



**BRAY LOCAL AREA PLAN 2009-2015**

**FASSAROE MASTER PLAN 2010**

**By way of Manager's Order No. 10792/10, signed by the Wicklow County Manager on 22 October 2010, the Fassaroe Masterplan submitted on 08 October 2010 is approved with the following conditions:**

- a. All development shall be consistent with the provisions, policies, objectives and environmental impact avoidance measures of the current Bray Environs LAP and the Wicklow County Development Plan and associated Strategic Environmental Assessments / Appropriate Assessments
- b. By time related conditions, agreements or otherwise, the Council will regulate the building programme to ensure that the needs of the population do not exceed the provision of essential support systems and the Council will use its powers under the Planning & Development Act 2000 (as amended) to effect this control.
- c. No subsequent phase or sub-phase shall be allowed to proceed prior to the preceding phase or sub-phase being substantially completed or completed to the written satisfaction of the Planning Authority.
- d. Residential development shall be accompanied by employment development in all phases and sub-phases of the development.
- e. Each phase and sub phase shall be accompanied by the service infrastructure required for that complete phase, as required, in particular:
  - i. transportation infrastructure, including necessary road and junction improvements, foot and cycleways including linkages across the N11 to Bray centre and public transport facilities, including high quality bus and / or light rail connections to both the Metropolitan area and Bray centre;
  - ii. car parking including park and ride facilities;
  - iii. necessary water, waste, energy, emergency and ICT services; and
  - iv. necessary social and community infrastructure including schools, childcare facilities, facilities for young people and the elderly, sports clubs, open space and community buildings.
- f. Phase 1 shall be provided with that quantum of community / social, retail and recreational facilities commensurate with the residential / employment element proposed. In this regard:
  - Phase 1C shall include the construction of a local retail and services centre, commensurate in size and offer with the needs of the residents within a 500m radius;
  - No more than 625 residential units may be completed prior to the opening of the first 8 classroom primary school;
  - No more than 1,600 residential units may be completed prior to the opening of an additional 8 primary classrooms;
  - The first 8 classroom primary school shall be so designed (or built at the outset) to accommodate expansion to 16 classrooms by the end of Phase 1.
- g. Lands shall be so provided in the master plan area for 2 school sites - one site shall be provided for a 16 classroom primary school at a location to be determined along the proposed Fassaroe Avenue in Phases 1B or 1C (and meet the site size requirements

- for such a school set out by the Department of Education) and one site shall be provided for a primary (16 classrooms) and secondary school campus located in the mixed use core area, proximate to the main spine park, the main square and the public transport hub (and meet the site size requirements for such a school set out by the Department of Education).
- h. An Enterprise Centre of not less than 2,750sqm GFA shall be provided before the end of Phase 2.
- i. Prior to the completion of the main square, the lower eastern square shall provide the retail / service 'hub' for Phases 1A and 1B of the development. This will include 'local centre' scale of retailing and service provision, including convenience retailing, retail services and community/social facilities, commensurate with the residential and employment needs of Phases 1A and 1B. When the main square takes over this 'town centre' function, consideration will be given to the changing of uses, subject to that element of retail, retail services and community / social facilities required for the eastern employment district being retained. Given the function that the lower square will have for a number of years prior to the completion of the main square, this square shall be designed as a 'gateway' with highest quality of urban design.
- j. As set out in the Bray Environs LAP 2008, total area of 23ha shall be provided as public parks, and in accordance with the Wicklow County Active Open Space policy, a minimum area of 15ha shall be provided and laid out as active sports spaces (pitches / courts / tracks etc with associated changing / clubhouse facilities, lighting etc), 6ha as casual informal parkland and 2ha (across at least 4 separate sites) as equipped playgrounds / mixed use hard surfaced games areas. Public parks shall be developed on a phased basis at a rate of a minimum of 2.4ha per 1,000 residents / 400 residential units.
- k. All construction works shall be appropriately managed to ensure that environmental emissions are strictly controlled. This will be enforced by requiring (by planning condition) the agreement and implementation a 'construction and demolition management plan', which will set out detailed measures to manage delivery of materials and disposal of waste arising from the construction activity. In drawing up such plans, developers should have regard to DoEHLG guidance publication '*Best Practice Guidelines on the preparation of Waste Management Plans for Construction and Demolition projects*' (2006) as may be amended and revised. In particular, such plans will set out:-
- construction programme for the works;
  - hours of operation;
  - a traffic management plan;
  - noise and dust mitigation measures;
  - details of construction lighting.
- A Construction Manager will be required to be appointed to liaise directly with the various sections of the Council.
- l. All development proposals shall have regard to the need to appropriately protect, conserve and enhance buildings, areas, structures, sites and features of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest.
- m. All development proposals shall have regard to the need to appropriately conserve and manage of areas of natural heritage value, and of features of natural interest and value such as woodlands, wetlands, watercourses and areas of unspoilt uplands and to protect plant animal species and habitats which have been identified in the Habitats Directive, Birds Directive, Wildlife Act (1976) and the Flora Protection Order 1999. In particular, any project carried out on foot of this masterplan, including any variation thereof, with the potential to impact upon a Natura 2000 site(s) shall be subject to an Appropriate Assessment in accordance with Articles 6(3) and 6(4) of the EU Habitats

Directive 1992 and “*Appropriate Assessment of plans and projects in Ireland – Guidance for Planning Authorities*” (DoEHLG 2009);

- n. All development proposals shall undergo a Flood Risk Assessment in accordance with ‘*The Planning System and Flood Risk Management*’ - Guidelines for Planning Authorities, (DoEHLG / OPW 2009).
- o. Disclaimer: The approval of this masterplan by Wicklow County Council in its role as a Planning Authority does not commit it to the provision of services. The Planning Authority does not take responsibility for the accuracy of the documents submitted as part of this masterplan. The Planning Authority reserves the right to agree modifications to the masterplan, where appropriate, in the interests of proper planning and sustainable development.