plan 2010-2016 and are in agreement that during the lifetime of the Bray Environs LAP that the objectives of the plan have not been substantially secured, they may determine that it would be appropriate to defer the sending of the notices for an agreed time period.

Following the making of any such decision, a public notice to this effect is required to be published in a newspaper circulating in the area of the local area plan not later than 2 weeks after the resolution is passed by the members.

### **1.3 The purpose of this report**

This report examines whether it would be appropriate to defer commencement of the review of the existing LAP. This will require an examination of:

- (a) whether, in the opinion of the Chief Executive, the LAP remains consistent with the objectives and Core Strategy of the current County Development Plan 2010-2016, and
- (b) whether, in the opinion of the Chief Executive, the objectives of the LAP have or have not been substantially secured.

This report is therefore laid out as follows:

- (1) An analysis of the content of the existing LAP vis-à-vis the Core Strategy of the County Development Plan with regard to the following:
  - County Development Plan settlement strategy and growth provisions
  - Population allocation and residential zoning
  - Service infrastructure
  - Retail strategy
- (2) An analysis of whether or not the objectives of the LAP have been substantially secured

## **Part 2: Core Strategy of the Wicklow County Development Plan 2010-2016**

### **2.1 Introduction**

In order to examine whether the Local Area Plan remains consistent with the Core Strategy of the Wicklow County Development Plan 2010-2016, it is necessary to examine the Core Strategy and the manner in which its elements are addressed in the LAP. (It should be noted that the Bray Environs LAP was adopted under the previous 2004 County Development Plan).

In accordance with the Planning & Development Act 2000 (as amended), a 'Core Strategy' is required to show how the development plan and the housing strategy are consistent with the National Spatial Strategy, Regional Planning Guidelines, Government policies and Ministerial guidelines / directives with particular regard to:

- The settlement strategy for the County
- National and regional population targets
- The amount of land zoned for residential use or a mixture of residential and other uses
- The retail strategy and objectives
- Infrastructure objectives.

### **2.2 Settlement Strategy**

The 2010-2016 County Development Plan designates Bray a 'Level 1' settlement in the County Settlement Strategy, that is, a 'Metropolitan Consolidation Town'. This designation also applied to Bray in 2009, and the plan is crafted on the basis of this designation, in terms of growth and development strategies.

### **2.3 Population**

- The 2010-2016 County Development Plan sets a population target of 40,000 for Bray and its environs by 2016
- The Bray Environs LAP made provision for population growth to c. 9,000 by 2016<sup>1</sup>
- The 2005 Bray Town Plan, which was the applicable plan at the time that the Environs LAP was adopted, made provision for population growth to 31,000 within the town boundaries by 2016
- Total growth provided for between the two plans (40,000) was therefore consistent with the current County Development Plan target of 40,000

### **2.4 Housing unit growth / residential zoning requirements**

The purpose of this report is to determine if the existing LAP can be extended **to 2017**. The population target for Bray and its environs for 2017 is extrapolated to be 40,833 persons, given the County Development Plan target of 40,000 for 2016 and 45,000 for 2022.

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<sup>1</sup> Existing 2006 population in the environs area of 1,773 (2006 Census), development on newly zoned land in Kilruddery and Fassaroe generating population growth of 6,966 persons, plus some infill growth in other zoned areas outside of the Kilruddery and Fassaroe zones.

- Given a household size of 2.614 in 2017<sup>2</sup>, a population of 40,833 persons would require 16,636 housing units<sup>3</sup>
- There are currently (2011 Census) 11,518 housing units in Bray and environs
- Therefore, the plans in combination, to be consistent with the 2010 County Development Plan, would require to make provision for housing unit growth of 5,118 units.

## 2.5 Capacity of existing zoned land

There is current capacity in the land zoned in the existing Town Plan and Environs LAP for 4,688 units.

Location	Area	Zoning	Capacity
Herbert Road car park	0.54	TC	58
Health centre Killarney Road	0.77	TC	86
Heitons	1	TC	112
Bray Head Hotel	0.3	SF	30
Star Leisure / Dawson's	0.42	SF	110
Bray Golf Club	6.68	MU 4 - Zone 1	935
Bray Golf Club	3.24	MU 4 – Zone 3	440
Bray harbour	1.4	MU 6 – Zone 2	0
Reihills	3.02	MU 5 – Zones 1 & 2	110
Herbert Road	0.9	RE	25
Kilruddery	7.5	R3	120
Fassaroe	7.7	R1	655
Fassaroe	9.4	R2	570
Fassaroe	5.6	MU1	71
Fassaroe	25.6	MU2	1306
Infill on other TC / RE lands			60
<b>Total</b>			<b>4,688</b>

There is a slight shortfall in the capacity of the zoned land given the housing unit requirements (in the order of 8%). However, it is recommended that the plan be extended nonetheless as there is no likelihood of there being a shortfall in available housing land between now and 2017, given the capacity of undeveloped zoned land of 4,688 units, which is unlikely to be fully taken up and developed before 2017.

It is therefore recommended the duration of the LAP be extended, and that the issuing of the notices indicating the commencement of the full review be deferred until late 2017 with a new Bray Town and Environs LAP being adopted before the end of 2017.

<sup>2</sup> In accordance with undated household size predictions set out in the proposed new Core Strategy for the 2016 County Development Plan

<sup>3</sup> Including an 'excess factor' (which includes vacancy) of 6.5%

## 2.6 Infrastructure

The Core Strategy for the County as set out in the County Development Plan 2010-2016 examines the consistency of the plan with higher order infrastructural plan for roads, public transport and water services.

### Roads:

The NSS identifies the N11 - M11 as **Strategic Radial Corridor** from Dublin to the south-east of Ireland. The RPGs identify the N11 - M11 as a **Multi-Modal Transport Corridor**.

The N11/M11 national primary route / motorway serves the eastern coast area of the County, while a second national route, national secondary route N81 serves the west of the County along the border with Kildare and Carlow.

The N11 / M11 is part of Euroroute 01 and has undergone significant investment in the last 20 years. The final section of dual carriageway between Bray to the north and the Wexford to the south is due to be completed within the lifetime of the plan – the Rathnew to Arklow Scheme. Having regard to the limitations of the mainline rail route in the County (see below), the N11/M11 will continue to be the principal access corridor in the eastern side on the County.

The RPGs also identify the Leinster Outer Orbital Route, traversing the region from Arklow in the south-east, to the Naas-Kilcullen area in the west via a route similar to the existing R747 – N81 corridor.

The second national route in Wicklow, National Secondary Route N81, is not identified in the NSS or the RPGs as being of strategic or regional significance. The N81 has been upgraded during the lifetime of the previous plan but not to the same extent as the N11. The NRA National Road Design Office has undertaken a constraints study of the N81 from Tallaght to Hollywood with a view to determining a range of possible improvements, including rerouting some of the existing road from the County boundary to the north to Hollywood Cross.

The County is served by a network of regional and local roads, which are essential for inter-County traffic and east-west connections and local movements.

- In light of the likely continuing car dependency to access the metropolitan region in the short to medium term, it is the strategy of this plan to facilitate and encourage measures to improve capacity and efficiency of the national routes and facilitate the improved use of the national routes by public transport;
- The priority for strategic road improvement will be with the upgrade of the N11 between Rathnew and Arklow, to render this entire route dual carriageway through the entirety of the County;
- The priority for regional road improvement will be with east-west connector routes i.e. Wicklow – Roundwood - Sally Gap - (R763/4 - R759), Wicklow – Laragh - Wicklow Gap – N81 (R763 - R756) and the R747 (Arklow – Tinahely – Baltinglass).

**The policies and objectives contained in the Bray Environs LAP 2009-2015 do not conflict with the above strategic road objectives.**

### Public transport:

The NSS identifies the Dublin – Rosslare rail line as a **Strategic Radial Corridor** from Dublin to the south-east of Ireland. The RPGs identify the rail line as a **Multi-Modal Transport Corridor**.

This is the only heavy rail line in the County, which is single track only from Bray and has only 6 functioning stations from Bray to Arklow. The settlement strategy exploits the towns along this route by allocating over two thirds of the population growth to these settlements.

It is proposed to extend the Luas light rail system to Bray – this extension is identified in the RPGs as a **critical strategic transport project** and the vast majority of the population growth for Bray is allocated

for areas to be served by Luas. This will reinforce the role of Bray as the primary settlement in the County and will provide an option for removing car traffic from the N11/M11 north of Bray with the provision of park-and-ride facilities.

- It is the strategy of this plan to encourage and facilitate significant improvements to heavy and light rail infrastructure, including the provision of new lines and new stations.
- Improvements to the Dublin-Rosslare rail line, the extension of Luas to Bray – Fassaroe, the provision of car and bus park-and-ride facilities and improvement penetration of local bus services in designated growth towns are the priorities for public transport

**The policies and objectives contained in the Bray Environs LAP 2009-2015 support the achievement of the above strategic public transport objectives.**

#### **Water:**

The County is deficient in water services in most areas. This lack of services is preventing the County from fulfilling its functions under the NSS and the RPGs. The provision of a settlement hierarchy in this plan will set a framework for the delivery of necessary strategic infrastructure, including water and wastewater services to the growth towns of Bray, Greystones, Wicklow and Arklow.

- It is the strategy of this plan to facilitate significant improvements to water infrastructure, with priority for investment being derived from the County Settlement Strategy

**The policies and objectives contained in the Bray Environs LAP 2009-2015 support the achievement of the above objective for the improvement of water services infrastructure to accommodate growth.**

**Having regard to the above analysis, it is considered that the Bray Environs LAP is consistent with the infrastructure objectives of the Core Strategy.**

## **2.7 Retail**

The County Retail Strategy identifies Bray as a 'Level 1' retail centre (major town centre) and Fassaroe as a 'Level 4' centre (neighbourhood centre) in the retail hierarchy for County Wicklow.

The retail objectives for Bray are:

1. To promote and encourage major enhancement of expansion of retail floorspace and town centre activities in Bray to sustain its competitiveness as a Major Town Centre and leisure destination in the GDA;
2. In the event of the delivery of the Pizarro development within the strategy period, no further significant retail permission will be granted other than (i) conversion of non-retail premises in the core area to retail use, (ii) renovation and expansion of existing retail premises in the core retail area, (iii) redevelopment of derelict or brownfield sites in the core and (iv) replacement of existing facilities within the town;
3. Expansion of the retail warehousing sector, either at existing retail warehousing or industrial estate locations, or on new sites to be determined through the local area or town plan process;
4. Rejuvenation of the seafront area through the expansion of retail and non-retail services, particularly targeted at the visitor market and tourism products;
5. To allow for the enhancement of existing neighbourhood retail facilities;
6. To provide for appropriately scaled retail provision in the expansion area of Fassaroe, which provides for the immediate needs of residents and employees of the area but does not undermine the role of Bray town centre as the principal shopping destination in the settlement

The Bray Environs LAP sets out the following with respect to 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 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. This equates to c. 1,600sqm of convenience floor space and c. 5,500 sqm comparison floor space. 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 sqm of gross retail area, of which no more than 2,000 sqm 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.*

There is a slight discrepancy between the LAP and the County Development Plan in the description of the core retail centre in Fassaroe as 'district centre' ('Level 3' centre') in the LAP and as a 'neighbourhood centre' ('Level 4' centre) in the CDP. The LAP does however in the 'policies and objectives' describe the 'core area' of Fassaroe as a 'neighbourhood centre'.

In this regard, it is assumed the LAP describes the centre as more of a 'Level 3' centre to reflect the fact that it would need to provide more floor area and a wider range of services than a typical 'Level 4' centre in an existing town (such as The Vevay or the Dublin Road / Little Bray retail area) given the population it is intended to service (c. 7,000 persons). It is considered in this regard to be more akin to a settlement like Newtownmountkennedy (which has a current population of 3,000, planned to grow to 6,000) which is designated a 'Level 3' centre.

The current anomaly is not considered however a reason not to extend the lifetime of the LAP as:

- the County Retail Strategy is under review at present, and the status of the future centre at Fassaroe, and the overall role of this development area in the wider Bray area will be re-evaluated and the two plans will be aligned
- the LAP clearly sets out the size of retail floor space that is envisaged (4,000sqm) in this centre, and this will be the most important determinant of the size of any permitted retail development, rather than that its description in the text
- any proposals to develop any significant retail floor space (being more than 500sqm convenience space and / or 1,000sqm comparisons space) would have to be fully justified through a Retail Impact assessment.

### **Part 3: Assessment of the Policies and Objectives of the LAP**

#### **Residential development**

Section 4 of the LAP sets of the following policies and objectives with respect to the development of housing:

- 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 minimized by greening/tree planting measures.

Limited residential development has occurred in the Bray Environs plan area since the plan was adopted in 2009, mostly limited to one-off infill type developments. Where relevant, the policies and objectives above have been implemented. However, the key housing objective, that is, to provide in excess of 2,700 housing units has not been achieved.

**Accordingly, the objectives relating to the development of housing throughout the plan area have not been substantially secured.**



## Employment

Section 5 of the LAP sets of the following policies and objectives with respect to employment:

- 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 sqm 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.
- The employment component of the MU2 zone shall be located in close proximity to the core.

**As development has not been initiated on either the Kilruddery or Fassaroe lands, these objectives have not been substantially secured.**

## Retail

Section 6 of the LAP sets of the following policies and objectives with respect to retail:

- 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.

**As development has not been initiated on the Fassaroe lands, these objectives have not been substantially secured.**

## Community Infrastructure & facilities

Section 7 of the LAP sets of the following policies and objectives with respect to social and community infrastructure:

- 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 hard court 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 Master planning 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 Master planning 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 though 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 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.

**As development has not been initiated on either the Kilruddery or Fassaroe lands, these objectives have not been substantially secured.**

## **Traffic and Transportation**

Section 8 of the LAP sets of the following policies and objectives with respect to traffic and transportation:

### **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.

Limited new development has occurred in the Bray Environs plan area since the plan was adopted in 2009, mostly limited to small scale infill type developments. Where relevant, the policies and objectives above have been implemented. However, the key traffic and transportation objectives relate to new development that is planned for the Kilruddery and Fassaroe development areas, and as development has not been initiated on either site, these objectives have not been substantially secured. It should be noted that a masterplan has been prepared and approved for the Fassaroe area, and this plan has made provision for all of the infrastructure requirements set out above.

**Accordingly, the objectives relating to the development of traffic and transportation infrastructure throughout the plan area have not been substantially secured.**

### **Public Services Infrastructure**

Section 9 of the LAP sets of the following policies and objectives with respect to public services infrastructure:

#### **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.

Limited new development has occurred in the Bray Environs plan area since the plan was adopted in 2009, mostly limited to small scale infill type developments. Where relevant, the policies and objectives above have been implemented. However, in the main the objectives relate to new development that is planned for the Kilruddery and Fassaroe development areas, and as development has not been initiated on either site, these objectives have not been substantially secured.

With respect to the objective relating to the provision of new high level reservoir to serve the Kilruddery area and provide additional supply to the Bray Town area, since the date of the adoption of the LAP, the water supply and storage strategy for the entire Bray and south Dublin area has been amended, with current proposals focusing on providing storage in the north Bray area, where existing services are directly from the trunk main. The existing storage reservoir at Giltspur, south Bray has capacity to service the identified development lands in south Bray / Kilruddery.

**Accordingly, the objectives relating to the development of infrastructure throughout the plan area have not been substantially secured.**

A review has been undertaken to ensure that there is sufficient water services infrastructure to provide for the growth allocations up to 2017 and to ensure that the objectives set out in the current LAP are still relevant and provide for the new growth targets.

Water Supply: Bray and its environs is served by water treated at the Vartry Waterworks. There is an adequate supply of water to provide for the needs of the targeted population of the area up to 2017 and beyond. There is an existing storage reservoir at Giltspur serving south Bray, with the remainder of the town being served directly from the truck main from Vartry to Stillorgan. In the medium or long term, it is planned to provide storage capacity in north Bray, which may entail use of an existing reservoir in south

Dublin at Rathmichael, or the provision of a new reservoir. The development of Fassaroe is likely to require the provision of a storage reservoir.

Wastewater: All wastewater generated in Bray and its environs is collected and treated at the Shanganagh WWTP. This new plant has been designed to provide for the needs of the targeted population of the area up to 2017 and beyond.

### **Built and Natural Heritage**

Section 10 of the LAP sets of the following policies and objectives with respect to built and natural heritage:

- 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.
- 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.

Limited new development has occurred in the Bray Environs plan area since the plan was adopted in 2009, mostly limited to small scale infill type developments. Where relevant, the policies and objectives above have been implemented. However, the majority of the heritage objectives relate to new development that is planned for the Kilruddery and Fassaroe development areas, and as development has not been initiated on either site, these objectives have not been substantially secured. It should be noted that a masterplan has been prepared and approved for the Fassaroe area, and this plan has made provision for all of the heritage requirements set out above.

**Accordingly, the objectives relating to built and natural heritage throughout the plan area have not been substantially secured.**

### **Landscape, natural and visual amenity**

Section 11 of the LAP sets of the following policies and objectives with respect to landscape, natural and visual amenity:

- 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.

Limited new development has occurred in the Bray Environs plan area since the plan was adopted in 2009, mostly limited to small scale infill type developments. Where relevant, the policies and objectives above have been implemented. However, the majority of these objectives relate to new development that is planned for the Kilruddery and Fassaroe development areas, and as development has not been initiated on either site, these objectives have not been substantially secured.

**Accordingly, the objectives relating to landscape, natural and visual amenity in the plan area have not been substantially secured.**

## **Urban Design**

Section 12 of the LAP sets of the following with respect to 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'*

Limited new development has occurred in the Bray Environs plan area since the plan was adopted in 2009, mostly limited to small scale infill type developments. Where relevant, the requirements above have been implemented. However, the majority of these requirements relate to new development that is planned for the Kilruddery and Fassaroe development areas, and as development has not been initiated on either site, these objectives have not been substantially secured.

**Accordingly, the objectives relating to urban design in the plan area have not been substantially secured.**

### **Zoning**

Section 13 sets out zoning objectives for lands zoned in the plan and provides a description, a vision and the types of uses envisaged for each zoned. These zoning objectives are continually considered for all applications throughout the plan area and should remain in the plan and are consistent with the County Development Plan.

### **Phasing and master plans**

Section 14 of the LAP sets of the following with respect to phasing and master plans:

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.

### **Fassaroe**

- 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 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 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 enterprise centre shall be delivered in the first phase of the development of E2 lands.
- 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.

**A master plan was approved for Fassaroe in October 2010. However no applications for permission have been made on foot of this plan to date. Accordingly, the objectives relating to Fassaroe have not been substantially secured.**

### **Kilruddery**

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 65m. A 30m 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

**No master plan has been submitted for the approved of the Planning Authority to date and no applications for permission have been made for residential or major tourism related development. Accordingly, the objectives relating to Fassaroe have not been substantially secured.**



#### **Part 4: Conclusion**

Having regard to the fact that no significant development has been initiated in the plan area since the adoption of the plan in 2009, there are a number of significant objectives of the plan that still remain to be realised namely:

- The achievement of population growth targets through the development of housing
- The development of new employment opportunities
- The development of new public amenity spaces / walkways
- The development of new community facilities
- The development of a significant new residential and employment zone in Fassaroe

Based on the analysis as set out in this report, it is the opinion of the Chief Executive that:

- the provisions of the Bray Environs LAP 2009 are substantially consistent with the Core Strategy and other provisions of the County Development Plan 2010-2016, and
- the objectives of the 2009 LAP have not been substantially secured;

and therefore it is recommended that the members defer the sending of the notices under Section 20(3)(a)(i) that would signal the start of a full review of the plan until 2017.