

Leonora Earls

From: Deputy John Brady
Sent: 14 September 2017 15:53
To: Planning - Plan Review
Subject: Submission to Bray Municipal District Local Area Plan 2017

Re: Submission to Bray Municipal District Local Area Plan 2017

A Chara,

I wish to make the following submission the Bray Municipal District Local Area Plan 2017

SLO: 3 Former Bray Golf Course

The 8.6 acres of lowland adjacent to the Dargle River in the Old Bray Golf Club which is a floodplain be kept free from development. This long corridor of floodplain is not vital to the regeneration of Bray, and there is a clear alternative to building on it. I propose that this land would be zoned as Active Open Space and that the high ground in the Old Golf Club would be zoned Residential/Town Centre.

SLO: 1 Kilruddery

That the proposed New Residential Zoning in Kilruddery be removed, the Foggy Field should be looked at as an alternative location for R20 zoning. No development should be permitted above the 60m contour line within Kilruddery.

R20 Residential

That the new proposed residential zoning behind Giltspur Wood and Charnwood be changed to Open Space.

Deepdales

Change the zoning for the undeveloped large green area in the Deepdales Estate, Bray from residential to Open Space

Recreational Amenities

- Provision should be made for a Skateboard Park on the Old Golf Club lands. This would be ideally located close to the Fran O'Toole Bridge.
- Provision should be made for additional playing pitches for the many clubs including Ardmore Rovers and Shamrock Boys to name a few. A running track could also be incorporated in a campus type facility where some of the services could be shared. Land should be zoned for this either on the Old Bray Golf Club lands or in the Action Area 1: Fassaroe. This should be included as an objective in the Fassaroe Area Action Plan.
- An objective should be included to make Bray Harbour a centre of excellence for water borne activities. Land should specifically zoned to develop a centre of excellence, this would cater for activities such as kayaking, canoeing, water boarding etc.

Former A O'Smith site, Boghall Rd.

A section of land beside the Killarney Rd Business Park should be rezoned to allow for some residential development. This would be specifically affordable accommodation for local people. The majority of the site should remain however for employment uses. This would include the area that is covered by a live planning application.

Tree preservation Orders.

- Tree preservation orders should be placed on the trees in the Glencormac Gardens in Kilmac. This is currently the location of Avoca Handweavers. On the site there are many fine trees that should be protected, these include the Yew Walk. This is made up of 13 Yews, 12 are at least 800 years old and one is approximately 2,000 years old. There are also many Weeping Monterey Cypress trees, one is said to be the only mature specimen of the tree in the world. Other trees on site include Blue Atlas Cedars, Walnut, Crimean Pines.
- A tree preservation should be included on the trees at Kilbride Hill, Killarney Rd. There is a broad mix of significant trees including Beech and Oak. These are important for the wildlife in the area which included Bats.

Greenway from Kilmacanogue to Southerncross Bray

It should be an objective in this plan to develop a greenway from Kilmacanogue to the Southerncross in Bray.

Is mise le meas,



John Brady TD
Sinn Féin Spokesperson for Social Protection

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Leonora Earls

From: Shane Smyth [Shane.Smyth@Oireachtas.ie] on behalf of Deputy Stephen Donnelly T.D.
Sent: 15 September 2017 11:50
To: Planning - Plan Review
Subject: Stephen Donnelly Submission- Draft LAP
Attachments: 20170915 Bray LAP Submission.pdf

Dear Sir/Madam,

Please find attached Deputy Donnelly's submission to the Draft Local Area Plan for the municipal district.

(See attached file: 20170915 Bray LAP Submission.pdf)

Yours sincerely,

Shane Smyth

on behalf of
Stephen Donnelly TD
Sianna Fáil TD for Wicklow & East Carlow

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See www.stephendonnelly.ie
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Stephen Donnelly TD
WICKLOW AND EAST CARLOW



Administrative Officer
Planning Section
Wicklow County Council
Station Road
Wicklow Town
Co. Wicklow.

September 12th, 2017.

RE: Bray Municipal District Draft Local Area Plan 2017

Dir Sir / Madame,

I have listed below several observations on the draft Bray LAP for consideration. Each item is listed separately for consideration. I'd like to welcome the commitment in the draft LAP to address the challenge of moving beyond the boundaries of the town in a sustainable and planned way.

There have been many success in recent years for Bray, including the development of the seafront, evolution of national events like the Air Show and those at Killruddery, upgrading of infrastructure including park, flood defence and roads, businesses expanding and new enterprises opening, to name but a few. Wicklow County Council, Bray Town Council and the local residents, businesses and community groups and workers deserve enormous credit for all of this.

At the same time, we are all aware that even with these successes, Bray Municipal District faces urgent and material challenges in areas including housing, public transport, infrastructure, community and environmental sustainability. Some of these are entirely within the remit of local government. Others require national support, and I will be advocating strongly on behalf of the district to this end.

While the population growth projections for the area will, and indeed already are, causing a range of pressures, this growth must be seen as an opportunity, with this new scale creating sufficient social and economic mass for new opportunities, including local employment and community facilities.

The firm commitment within the draft LAP to maintain the distinctive nature and independence of other communities within the municipal district is very welcome. Listed below are some particular areas for consideration.

Sincerely,

Stephen Donnelly TD.

Constituency Office.	Dáil Éireann.	086 3602421
Carriage House,	Leinster House,	Stephen.Donnelly@oireachtas.ie
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Overall Vision & Development Strategy

The vision, as laid out on page 3, is impossible to argue with, but it could be applied to almost any town in Ireland, or indeed the Western World – cohesiveness, safety, opportunity, good jobs, lots of housing, great public services, great leisure facilities, culture, and so on and so forth.

The risk for such an all-encompassing mission statement is that in trying to cover everything, it ends up meaning nothing. As it stands, it's difficult to see what's NOT included. The result is a risk that neither the community, nor the groups involved in delivery of the plan, have any sense of mission that can buy in to.

I wonder if there might be value to developing a mission statement recognisable as being for Bray? Or if that proves too specific, might the mission statement at least reflect some of the specific characteristics of Bray, its people and the local strengths and opportunities? Some of this is developed further on (e.g., pages 4 & 5), and might make sense to incorporate in the overarching mission.

Factors Influencing the Strategy

Bray

Page 4 states that *'the town should primarily aim to attract high value foreign investment.'* It would be useful to understand why this is the case. The story of FDI in Wicklow, including Bray, is decidedly mixed, and many of our successes are home-grown. While it may be an unfair characterisation, a pretty significant number of local business people looking to expand, or enterprises from other counties looking to set up in Wicklow, have expressed to me over the years their frustrations in terms of their experiences here.

Significant new efforts have been made in the past 2 to 3 years, and it might be worth understanding why the focus should be on FDI rather than our own indigenous sector. Data on the following would be useful: What success has Bray had in terms of major FDI in the past ten years? What competitive advantages does Bray have over other locations in attracting such FDI? What level of indigenous job creation has there been in recent years? What's the potential for further indigenous expansion? What would happen if the plan read *'the town should primarily aim to support the expansion of indigenous Wicklow and Irish enterprise and the incubation of new businesses'*?

Physical Context

The high priority given to sustainable development within the plan, contextualising development around environmental protections, is fantastic to see, and if adopted will serve the people of Wicklow for generations to come. Specifically for Bray, it is welcome to see the analysis of all existing sites, to ensure maximum usage of lands available.

Residential Development

Action Area 1: Fassaroe

I would like to add my support to proposals for this area to be developed for residential use, and welcome the position proposed, being that such development is integrated, and not piecemeal. It is essential that significant physical and social infrastructure is included in development from the beginning. Furthermore, the actual build out should be monitored carefully by WCC to ensure this happens on the ground.

I would like to make some specific recommendations.

- The 20ha proposed for parks at the development should place specific emphasis on the development of sport and active community facilities.
- This area has the potential to become a major sport campus serving all of North Wicklow. In particular, I am aware of the need for facilities for the following sports within the municipal district:
 - Football (soccer);
 - Hockey;
 - Skating;
 - Athletics;
 - Boxing.
- That Bray Municipal District should endeavour to provide support to the development of these facilities, and work closely with the existing clubs to that end.
- That Bray Municipal District should consider appointing a suitable management company to run any such sport facility which is developed, and consider full ownership of such a company, as has been implemented successfully by WCC previously, ensuring that any profits generated are fully invested back into the facilities.
- As proposed in the draft plan, the development of this open space must take place in tandem with residential development, and be complete and available for new residents.
- Development should take place in order to make provision for public transport links (both Luas and a high-quality bus corridor) and dedicated walking / cycling routes.
- A direct link between the development and Bray Town Centre should be provided until such time as public services are extended to the area.
- Priority consideration should be given within the area of proposed Greenway initiatives as they arise (a network of Greenways through Wicklow has the potential, over time, to become a source of very substantial value to Wicklow residents, and to attracting significant tourism).
- A commitment should be made to provide adequate ducting for broadband infrastructure as part of any development (to ensure a low cost for providing fibre to the premises).
- WCC should consider placing more emphasis on sustainability. While there is such an emphasis put in other places in the LAP, there is not such an emphasis on pages 56 and 57. The scale of the Fassaroe development provides a very rare opportunity to push the boundaries in terms of sustainable design, and it would be very interesting to see what's considered best practice around Europe, and seek submissions reflecting this ethos from potential developers.

Carlisle Grounds

The Carlisle Grounds are an amazing resource to the town. I would not be in favour of any proposals which would see these grounds used for residential development. It should be maintained as a sports ground.

SLO- 1: Kilruddery

There has been significant opposition from local residents to proposed further development in this area. While local residents accept that there is a housing shortage, they are determined to ensure that any further development would enhance the area, and not contribute to congestion and other problems. While I and other elected reps are engaging with the residents, it would be very useful for WCC to facilitate a forum where concerns could be shared, and ideas explored for development the local community would support.

Economic Development and Employment

Jobs Ratio

It is very welcome to see this focus on local job creation and what constitutes a healthy level of local employment. While Bray may be a transport hub, enjoying better public transport links than any other part of Wicklow, the transport infrastructure is under enormous pressure. While we must push for transport, and particularly public transport, networks to become more and more comprehensive, removing the need for commuter trips altogether is the best solution, bringing with it a substantial improvement to lifestyle and reduction in household cost.

Film Industry

I welcome the firm commitment within the plan to resist and restrict proposals for change of use for lands zoned for film. Ardmore Studios is a major asset to the county as a whole, and its loss would have a *damaging* impact on the entire community. Strengthening the existing film hub within the county should be a priority and consideration for all future development. If the two existing studio locations in Wicklow can be supported in future development, Wicklow has the opportunity to establish itself as the pre-eminent county in Ireland, and perhaps as a global centre. However, there is significant competition for this, and multi-year delays could see this opportunity missed.

OP1- Florentine Centre

The construction of the long-proposed Florentine Centre should remain a priority for the main street. The construction of this centre has the potential to reinvigorate the area in a similar manner to the success seen on the seafront.

In order to ensure this project is completed and embraced by the community, it is important that a sense of ownership is engendered in the community from as early a stage as possible. To this end, community involvement where possible should be a priority.

I would like to submit the following proposals ancillary to the development of the Florentine Centre:

- The development of a scenic lane between the Eglinton Road entrances of the Florentine which leads directly to the Dart Station.

- The potential for community groups to participate in the development and on-going care of this scenic route.
- That consideration be given to the provision of funding for the clearance, design and upkeep of this area to local community groups.

Transport Infrastructure

Park and Ride

One of the key factors which has led to the development of such a high level of congestion along the N11 is the inability of many residents to transition to suitable park and ride facilities. The development of these facilities, where need is identified, should be explored.

In particular, serious consideration is required for the provision of free park and ride facilities to promote modal shift, cognisant of avoiding commuter cars blocking parking access for shorter term retail trips during the day.

The park and ride facility in Greystones has proved to be a major resource for residents across the county. In the context of the development of a transport interchange at Bray Dart Station, further development may be possible.

N11

Recent studies indicate that the N11 is in need of major investment in order to combat congestion which impacts the entire the county. Upgrades should be considered as part of a greater strategy to promote public transport where possible. I would ask:

- That Bray Municipal District work with the NTA to expedite the development of plans to combat congestion which impacts on the N11;
- That emphasis is placed on the benefits of this upgrade for not only the district, but the entirety of the south east;
- That any works conducted to upgrade the N11 take place in the context of a broader plan which promotes transition to public transport and walking and cycling.

Walking and Cycling

Bray, and indeed all of Wicklow, is seeing an upsurge in cycling, both recreational and utilitarian. Unfortunately, our current road network can make this a dangerous endeavour for cyclists (e.g., Bray Head, Enniskerry Road) and can cause congestion for motorists. An ambitious plan for a safe walking and cycling network, in conjunction with a greenways programme, should be developed, with required capital expenditure estimated.

Greenways

Greenways present an enormous opportunity to improve the leisure and tourist offering of the county. In particular, areas to the north of the county without an existing proposal for the development of greenways would benefit from the development of proposals which provide linkages with existing greenways. This could lead to the development of cycling routes which provide access to the entire county, but which also have access to public transport infrastructure.

Bray Municipal District should ensure that all proposals put forward are engaged with constructively, and that particular focus is placed on developing synergies

Luas Services

The long proposed extension of the Luas line to North Wicklow must be a consideration of further developments in the area. The extension of this service to the county has the potential to reduce reliance on private car usage, open up new employment opportunities for Wicklow residents, provide a new source of foot traffic for retailers in Bray and provide new opportunities to bring tourism to the county.

- In light of the development of competition, particular focus should be placed on ensuring that the infrastructure needed is in place.
- In light of the considerable capital required to complete such a project, consideration should be given to the provision of a similar service through the use of a high quality bus corridor in the interim before completion of the project. This would not be a replacement, but rather a precursor, to the extension of Luas services.

Education

Secondary Schools

Particular consideration is required of the needs which may arise for additional secondary schools in the North Wicklow area, given the rapid population growth we are seeing.

Environmental Protection and Sustainability

Bray Harbour

Bray harbour should be dredged, in particular in the context of the development of the area.

- This dredging should be carried out in tandem with the development of a master plan for the area.
- Particular focus should be placed on the use of the harbour to improve the recreational and tourism offering of the town.
- Consideration should be taken of the needs of local clubs with an interest in the harbour.
- That any dredging works that do take place should take account of the concerns of local businesses.

Leonora Earls

From: Liz Dillon [Liz.Dillon@Oireachtas.ie] on behalf of Deputy Andrew Doyle T.D.
Sent: 15 September 2017 12:04
To: Planning - Plan Review
Subject: Submission Bray MD LAP : Andrew Doyle TD

Submission Bray MD LAP

Andrew Doyle TD

2A The Lower Mall,

Wicklow Town,

Co Wicklow

A67EH66

3/9/17

Do whom it may concern,

I am making a submission on the Draft Bray Municipal Local Area Plan 2017-2023. I believe that this plan needs to be beneficial to new and existing residents in the Bray Municipal District. The LAP should encourage employment, tourism, residential development and an increase in community facilities for local needs.

After examining the Draft Bray Municipal District local area plan 2017-2023,

1. I believe that the proposed rezoning of up to 12 hectors of land for 240 residential homes in Killruddery West Demesne, Zone 2 to R20 new residential is incorrect. This land should remain AG or OS2 for the following reasons,

- Zone 3 has flooded in the past and residents believe that there is a potential risk of increased flooding if more of the foothills of the mountain are built up for housing.
- Residents and landowners are concerned about the location of the proposed access to this residential land if it is rezoned. In the proposal the housing would be accessed through the existing estate road which does not have the capacity to cater for this traffic.
- A physical boundary would need to be built if this housing development was to go ahead. I believe that this would put an end to the connection from the House and Gardens to the Killruddery lands to the west.

In summary I believe that the underdeveloped lands around Killruddery/ Giltspur and Hollybrook should not be considered for new houses due to the concerns outlined above. This land should remain as OS2- to protect and enhance existing open, undeveloped lands. The urban boundary should be pushed back to Zone 2.

2. I believe that Area 4 in Killruddery frequently know as Foggy Field which is currently zone

T (tourism) KD should be changed to Residential Low Density R20. This piece of land is more suited for residential use due to its location off the Southern Cross roundabout and located beside a small number of retail offices.

3. To facilitate employment uses on the existing zone land to the south of the Bray Business Park currently zoned R3, area 3 E – Special Employment zoning should remain the same.

4. I support the development of enhancing and developing greenways in the Bray Municipal Area, the development of the greenways will provide a much needed amenity and resource for the local area. Other communities have benefited from the development and enchantment of greenways and this has brought many tourists into the area. Bray Greenways should become a destination for visitors for the local area.

Warmest regards

Andrew Doyle

Andrew Doyle, T.D.,

Minister of State.

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Leonora Earls

From: Cllr. Steven Matthews
Sent: 15 September 2017 15:18
To: Planning - Plan Review
Subject: Bray LAP submission

I wish to make the following submission on the draft Bray LAP 2017

- Rezone the AO Smith site as new residential at a suitable density
- Include an objective to implement the 2008 Ministerial SAAO for Great and Little Sugarloaf Mountains
- Retain the shopfront design policy from the Bray Town Development Plan in the LAP
- Map the curtilage of Kilbride House (protected structure)

Remove proposed new residential R20 zoning from Kilruddery land

Include an objective to create a 'safe route to school' connecting from Novara Avenue to Vevay Rd providing a safe walking route for St Thomas/BIFE/North Wicklow ET to St Patricks, Scoil ui Cheadaigh and St Cronans and Loreto Secondary Schools. The aim of which is to promote walking/cycling in a safer environment and also reduce car congestion at Vevay hill during school opening/finishing times.

Regards
Steven

Cllr Steven Matthews
Green Party
Bray, Enniskerry & Kilmacanogue
0866086420

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To whom it concerns, 15/9/17.
RE - Bray MD LAD 2017.

I object to rezoning of Land
& the proposed development from
O S 4 to R20 BMD LAD plan

on the following grounds

(1) Traffic, this will result in more
traffic chaos, congestion etc.

(2) Flooding risks, there is
evidence of flooding.

(3) Natural impact. it would impact on
the natural beauty of the area

Brendan Thornhill CLLR