



BRAY ENVIRONS LOCAL AREA PLAN, 2009 - 2015

MANAGERS REPORT

**On submissions to the draft Bray Environs Local Area Plan
following the public display period**

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PART A

1.0 INTRODUCTION

This Manager's Report has been prepared and is submitted under Section 20 of the Planning & Development Act 2000 (as amended), and forms part of the formal statutory process in the preparation of a Local Area Plan.

This Report contains the following:

- A list of the persons or bodies that made submissions;
- A summary of the issues raised categorised by topic;
- The response of the Manager to the issues raised, taking into account the proper planning and sustainable development of the County and any relevant policies or objectives of the Government or Government Minister.

The Report is now formally submitted to the Council for consideration. The Report will be on the agenda of the County Council meeting in March.

1.1 Draft Consultation Process

Following the publication of the Background Issues Paper, the Draft Bray Environs Local Area Plan was placed on extended display during the period of Wednesday, 12 November 2008 to Wednesday, 7 January 2009 inclusive. Prior to that, a public consultation meeting with stakeholders and the general public on the Background Issues Paper was held on 7 February 2008 in the Royal Hotel, Bray.

The aim of the consultation process was to enable the public and interested parties to give their opinions/observations on both the Issues Paper and the Draft Local Area Plan.

A total of 150 no. written submissions were received on the Draft Local Area Plan. The written submissions are held on file, and are available for Council and public inspection.

A list of the persons or bodies that made submissions is contained in Section 2.0 of this Report.

1.2 Considering the Submissions

The written submissions have been analysed by the Executive of the County Council. The individual submissions are summarised, and the opinion and recommendations of the County Manager are given in Section 3.0 of this Report. This Report is submitted to the Members of the Council for consideration.



1.3 Next Steps - Draft Local Area Plan Timetable

Following the distribution of this Report, the Council must consider the Report and decide whether to make the Local Area Plan with or without modifications. Formally making the Local Area Plan is done by resolution of the Council.

During the entire plan-making process, the Council is restricted to considering the proper planning and sustainable development of the area, the statutory obligations of the Local Authority, and any relevant policies or objectives of the Government or of any Minister of the Government. The Local Area Plan shall be consistent with the provisions of the County Development Plan, and any relevant Government guidelines, policies and objectives in force.

Variation of Development Plan Timetable

The timeframe for the process is now fixed in legislation. The Planning and Development Act, 2000 (as amended) requires that a Local Area Plan be made within 35 weeks of commencement of the process. The timeframe with regard to the Draft Bray Environs Local Area Plan is set out below in Table 1.

Table 1 Timeframe Progress of Statutory LAP Process

Date	Stage	Duration
12 Nov - 7 Jan 09	Draft Local Area Plan on public display	At least 6 weeks
8 Jan - 4 Feb 09	Preparation of Manager's Report on Submissions received	Within 6 weeks
5 Feb - 18 March 09	Manager's Report must be considered and concluded by Council Members	Within 6 weeks
2 March 09	Council Meeting Plan is adopted unless Council Members decide to vary or modify it	-
Step 5	Notice of variation or modifications (if any) to be published	Within 3 weeks
Step 6	Modified Local Area Plan is on display and open to submissions by the public	At least 4 weeks
Step 7	Preparation of Manager's Report on Submissions received (alterations only)	Within 4 weeks
Step 8	Manager's Report considered by Members	Within 6 weeks
Step 9	Council Meeting Plan is adopted as per Manager's recommendation (or) Members make Plan contrary to the Manager's recommendations	-



PART B

2.0 SUBMISSIONS RECEIVED

Submission No.	Submission
1.	Department of Communications, Energy and Natural Resources, Co-ordination Unit, 29-31 Adelaide Road, Dublin 2
2.	Department of Environment, Heritage & Local Government, Spatial Policy Division, Custom House, Dublin 1
3.	Department of Transport, Regional & Local Roads Division, Transport House, Kildare Street, Dublin 2
4.	Department of Education & Science, Planning & Building Unit, Portlaoise Road, Tullamore, Co. Offaly
5.	Dublin Transportation Office, Floor 3 Block 6, Irish Life Centre, Lower Abbey Street, Dublin 1
6.	Planning Department, Dun Laoghaire-Rathdown County Council, County Hall, Marine Road, Dun Laoghaire, Co. Dublin
7.	Environmental Protection Agency, Office of Environmental Assessment, Environmental Protection Agency, Regional Inspectorate, Iniscarra, Co. Cork
8.	Eastern Regional Fisheries Board, 15a Main Street, Blackrock, Co. Dublin
9.	Irish Geological Heritage Programme, Geological Survey of Ireland, Beggars Bush, Haddington Road, Dublin 4
10.	National Roads Authority, St. Martin's House, Waterloo Road, Dublin 4
11.	Railway Procurement Agency, Parkgate Business Centre, Parkgate Street, Dublin 8
12.	Joe Behan TD, Constituency Office, 17 Parklands Office Park, Southern Cross Road, Bray, Co. Wicklow
13.	Cllr John Brady, 63 Kilbride Grove, Bray, Co. Wicklow
14.	Cllr Caroline Burrell, 131 Belmont, Southern Cross Road, Bray, Co. Wicklow
15.	Cllr Anne Ferris
16.	Cllr George Jones
17.	Liz McManus TD, Constituency Office, 2 Belton House, Castle Street, Bray, Co. Wicklow
18.	Cllr Derek Mitchell, Wicklow County Council, c/o Kiltorish, Manor Avenue, Greystones, Co. Wicklow
19.	Cllr Ciaran O'Brien
20.	Dick Roche TD, Constituency Office, 2 Herbert Terrace, Herbert Road, Bray, Co. Wicklow
21.	Conor Aherne, 47 Swanbrook, Southern Cross Road, Bray, Co. Wicklow
22.	Maeve Anslow & Clyde Hatter, 86 Deepdales, Bray, Co. Wicklow
23.	Elaine Bailey, 146 Hollybrook Park, Kilruddery, Bray, Co. Wicklow



24.	Ballywaltrim Lane & Wingfield Residents Association C/o Richard Webb, Springfields, Ballywaltrim Lane, Bray, Co. Wicklow
25.	David Barry, 101 Hollybrook Park, Bray, Co. Wicklow
26.	Dr. Edwina Barry, 4 Earlscroft, Southern Cross Road, Bray, Co. Wicklow
27.	Murray O'Laoire Architects, Fumbally Court, Fumbally Lane, Dublin 8 <i>on behalf of</i> The Earl of Meath & the Hon. David Brabazon and Brabazon Family, Kilruddery Demesne, Bray, Co. Wicklow
28.	Bray Retailers Group, c/o 19 Main Street, Bray, Co. Wicklow
29.	Frank Byrne, Rose, Enniskerry, Co. Wicklow & Noel Corcoran, Ferndale, Enniskerry, Co. Wicklow
30.	Mark, Tracy & Ryan Byrne, 71 Hollybrook Park, Bray, Co. Wicklow
31.	Gillian Cody, 15 Earlscroft, Southern Cross Road, Bray, Co. Wicklow
32.	Concerned Citizens Action Committee Bray & Greystones, c/o Niall Vickers, 59 Riddlesford, Bray, Co. Wicklow I & C Nolan, 77 Deepdales, Southern Cross Road, Bray J & P Sweetman, 88 Deepdales, Southern Cross Road, Bray Joan Kelly, 33 Swanbrook, Bray J Bollard & J Knight, 84 Deepdales, Bray W & E Doran, 18 Riddlesford, Bray M Keenan, 5 Oak Glen View, Kildruidery, Southern Cross Road Ross Kelly, 30 Ardmore Lawn, Bray Barbara Callaghan, 208 Belmont, Bray R & J Brophy, 133 Hollybrook Park, Southern Cross Road A O'Broin, 22 Faiche An Aird Mhanin, Bre M Kavanagh, 97 Swanbrook, Bray E McGovern, 111 Deepdales, Ballywaltrim, Bray T 7 P Ryan, 43 Killarney Park, Bray H Cunan, 8 Rear Boghall Cottage, Boghall Road, Bray A Collins, 76 Ardmore Park, Bray B Mulcahy, 13 Deepdales, Greystones Road, Bray J Murphy, 57 Riddlesford, Bray R & E Crocker, 10 Earlscroft, Southern Cross Road, Bray L Kelly & C Jenkins, 38 Deepdales, Southern Cross Road S & B Delahunty, 48 Swanbrook, Southern Cross Road G Boyd, 66 Hollybrook Park, Southern Cross Road P Williams, 105 Deepdales, Bray Y Kidd, 2 Ardmore Park, Bray G Flanagan, 5 Silverpine, Bray U O'Neill Mangan, 32 Cois Sleibhe, Southern Cross Road Mr & Mrs E Gerges Saad, 30 Swanbrook, Southern Cross Road N Walsh, 19 Ardmore Lawn, Bray D Luby, 100 Deepdales, Southern Cross Road P Power, 135 Ardmore Park, Bray P Murray & Y McGuire Murray, 97 Deepdales, Bray C McKeown, 170 Killarney park, Bray



	D & S Byrne, 3 Swanbrook, Southern Cross Road I Flanagan, 99 Swanbrook, Bray G McMahon, 8 Silverpine, Herbert Road, Bray P Foley, 69 Hollybrook Park, Southern Cross Road D Fenner, 70 Swanbrook, Kilruddery, Bray E O'Brien & R Quinn, 22 Swanbrook, Bray
33.	Concerned Swanbrook Residents Dympna McDonnell, 29 Swanbrook, Southern Cross Road, Bray, N Butler & Y O'Toole, 18 Swanbrook, Bray Clare Moloney, 21 Swanbrook, Bray Margaret O'Neill, 28 Swanbrook, Bray Avril Davis, 23 Swanbrook, Bray E. O'Brien & R O'Brien, 22, Swanbrook, Bray Colin Weafer, 21 Swanbrook, Bray Mr & Mrs E Gerges Saad, 30 Swanbrook, Bray A, S and K Fogarty, 52 Swanbrook, Bray Michael Larkin, 17 Swanbrook, Bray Gavin Courtney, 50 Swanbrook, Bray B & J Delahunty, 48 Swanbrook, Bray S & D Byrne, 3 Swanbrook, Bray S & F Wilson, 16 Swanbrook, Bray J Kirwan, 1 Swanbrook, Bray
34.	Gerard Connell, 107 Deepdales, Bray, Co. Wicklow
35.	Susan Connolly, 77 Riddlesford, Bray, Co. Wicklow
36.	RPS, Block E, Iveagh Court, Harcourt Road, Dublin 2 <i>on behalf of</i> Cosgrave Developments Ltd.
37.	David Costello, 31 Swanbrook, Southern Cross Road, Bray, Co. Wicklow
38.	Patrick Costello, 31 Swanbrook, Southern Cross Road, Bray, Co. Wicklow
39.	Rose Costello, 31 Swanbrook, Southern Cross Road, Bray, Co. Wicklow
40.	John Spain Associates, 10 Lower Mount Street, Dublin 2 <i>on behalf of</i> Brendan Cowley, Westgate, Glenamuck Road, Carrickmines, Co. Dublin
41.	Claire & Seymour Cresswell, Ballywaltrim Lane, Bray, Co. Wicklow
42.	Ann Daly, 13 Swanbrook, Bray, Co. Wicklow
43.	Derek Dann, 17 Briar Wood, Vevay Road, Bray, Co. Wicklow
44.	Deepdales Residents Association c/o Peter Byrne, 45 Deepdales, Bray, Co. Wicklow
45.	Marc Devoncelle, 4 Earlscroft, Southern Cross Road, Bray, Co. Wicklow
46.	William Doran, 18 Riddlesford, Bray, Co. Wicklow
47.	Oonagh Doyle, Clonteen, 45 Mountain View Drive, Bray, Co. Wicklow
48.	Pat O'Connor & Associates, The Square, Ashford, Co. Wicklow <i>on behalf of</i> Ted & Marie Doyle, Tallyho, St. Valery, Dargle Valley, Bray, Co. Wicklow



49.	Paul Farrar, Sandiacre, Fassaroe Avenue, Bray, Co. Wicklow D & R Morgan, Kinvara, Fassaroe Avenue Bray, Co Wicklow M & J Culliton, Treescape, Fassaroe Avenue, Bray, Co Wicklow
50.	CM Fenner, 70 Swanbrook, Kilruddery, Bray, Co. Wicklow
51.	Aidan Ffrench, 11 Swanbrook, Southern Cross Road, Bray, Co. Wicklow
52.	Paul & Jacinta Fitzsimons, 88 Hollybrook Park, Southern Cross Road, Bray, Co. Wicklow
53.	Aidan Geraghty, 36 Church View, Eden Gate, Delgany, Co. Wicklow
54.	Barbara Hallahan, 80 Hollybrook Park, Southern Cross Road, Bray, Co. Wicklow
55.	Oran, Shane and David Harrison and Marian Osborne, 73 Ripley Hills, Bray, Co. Wicklow
56.	Ian & Cathy Haskins, 32 Swanbrook, Southern Cross Road, Bray, Co. Wicklow
57.	Maria Hayes, 47 Swanbrook, Southern Cross Road, Bray, Co. Wicklow
58.	George & Joyce Henderson, 36 Mountain View Drive, Bray, Co. Wicklow
59.	John Henderson, 16 Earlscroft, Bray, Co. Wicklow
60.	Gerry Hennigan, 90 Eagle Valley, Powerscourt, Enniskerry, Co. Wicklow
61.	John & Carole Hill, 1 Earlscroft, Southern Cross Road, Bray, Co. Wicklow
62.	Hollybrook Park Residents Association, c/o 63 Hollybrook Park, Bray, Co. Wicklow
63.	Derek Jackson, 61 Deepdales, Southern Cross Road, Bray, Co. Wicklow
64.	Tony Kearns, Carraig Éaghar, Killegar, Enniskerry, Co. Wicklow
65.	Alan & Mary Kennedy, 63 Deepdales, Bray, Co. Wicklow
66.	Noel & Ann Lacy, 21 Mountain View Drive, Boghall Road, Bray, Co. Wicklow
67.	John Spain Associates, 10 Lower Mount Street, Dublin 2 <i>on behalf of</i> Legionaries of Christ, Dublin Oak Academy, Kilcrouney Road, Kilcrouney, Co. Wicklow
68.	David & Helen Longworth, Giltspur Lane, Kilruddery, Bray, Co. Wicklow
69.	Colm McCormack, 90 Newcourt Road, Bray, Co. Wicklow
70.	Niamh McEvoy
71.	Carolyn McGlinchey, Brookville, Ballyman Road, Enniskerry, Co. Wicklow
72.	Ronan McManus (Labour Party)
73.	Dr. Mary Montaut, 4 Mount Pleasant Villas, Bray, Co. Wicklow
74.	Mountain View Drive Residents Association, c/o George Henderson, 36 Mountain View Drive, Bray, Co. Wicklow
75.	John Mulvaney, 4 Mountain View Drive, Boghall Road, Bray, Co. Wicklow



76.	PD Lane Associates, 1 Church Road, Greystones, Co. Wicklow <i>on behalf of</i> Garrett Murphy, Louis Bradley, Malcolm Hill, Upper Dargle Road, Bray, Co. Wicklow
77.	Paul & Joan Murray, 33 Swanbrook, Bray, Co. Wicklow
78.	Yanny Peters, Killegar, Enniskerry, Co. Wicklow
79.	Linda & Claude Payron, 65 Deepdales, Southern Cross Road, Bray, Co. Wicklow
80.	McGill Planning, 3 Mount Street Crescent, Dublin 2 <i>on behalf of</i> Pizzaro Developments Ltd.
81.	Hazel & John Redmond, 38 Swanbrook, Bray, Co. Wicklow
82.	Jason Plunkett, 68 Deepdales, Southern Cross Road, Bray, Co. Wicklow
83.	Residents of Hollybrook, Bray Sheila Randall & Ollie Collins, 53 Hollybrook Park, Bray, A O'Mahony, 151 Hollybrook Park, Bray C Salmon, 152 Hollybrook Park, Bray J Deady, 154 Hollybrook Park, Bray M Gibbons & A McCarthy, 150 Hollybrook Park, Bray R Lynch, 148 Hollybrook Park, Bray V Kelly, 147 Hollybrook Park, Bray P Flynn, 144 Hollybrook Park, Bray J Powderly, 142 Hollybrook Park, Bray N Downey & M Ni Mhidhigh, 105 Hollybrook, Bray C Cummins & S Heffernan, 106 Hollybrook Park, Bray B O'Brien, 14 Hollybrook Park, Bray M English, 17 Hollybrook Park, Bray K Kelly, 82 Hollybrook Park, Bray G Garry, 13 Hollybrook Park, Bray G Owens, 12 Hollybrook Park, Bray N Mc Cann, 10 Hollybrook Park, Bray C Marcu, 9 Hollybrook Park, Bray R Roche, 7 Hollybrook Park, Bray M O'Toole, 6 Hollybrook Park, Bray C Brophy, 5 Hollybrook Park, Bray B O'Neill, 3 Hollybrook Park, Bray G Dillon, 87 Hollybrook Park, Bray L Osborne, 143 Hollybrook Park, Bray D Knight, 137 Hollybrook Park, Bray M Conroy, 136 Hollybrook Park, Bray P Carroll, 135 Hollybrook Park, Bray S Brophy, 133 Hollybrook Park, Bray B Murphy, 131 Hollybrook Park, Bray E Ryan, 129 Hollybrook Park, Bray K Hickson, 93 Hollybrook Park, Bray S Keogh, 87 Hollybrook Park, Bray T Spivack, 90 Hollybrook Park, Bray D Dehantschutter, 102 Hollybrook Park, Bray J White, 86 Hollybrook Park, Bray E & K Mason, 112 Hollybrook Park, Bray C Maguire, 111 Hollybrook Park, Bray



	G O'Connor, 114 Hollybrook Park, Bray D Monahan, 115 Hollybrook Park, Bray S & J Geraghty, 124 Hollybrook Park, Bray E Hickey, 117 Hollybrook Park, Bray M Mooney, 119 Hollybrook Park, Bray R Brandon, 120 Hollybrook Park, Bray T Brett, 122 Hollybrook Park, Bray K Leonard, 123 Hollybrook Park, Bray L Reis, 55 Hollybrook Park, Bray M Kearney, 20 Hollybrook Park, Bray L Dowling, 42 Hollybrook Park, Bray A Dungan, 40 Hollybrook Park, Bray P Cullen, 39 Hollybrook Park, Bray C Mahoney, 52 Hollybrook Park, Bray N & M Costello, 47 Hollybrook Park, Bray C Skerritt, 46 Hollybrook Park, Bray A O'Connor, 44 Hollybrook Park, Bray B & K Murphy, 98 Hollybrook Park, Bray D Casey, 56 Hollybrook Park, Bray I & A Lazareuco, 27 Hollybrook Park, Bray G O'Malley & D Heffernan, 63 Hollybrook Park, Bray A Dutton, 23 Hollybrook Park, Bray P McCarthy, 19 Hollybrook Park, Bray D Downes, 21 Hollybrook Park, Bray C Fitzgerald & S Hand, 30 Hollybrook Park, Bray S McGann, 18 Hollybrook Park, Bray
84.	Murray O'Laoire Architects, Fumbally Court, Fumbally Lane, Dublin 8 <i>on behalf of</i> Roadstone (CRH Group)
85.	Michelle Rogers, 1 Vale Terrace, Lower Dargle Road, Bray, Co. Wicklow
86.	John Spain & Associates, 10 Lower Mount Street, Dublin 2 <i>on behalf of</i> John Ronan, Treasury Building, Lower Grand Canal Street, Dublin 2
87.	MJ Scarlett, Helen Donnelly & Pauline Walsh, 132 Hollybrook Park, Southern Cross Road, Bray, Co. Wicklow
88.	Void
89.	Denis Sherlock & Jackie Gallagher, Berryfield Lane, Fassaroe, Bray, Co. Wicklow
90.	Thomas & Elizabeth Sherlock, Berryfield Lane, Fassaroe, Bray, CO. Wicklow
91.	William B Somerville-Large, Vallombrosa, Thornhill Road, Bray, Co. Wicklow
92.	Swanbrook Residents Against Development of Bray South Environs, Colette Tighe, 35 Swanbrook, Bray, Co. Wicklow Caroline D'arcy, 79 Swanbrook, Bray, Co Wicklow Eileen Cusack, 34 Swanbrook, Bray, Co Wicklow M & G Boyle, 75 Swanbrook, Bray, Co Wicklow S Meagher, 61 Swanbrook, Bray, Co Wicklow Lorna Mould, 61 Swanbrook, Bray, Co Wicklow



	P Hunter, 63 Swanbrook, Bray, Co Wicklow T Hunter, 53 Swanbrook, Bray, Co Wicklow F Murphy, 41 Swanbrook, Bray, Co Wicklow R Donnelly, 41 Swanbrook, Bray, Co Wicklow T & J Fenlon, 46 Swanbrook, Bray, Co Wicklow A Garcia, 88 Swanbrook, Bray, Co Wicklow K & J McAree, 74 Swanbrook, Bray, Co Wicklow D McMichael, 77 Swanbrook, Bray, Co Wicklow J Plunkett, 66 Swanbrook, Bray, Co Wicklow K Sexton, 87 Swanbrook, Bray, Co Wicklow S Bermingham, 64 Swanbrook, Bray, Co Wicklow J & P Carney, 44 Swanbrook, Bray, Co Wicklow M Clarke, 43 Swanbrook, Bray, Co Wicklow D Clarke, 43 Swanbrook Bray, Co Wicklow B Fennema, 42 Swanbrook, Bray, Co Wicklow J Fenner, 70 Swanbrook, Bray, Co Wicklow Dr. E Demspey, 42 Swanbrook, Bray, Co Wicklow N. Downer, 40 Swanbrook, Bray, Co Wicklow K Downer, 40 Swanbrook, Bray, Co Wicklow H Redmond, 38 Swanbrook, Bray, Co Wicklow N Redmond, 38 Swanbrook, Bray, Co Wicklow L Redmond, 38 Swanbrook, Bray, Co Wicklow J Redmond, 38 Swanbrook, Bray, Co Wicklow L & N Thomson, 37 Swanbrook, Bray, Co Wicklow
93.	Tony Walker, 20 Riddlesford, Kilruddery, Southern Cross Road, Bray, Co. Wicklow
94.	Thomas Walsh & Marie Manley, 15 Hollybrook Park, Southern Cross Road, Bray, Co. Wicklow
95.	Merriall Wearen, 2 Hollybrook House, Kilmacanogue, Bray, Co. Wicklow
96.	Philip Wheatley, 8 Florence Terrace, Bray, Co. Wicklow
97.	Luke White, 73 Deepdales, Southern Cross Road, Bray, Co. Wicklow
98.	Stephen Little & Associates, Latin Hall, Golden Lane, Dublin 8 <i>on behalf of</i> George Wilkin, 1 Roselawn Drive, Bray, Co. Wicklow
99.	Y Callanan, 17 Earlscroft, Bray, Co. Wicklow
100.	Meadhbh Durnin, 11 Earlscroft, Bray, Co. Wicklow



PART C

3.0 CONSIDERATION OF SUBMISSIONS RECEIVED

All submissions have been considered in light of the overarching purpose and scope of plan:

The purpose of the Bray Environs 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 aspects 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.

Due to the number of similar submissions, the Managers Report on the submission to the Draft Bray Environs LAP will be by topic.

3.1 Main Issues Raised

<i>Topic No. 1</i>	<i>Proposed Zoning at Fassaroe</i>
<i>Submission No's</i>	<i>6, 10, 13, 14, 18, 19, 24, 28, 29, 51, 53, 55, 60, 64, 69, 71, 72, 78, 80, 85, 89, 90, 91, 96</i>

A number of issues have been raised with regard the proposed zoning of lands at Fassaroe. The main issues raised are:

- Scale of development proposed;
- Emergence of a new town;
- Coalescence of Bray & Enniskerry;
- Preliminary Zoning Study;
- Traffic Impact on N/M11 and Respective Interchanges;
- Impact of proposed retail offering at Fassaroe;
- Feasibility of proposals in current economic climate
- Visual impact;
- Landfill sites;
- Construction impacts;
- Impact on Existing Residences on Berryfield Lane;
- Provision of the Luas;
- Land Use Zoning Maps;
- Flood Risk Management;
- Developer-led Planning;



-
- Land Use Zoning;
 - Energy Efficiency & Waste Management.

These are summarised and responded to below.

1. Scale of Development Proposed

Summary of Issues Raised

The scale of development proposed is excessive; lower densities should be proposed.

Manager's Response

Bray is designated by the Regional Planning Guidelines as a Metropolitan Consolidation Town within the Metropolitan Area. This designation assumes a relative population range of between 40,000 and 100,000 by 2016. In addition to this, together with Greystones/Delgany, Bray forms a Primary Development Cluster. On this basis, 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.

Furthermore, the Bray Town Development Plan projects a population for the Town Council area of 30,000 by 2010/2011 and 31,000 by 2016; the Wicklow County Development Plan projects a population for the combined town and environs area in County Wicklow of 32,012 by 2010/2011 and 35,000 by 2016; while the Bray Environs LUTS for the greater Bray Environs area including lands in Dun Laoghaire-Rathdown County Council indicates that a population of 52,500 by 2010-2011 could be accommodated subject to the transport improvements suggested.

The target population of 35,000 as set in the County Development Plan is considered the most sustainable and achievable at the present time. In 2006, the population of the town and its environs stood at close to 29,000, as recorded in the Census of that year. The shortfall to meet the population target of 2016 is therefore 6,000.

In planning for this population increase, other factors such as household size, excess factor, headroom and housing density have also been considered in the equation to account for variable in the growth rate.

In addition, higher densities are supported in national, regional and local policy where appropriate to ensure a sustainable pattern of development emerges. The application of lower densities is not in keeping with the principles of sustainable development, particularly so when such development is proposed along a reliable and efficient public transport corridor. Varying densities are proposed within the Fassaroe area, with the highest density of development proposed in closest proximity to the core, reducing as it moves outward to the edges of the zoned area.



The scale of population proposed and the various densities to which development is envisaged to occur are entirely appropriate in working to achieve the population projections for the Bray area, and to ensure its designation as a Metropolitan Consolidation Town is achieved in a planned and sustainable manner.

Manager's Recommendation

No changes proposed to the Draft LAP.

2. Emergence of a New Town

Summary of Issues Raised

The proposed development at Fassaroe will result in the emergence of a new town, separate to that of the existing town at Bray; The proposals for development will further erode the central areas of Bray town, socially and economically; no social, economic and transport links to Bray are proposed.

Manager's Response

The growth of Bray within the town boundary 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. On this basis and 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.

A preliminary zoning study was conducted prior to the preparation of the Draft Local Area Plan and the areas proposed for rezoning represent the most sustainable option for accommodating the town's growth.

The Fassaroe area was considered the only location within the Environs of Bray which would be suitable to accommodate a significant new population and employment opportunities. In particular, 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 that a new residential and working population can be sustainably development at this location.

The area between the lands proposed for zoning and the Cookstown River were not recommended for development because of the scenic, heavily wooded river valley as well as existing dwellings in the area including the Fassaroe demesne lands.

In addition, 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. This was considered in more detail in Part A of the Draft Plan, Section 7.

The possibility of the area at Fassaroe emerging as a separate town to Bray was considered. However, a number of factors included in the proposal will ensure that this does not occur. For example, the extent of retail proposed will ensure that Fassaroe does not emerge as a separate town. The limited comparison retail offering will ensure Bray town remains as the local centre for such retail needs. Employment opportunities are necessary to ensure the area is sustainable and does not become a commuter settlement, lacking in any population during the day.

The proposed zonings will not detract from the central area of Bray. The proposed road and light rail network will link with the existing road network into the town, and Bray will remain as the primary local centre for additional retail, social and economic needs. Furthermore, significant development proposed for the town will ensure its social and economic growth into the future. The proposed Luas B Line extension is designed to be extended from Cherrywood to Wilford, linking to the DART in Bray, and a spur to Fassaroe will further strengthen the connectivity between Bray town and the Fassaroe sub-area.

Manager's Recommendation

No changes proposed to the Draft LAP.

3. Coalescence of Bray & Enniskerry

Summary of Issues Raised

The zoning of lands in Fassaroe represents urban sprawl and will result in the coalescence of Bray and Enniskerry.

Manager's Response

As outlined above, the zoning of lands in Fassaroe is necessary to meet the population growth targets outlined in various policy documents. The lack of sufficient available land in Bray town prompted the preparation of a plan to facilitate this growth outside of the town boundary. The Preliminary Zoning Study that was carried out at the start of the process involved careful consideration of the issues that may emerge and Fassaroe was chosen as the most appropriate location to accommodate the development proposed. The zonings proposed represent the most compact and sustainable form of development. The green belt between the proposed zonings and the existing settlement of Enniskerry will ensure the proposed development at Fassaroe is contained within a central area, maintain its association with the existing town at Bray, while ensuring the coalescence of Bray and Enniskerry does not occur.



Manager's Recommendation

No changes proposed to the Draft LAP.

4. Preliminary Zoning Study

Summary of Issues Raised

The study area of the preliminary zoning study should be extended.

Manager's Response

The Preliminary Study was carried out in 2006 and the areas studied were chosen on the basis of their proximity to Bray town, so as not to result in the emergence of a new town or a sprawling extension to the existing settlement of the town.

This Study looked at the Bray Environs area within the administrative areas of both Wicklow County Council and Dun Laoghaire-Rathdown County Council, and assessed the area in terms of national and regional policies with regard to population targets, settlement and transport strategies, environmental designations within the area and potential areas for future development of residential and employment uses. Given the local authority boundaries, future development zonings were restricted to the Wicklow County Council functional area.

The Study undertook a comprehensive review of national, regional and local policy guidance, including the National Spatial Strategy, the Regional Planning Guidelines for the Greater Dublin Area 2004-2016, the County Wicklow Development Plan 2004-2010 and the North Bray & Environs Land Use and Transportation Study (LUTS). The policy guidance is very clear that population growth should be resisted on greenfield sites unless these areas can be served by public transportation systems, which would reduce the reliance on the private car. Public transportation and other sustainable modes should be given precedence over the requirements of the private car in all relevant policy and decision-making.

In this regard, Fassaroe and the surrounding area is an ideal location for employment and new residential development, as it is to be served by the B2 Luas Line extending from Cherrywood with a link to the DART line at Bray.

Manager's Recommendation

No changes proposed to the Draft Plan.



5. *Traffic Impact on N11/M11 and Respective Interchanges*

Summary of Issues Raised

N/M11 already at capacity, no residual capacity for future development; development will have an adverse impact on the National Roads Network with local traffic using the N11/M11 for short trips; M11 needs to be widened to 6 lanes; development traffic will interfere with safety of N11; proposed Luas Park and Ride would attract further traffic from further afield; to the N11; proposed upgraded Fassaroe Interchange should be capable of accommodating; the proposed LAP development quantum until 2016; M11 junction alterations have not been agreed with the NRA; SI No 140 (2006) should be considered in assessing the noise impact of additional traffic; Transport Assessment and Road Safety Audit be prepared as part of each planning application.

Manager's Response

The development of the Fassaroe area will result in a significant alteration in traffic patterns through this part of the County. Although the North Bray and Environs Land Use and Transport Study does present a framework for the delivery of a sustainable transport strategy to facilitate development of these lands, it is clear that the exact form of the strategy will require discussions with the National Roads Authority and adjacent Local Authorities.

Wicklow County Council recognises the need to protect the carrying capacity of the N11/M11 as the primary corridor connecting Dublin with Wicklow and the South East. As such, the County Council will encourage the provision of public transport proposals to accommodate capacity increases, proper consideration of pedestrian and cycle connections, and appropriate local road links where achievable which can support any proposed capacity increases or additional connectivity to the N11/M11.

Planning applications for all proposed developments which are found to be significant in terms of traffic generation will include a transport assessment and road safety audit. The scope of these assessments will be agreed with Wicklow County Council Planning and Roads Departments at the outset. All Transport Assessments will take account of the cumulative impact of all other proposed development within the LAP and the infrastructural proposals made in the North Bray LUTS. The requirement for noise assessments to be carried out will be in accordance with industry standards and agreed with the Council.

Manager's Recommendation

Part B, Page 13 (Section 8, *Traffic & Transportation*) should include the following policy objective:



‘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.’

6. Impact of Proposed Retail Offering at Fassaroe

Summary of Issues Raised

The amount of retail space proposed in the Fassaroe area is objected to. The Bray Retail Group does indicate it would have no objection to a ‘Boghall style’ shopping centre to cater for the convenience shopping needs of the future resident population.

The retail offering proposed at Fassaroe will become a rival retail scheme to that currently existing in Bray town centre.

Manager’s Response

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. This equates to c. 1,600 sq. m. of convenience floor space and c. 5,500 sq. m. 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 small 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/nonfood outlets. These are 'guideline' figures only. The final scale and breakdown on the district centre will be determined following full Retail impact Assessment and the final comparison offer allowable 'will be limited to c. 25% of the available expenditure.' (Section 6 of the Draft Plan).

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.

Manager's Recommendation

No changes proposed to the Draft LAP.

7. Feasibility of Proposals in Current Economic Climate

Summary of Issues Raised

The extent to which the proposals are feasible is questioned given the current economic climate - commitment to the Luas line, proposed development and the demographic projections are questioned in this context.

Manager's Response

Regardless of the current economic climate and the uncertainty of commitment of the various stakeholders to proceed with development, it is necessary to provide a framework for the orderly and sustainable development of the area. The Council is anxious to ensure a plan-led approach to the development of this area. It is intended that the long-term vision articulated by the Plan will give a degree of continuity and certainty to the future development of the Plan area. The proposed Luas line is in planning and on schedule. In this context, short to medium term events are not critical.

Manager's Recommendation

No changes proposed to the Draft LAP.



8. *Visual Impact*

Summary of Issues Raised

The resultant development will have a negative visual impact on this part of Bray and on an Area of Outstanding Natural Beauty; the River Dargle needs to be protected; need to protect elevated areas and important views from development.

Manager's Response

It is recognised that the Environs of Bray is an environmentally sensitive area, particularly in the context of existing and numerous environmental designations, protected views etc. For this reason, a Preliminary Zoning Study was carried out to identify the most appropriate areas that Bray could potentially expend into. Fassaroe was identified as an appropriate area for potential development.

Any potential threat to the visual and environmental amenity of the area will be assessed at planning application stage in accordance with the strict regulations in force under European and Irish law, national and regional policy, and the policies and objectives of the County Development Plan and this LAP.

Manager's Recommendation

No changes proposed to the Draft LAP.

9. *Landfill Sites*

Summary of Issues Raised

Landfill Sites need to be considered in terms of potential for leachate and contaminated soil etc.; there is a need to indicate the old landfill sites in Fassaroe and mitigate against any adverse impact of development on those sites.

Manager's Response

Wicklow County Council is aware of the presence of disused landfill sites in Fassaroe. During the preparation of the Local Area Plan, the presence of these sites informed the various land use scenarios presented for consideration, including a Strategic Environmental Assessment of the sites. The land use zonings proposed in the Draft Plan represent the best option to mitigate against any adverse impacts on local residents, and include such land uses as open space.

Regardless, it is the responsibility of developers to ensure that no risk to human or environmental health occurs during development or occupation



of lands at Fassaroe. Measures to ensure no that there are no environmental or human risks, including all mitigation measures must be demonstrated when applying for planning permission, which will be carefully assessed by Wicklow County Council during the development control process. A specific objective in this regard should be included in the Draft Plan to make developers aware of their responsibility in this matter.

Manager's Recommendation

Part B, Page 15, *Waste and Surface Water*, of the Draft Plan should be modified to include the following specific objective:

'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.'

10. Construction Impacts

Summary of Issues Raised

The impacts associated with construction are a cause for concern.

Manager's Response

Construction impacts are of a temporary nature and Wicklow County Council will ensure that mitigation measures and best practice are implemented to reduce the potential for adverse impacts on existing residents and future users of land in the area. These measures will be implemented by way of conditions attached to any grants of planning permission that may be issued.

Manager's Recommendation

No changes proposed to the Draft LAP.

11. Impact on Existing Residences on Berryfield Lane

Summary of Issues Raised

Houses on Berryfield Lane should be zoned R1.

Manager's Response

It is noted that a discrepancy exists in the Local Area Plan mapping (Map No. 4) in this context. The discrepancy that exists is a variance in zoning of the existing residences on Berryfield Lane between 'MU2' and 'OS'.



This submission is noted.

To change the zoning would limit the scope of the existing residents to develop their lands. Section 4 of the Draft Plan sets out the objective ‘*To protect existing residential amenity within the Plan area.*’

Manager’s Recommendation

No changes proposed to the Draft Plan.

12. Provision of the Luas

Summary of Issues Raised

The proposed Luas line should go into Bray, not Fassaroe, and therefore link up with the DART Line; the line should be operational prior to any development being occupied; a shuttle service should be provided between Luas and train station; timetables should be provided.

Manager’s Response

The alignment of the Luas line is a decision to be made by the Railway Procurement Agency (RPA). As part of the route selection process, Wicklow County Council advised the RPA that the Luas Line B2 linking Bray town to the DART with Fassaroe was imperative.

The emerging preferred route for the line (Luas Line B2) splits at the proposed stop at Old Connaught with one line proceeding to Fassaroe and the other proceeding to Bray town, linking up with the DART at Bray DART Station.

The proposed alignment of the line into Fassaroe has emerged as a result of extensive consultation between the RPA, stakeholders, Wicklow County Council and the general public. The alignment of the line into Fassaroe represents the best option in terms of the proposed growth of Bray, the proposed development of Fassaroe to accommodate this projected population while fostering connectivity between the two settlements.

It is not considered appropriate that the Luas is provided prior to the occupation of any development, as this would lead to the provision of expensive infrastructure with no customers.

The timing of the provision of key infrastructure including the Luas is considered in the Implementation Strategy. Section 14.0, Phasing & Implementation, clearly states:

‘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 Fassaroe and Kilruddery. 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 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.’(Part B; Page 24)

However, a specific reference to the Luas in the implementation section is considered appropriate in order to avoid any doubt in this regard.

The provision of Luas timetables is the responsibility of the Railway Procurement Agency (and will likely not be determined until the operational stages), and is not appropriate to a land use plan.

Manager’s Recommendation

The Implementation Strategy should include a specific reference to the Luas:

‘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.’(Part B; Page 24)

13. Land Use Zoning Maps

Summary of Issues Raised

Maps need to show where the proposed road network connects with the existing.

Manager’s Response

The existing road network and its linkages within the Plan area are clearly shown on the zoning maps published in association with the Draft LAP. The linkages between the existing network and the proposed infrastructure, in particular the proposed link road around the proposed core area of Fassaroe are shown in sufficient detail on the relevant Land Use Zoning Map (Map No. 4).



Manager's Recommendation

No changes proposed to the Draft Plan.

14. Flood Risk Management (Fassaroe)

Summary of Issues Raised

A Flood Management Plan should be prepared.

Manager's Response

All planning applications for development will be assessed in accordance with 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.

Policy W7, Chapter 9 of the County Development Plan also applies, which requires developers to show the measures they will take to minimise flood risk to the satisfaction of the Council. Policy WS2 of the County Development Plan indicates the intention of the Council to promote development in accordance with the recommendations of the Greater Dublin Strategic Drainage Study.

In addition, the Draft Plan requires that all proposals for development be accompanied by an assessment of flood risk:

'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.'

'Ensure that applications for a development are supported by a flood risk assessment where possible flood risk is identified.' (Part B; Page 15)

Manager's Recommendation

A new policy objective should be included in Section 9.0, *Public Infrastructure*, regarding consideration of the Draft Guidelines on Flood Risk Assessment as follows:

'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.'



15. Developer-led Planning

Summary of Issues Raised

The Plans represent developer-led planning.

Manager's Response

On the contrary, this Plan springs from the policies of the National Spatial Strategy and Regional Planning Guidelines, especially the latter which designates Bray as a Metropolitan Consolidation Town with an indicative population of 40,000 - 100,000 people.

The provisions of the Draft LAP and the policies and objectives therein represent the most orderly and sustainable approach to the anticipated growth of Bray Environs into the future, following extensive consultation with stakeholders, other interested bodies, and the general public. The Plans proposed represent the most sustainable approach to the development of the Plan area based on national, regional and county planning policy and guidance, and the concerns and opinions expressed during the course of preparing the draft Plan.

The policies and objectives of the Plan have not been unduly influenced by any developer or stakeholder in the area over any other, and it is the belief of Wicklow County Council that the Plan has been prepared in the most transparent manner possible and in accordance with the requirements of the Planning & Development Acts, 2000-2007.

Manager's Recommendation

No changes proposed to the Draft LAP.

16. Land Use Zoning

Summary of Issues Raised

Land Use Zoning - residential should be moved closest to boundary with Bray town; too much 'E' zonings.

Manager's Response

The zonings proposed as part of the Draft LAP within the Fassaroe area are justifiable in line with the principles of sustainable development. The proposed land use zones allow for mixed use, including residential development, within the core area of Fassaroe, with more distinct zones of land use on the boundary. These zones represent a sustainable approach to development, thereby ensuring a critical mass to sustain the retail, leisure/recreational, employment and transport uses proposed. The integration of the various land uses and their dependence and support of each other is critical to ensure a sustainable development



emerges in this location. To move the residential zones to the boundary with Bray would lead to the disjointed development of the Fassaroe area to the detriment of the sustainable mixed use concept.

The RPGs set out an appropriate jobs ratio for the Greater Dublin Area. The jobs ratio is the total number of jobs divided by the labour force and is used to measure the sustainability of settlements. The RPGs, published in 2004, indicates a jobs ratio of 0.59 for Wicklow County. The Guidelines recommend a minimum jobs ratio of 0.64 by 2010 and 0.7 by 2020. In order to achieve these targets, it is necessary to provide for more economic and employment development to ensure a greater provision of jobs in the County and closer to where people live.

In this context, the number of employment zones proposed is appropriate and has been informed on the basis of extensive calculations which indicate an appropriate employee to resident ratio. The extent of employment proposed is critical to sustain both the resident population and services, and avoiding the creation of a commuter suburb.

Manager's Recommendation

No changes proposed to the Draft LAP.

17. Energy Efficiency & Waste Management

Summary of Issues Raised

The energy efficiency standards of Bray Town Council should be included as part of the policy objective for sustainable development; Zone 'E' should provide for '*green waste and timber recycling*'; a policy objective should be included:

'To provide for a green waste and timber recycling centre.'

Manager's Response

Section 10.4.6.2, Energy Conservation, of the Bray Town Development Plan sets out its intention to '... promote a culture of energy conservation in its own activities and in the provision of services.' In addition, section 3.5.4 states that it is the policy of the Council to promote sustainable building design incorporating the use of materials that optimise the energy efficiency of the structure.

Under Variation 1 of the Town Development Plan, adopted in November 2007, the Council introduced a series of measures to improve the energy performance of new developments:

- Encourage responsible environmental management in construction.
 - Promote sustainable approaches to housing developments through spatial planning, layout, design and detailed specification.
-



-
- 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
 - 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
 - Anticipate the operational implementation of the EU Directive on the Energy performance of Buildings (EPBD) by encouraging the energy rating and labelling of building energy performance, so as to give visible recognition to such improvements.

The Draft Bray Environs Plan permits in principle the use of land as a recycling centre in the 'E' zones (i.e., E1, E2, E3). The rationale behind this submission is recognised and noted. In this context, the 'E2' and 'E3' zones will be modified to provide for such a facility. Therefore, employment uses permitted in principle in the 'E2' and 'E3' zones will be listed to include:

'... general and light industry (with ancillary warehousing), office, recycling centre (including for green waste and timber recycling), 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.'

Manager's Recommendation

It is recommended that the following objectives are added to the Local Area Plan:

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:

- *Encourage responsible environmental management in construction.*
 - *Promote sustainable approaches to housing developments through spatial planning, layout, design and detailed specification.*
 - *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.*
 - *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.*
 - *Energy efficient BER is now in place.*
-



It is proposed that the 'E2' and 'E3' zones will provide for the undertaking of the recycling of green waste and timber products as follows:

'... recycling centre (including for green waste and timber recycling), ...'



Topic No. 2 **Proposed Zoning at Kilruddery Demesne**

Submission No's	8, 12,13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 30, 31, 32, 33, 34, 35, 37, 38, 39, 41, 42, 43, 44, 45, 46, 47, 50, 51, 52, 54, 55, 56, 57, 58, 59, 61, 62, 63, 65, 66, 68, 69, 70, 72, 74, 75, 77, 79, 81, 82, 83, 85, 87, 91, 92, 93, 94, 95, 97, 99, 100
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A number of issues have been raised with regard the proposed zoning of lands at Killruddery Demesne. The main issues raised are:

- Proposed Residential Development;
- Proposed Hotel Zone;
- Proposed Tourism Development;
- Traffic impact of proposed development on Southern Cross Road;
- Walking routes;
- Public Park at Bray Head;
- Agricultural zone;
- Impact of Zoning on Kilruddery Demesne;
- Proposed open space;
- Flood Risk Management;
- Public Infrastructure;
- Proposed development in current economic climate;
- Land Use Alternative 4;
- Preparation of a Special Amenity Area Order (SAAO);
- Provision of Local Facilities;
- Land Availability within the Town Boundary;
- Transfer of Land to Bray Town Council.

These are summarised and responded to below.

1. Proposed Residential Development

Summary of Issues Raised

Residential - Proposed residential development is a concern; degradation of the Little Sugar Loaf; detrimental in an Area of Outstanding Natural Beauty; impact on residential amenity; overlooking of existing development; residential development should be kept below the 70 metre contour line; the 'R3' zone in Killruddery is inappropriate and some of the projected 7,000 population should have been allocated to this area of residential development.



Manager's Response

The Draft LAP proposes just under 8 hectares of land to be zoned for residential development within Killruddery Demesne. The subject lands are located to south of and adjoining the existing business park. The extent of residential development at this location would not encroach on the Little Sugar Loaf, and the visual impact of this development will be negligible in terms of visual impact on existing residential development in the area. The 195 no. resident population that is envisaged to come from this development has been included within the projected resident population of 7,000.

Any proposals for residential development within the 'R3' zone as indicated on the land use zoning map (Map No. 5) will be subject to rigorous assessment by Wicklow County Council and must be deemed to comply with the policies and objectives of the development control standards of the LAP and the Development Plan.

The lands proposed for residential development are not located within an Area of Outstanding Natural Beauty or a proposed/designated SAAO, but are zoned 'Corridor Area' in the County Development Plan. The location of these lands in close proximity to such designated sites does not automatically indicate that development should not proceed. Rather, utmost consideration must be applied at the design stage when preparing proposals for development in recognition of any nearby protected areas. The extent to which a proposal for development borders such designated sites and the potential negative impact on those will be carefully assessed by Wicklow County Council in assessing any proposals for development in the area.

The issue of phasing, and comprehensive and integrated planning for the Demesne is considered in the Implementation Strategy. Section 14.0, *Phasing & Implementation*, clearly states:

"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 Killruddery. 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 Killruddery masterplan shall set out the overall development concept for the Demesne including phasing. 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."



Manager's Recommendation

It is recommended that the Draft Plan be changed to include:

'The Killruddery Masterplan shall set out the overall development concept for the Demesne including phasing. 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. No residential development shall be permitted above the 65 metre contour and a visual impact statement of the proposed residential development, as viewed from the Southern Cross Route and the R761 to the east, shall form part of any planning application.'

2. Proposed Hotel Zone

Summary of Issues Raised

Hotel - proposed hotel zone conflicting with adjacent site; not feasible; may support a small hotel; could be used for provision of a school; it is an objective of the BTDP to provide an 'Enterprise Centre'/mixed use business centre - it could be provided at this location and BTC should benefit from the levies generated as a result of it.

Manager's Response

The issues raised with regard the zoning of land to provide a hotel at the site known as the 'Foggy Field' are noted. The existing Ramada Hotel adjacent and the potential for traffic impact are the main factors that would hamper the successful operation of a hotel at the site proposed.

Foggy Field is not within the Town Council boundary and any development at this site would be assessed by Wicklow County Council. The payment of levies, as a result of development at this site, would be to Wicklow County Council and not Bray Town Council.

Manager's Recommendation

It is recommended that the Killruddery hotel ('H') zoning objective be excluded and the site be zoned to tourism use ('T') (Part B, Section 13).

3. Proposed Tourism Development

Summary of Issues Raised

Tourism - impact on mature woodland; 9 hectares of tourism use is too much; would result in anti-social behaviour; no public transport connections; would support a more sustainable venture - should include farmers market, small artisan produce; would support eco-tourism/heritage information centre; concern re: mention of a Multi-



Purpose Event Centre; unclear of Lord Meath's intentions for the future development of the Estate; should be smaller in size and have a buffer zone of 25-30 metres between it and existing development for open space purposes; should provide for the social and environmental amenities of the local residents; 'eco-tourism' use is supported; vague definition of the 'T' zone.

Manager's Response

The proposed 'T' tourism zone is confined to a limited extent of development within the Demesne, and is proposed with a view to raising the profile of the estate and its attractiveness to visitors and local residents alike. The tourist-related uses that will result from this zoning are not envisaged to be large-scale ventures that would have significant negative impacts on the integrity of the Demesne or on the amenity of surrounding residential development. In particular, any potential for anti-social behaviour is limited owing to the proposed location of the tourist-related development zone. The location of the zone directly inside the Demesne entrance gates and within the Demesne boundary will ensure it is both actively and passively monitored. Security issues or anti-social behaviour should not occur as a result.

A number of possible tourist-related uses are suggested to include eco-tourism, farmers markets, small artisan production, a heritage information centre etc. Such uses should be considered as having the potential to be feasible and therefore should be included within the possible uses permitted under the 'T' zone.

It is not appropriate to comment on the intentions of Lord Meath and the Brabazon Family for the future of the estate. However, any proposals for tourist-related development will be assessed in accordance with the usual procedure for determining planning applications as implemented by Wicklow County Council.

It is considered that a buffer zone of between 25 and 30 metres is appropriate between the 'T' zone and the existing residential development to the north-west in order to protect existing residential amenity.

The purpose of Land Use Zoning is to indicate the types of land uses that would be acceptable in principle in any particular area. It is not appropriate to be overly prescriptive in a LAP in indicating what is or is not permitted; it is for this reason that a Masterplan approach is required when submitting applications for development to the Council. In addition, specific proposals for development will be subject to careful assessment by the Council in accordance with the development control standards outlined in the LAP and the County Development Plan. At all times, the residential and heritage amenity of surrounding development will be protected to the greatest extent possible.



Proposals for development of the 'T' zone at Killruddery should be relatively small-scale to ensure the integrity of the Demesne is protected and retained. Proposals for such development will be assessed on their merits and in terms of their impact on the Demesne setting. The types of land use permitted within the 'T' zone as per Section 13.0 of the Draft Plan, *Land Use Zoning Objectives*, are indicative only.

Regardless of the above, and in order to avoid any confusion with regard the types of tourism land uses permitted, a more definitive statement regarding the potential tourism uses that may be permitted should be incorporated into the Plan.

Manager's Recommendation

It is proposed to change Map 5 to provide for a 30m buffer zone between the tourism zone and the existing residential developments to the north-west.

It is proposed to change the following objective from:

'Such Tourist Uses include: All tourist related activities including restaurant/tea rooms, craft factory outlet shops in accordance with the County Development Plan and this LAP.'

To:

'Such Tourist Uses include: Tourist 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, walled garden restoration, equestrian centre, in accordance with the County Development Plan and this LAP.'

4. Traffic impact of proposed development on Southern Cross Road

Summary of Issues Raised

Traffic volumes will be further increased on an already congested Southern Cross Road.

Manager's Response

Planning applications for all proposed developments which are found to be significant in terms of traffic generation will include a transport assessment and road safety audit. The scope of these assessments will be agreed with Wicklow County Council Planning and Roads Departments at the outset. All Transport Assessments will take account of the cumulative impact of all other proposed development within the LAP and the infrastructural proposals made in the North Bray LUTS. This will ensure that any future capacity deficiencies are highlighted and addressed, if



necessary, as part of any planning application.

The Bray Public Transport Study undertaken in 2007 outlined the potential to develop a Quality Bus Corridor from the Bray Southern Cross to Bray DART Station, and onwards to the Dublin Road. Such an initiative will significantly reduce bus journey times from the Southern Cross into Bray Town Centre, and can therefore make a real contribution to reductions in car use.

Generally, it is considered that the increase in car traffic at peak times, as a result of the limited development proposed in this Plan, will only have an incremental impact on road conditions.

Manager's Recommendation

Part B, Page 13 (Section 8, *Traffic & Transportation*) should include the following policy objective:

'Wicklow County Council will progress the implementation of the Bray Public Transport Study recommendations in consultation with the QBN Project Office.'

5. Walking Routes

Summary of Issues Raised

A policy objective should be inserted regarding the provision of walking routes:

'A clearly identifiable internal walk within the estate should be connected to external walks with an intention of connecting to the Wicklow Way, to coastal walks and public transport.'

Manager's Response

Wicklow County Council cannot designate walking routes in Local Area Plans, but can insert an objective thus:

'Wicklow County Council will work with the 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.'

Manager's Recommendation

The Draft Plan should be amended at Part B, Page 18 (Section 11, *Landscape & Natural and Visual Amenity*), to include the following objective:



‘Wicklow County Council will work with the 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.’

6. Public Park at Bray Head

Summary of Issues Raised

A public park should be provided on Bray Head and a recreational plan should be prepared.

Manager’s Response

The designation of Bray Head as a SAAO means it is already a recreational amenity to the area without it being in public ownership. Objective 1.1 of the SAAO for Bray Head states the Council’s intention to provide for public access to the area:

‘Objective 1.1

In order to facilitate social inclusion, it is an objective of the Council to increase public access on foot to coastal, heathland and woodland areas for informal recreation.’ (Bray Head SAAO; Page 21)

The approval of the SAAO by An Bord Pleanála conditioned that a management committee be established. Such issues are part of the remit of this committee.

Manager’s Recommendation

No changes proposed to the Draft Plan.

7. Agricultural Zone

Summary of Issues Raised

The zone to the south of the proposed zonings should be zoned ‘agriculture’ to provide for garden/allotment space.

Manager’s Response

The submission is noted and is not considered appropriate.

Manager’s Recommendation

No changes proposed to the Draft Plan.



8. Impact of Zoning on Killruddery Demesne

Summary of Issues Raised

Plans for Killruddery will have a detrimental impact on the demesne in terms of visual impact; Cultural Heritage of Killruddery will be impacted upon by the proposals for development; impact on listed building; impact on scenic and wildlife amenity of the area; the area should remain as its current zoning to protect the lands as an Area of Outstanding Natural Beauty and a proposed SAAO; proposals for development in Killruddery do not comply with the objective to consolidate Bray town; Chapter 10, *Heritage and Landscape*, of the County Development Plan does not mention Killruddery Demesne.

Manager's Response

The integrity and heritage of the Demesne's natural and built heritage are preserved under current planning legislation and guidelines.

Any proposals for development within the Demesne will be critically assessed by the County Council in terms of the potential for any negative impact on the integrity of Killruddery Demesne and the surrounding residential development. The requirements of the Planning & Development Acts, 2000-2007, together with the development control standards regarding the protection of natural and built heritage as outlined in the County Development Plan, must be strictly applied to any proposals for development within Killruddery Demesne.

All heritage buildings must have a sustainable use and the option of leaving the estate with its current uses, which are not economically sustainable, will most likely lead to its degradation. In a fast moving world, if the estate is to retain its integrity, then change must be accepted.

Killruddery Demesne is not located within an Area of Outstanding Natural Beauty or a SAAO. The extent of the proposed SAAO abuts the extent of the lands at Killruddery that are within the Plan boundary and to the east of the Regional Road No. 761. The proposed zones are confined to the northern extent of the lands. This is clearly set out on the Land Use Zoning Map, Map No. 5.

Any submissions on the current County Development Plan can be submitted to the Council for consideration during its review of the Development Plan. It is proposed that the Draft Plan be available for public display at the end of September 2009.

Manager's Recommendation

No changes proposed to the Draft LAP.



9. Proposed Open Space

Summary of Issues Raised

Open Space - will lead to anti-social behaviour; concerns expressed in to 'proposed' clubhouse, stadium, floodlighting, multi-purpose event centre etc.

Manager's Response

A number of submissions have raised concern with regard the potential for anti-social behaviour associated with the lands zoned 'OS'. The purpose of zoning lands 'OS' is to provide a new green edge to the Demesne and act as a buffer zone between the newly proposed uses. The open space will function as a new liner park. Any proposals for development within the Demesne will be critically assessed by the County Council in terms of the potential for any negative impact on the integrity of Killruddery Demesne and the surrounding residential development.

The open space land use objective at Section 13 is *'To preserve, provide and improve recreational amenity and open space.'* In the interests of the Killruddery Demesne status, the open space land use zoning objective should be qualified. In this regard, the open space land use zoning objective included in the Draft Plan should refer to Fassaroe only. A new land use open space objective should be crafted for Killruddery alone.

Manager's Recommendation

Current open space land use criteria should apply to Fassaroe. The following open space land use criteria should apply to Killruddery.

Open Space (OS) Killruddery

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.

10. Flood Risk Management (Killruddery)

Summary of Issues Raised

Flood risk - drainage is a problem in the area; impact on natural drainage and flood plains in the area



Manager's Response

All planning applications for development will be assessed in accordance with 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.

Policy W7 of the Development Plan also applies, which requires developers to show the measures they will take to minimise flood risk to the satisfaction of the Council. Policy WS2 of the County Development Plan indicates the intention of the Council to promote development in accordance with the recommendations of the Greater Dublin Strategic Drainage Study.

In addition, the Draft Plan requires that all proposals for development be accompanied by an assessment of flood risk:

'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.'

'Ensure that applications for a development are supported by a flood risk assessment where possible flood risk is identified.' (Part B; Page 15)

Manager's Recommendation

A new policy objective should be included in Section 9.0, *Public Infrastructure*, regarding consideration of the Draft Guidelines on Flood Risk Assessment as follows:

'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.'

11. Public Infrastructure

Summary of Issues Raised

How will the necessary public infrastructure be provided?; existing water pressure is low and will not be able to accommodate the proposed development; ensure public sewer capacity is available before development; ensure public water supply is available before development; the effects of flooding and protection of streams be considered; overhead provision of services to be avoided.



Manager's Response

All issues have been considered in the Policies and Objectives outlined in the Draft LAP.

All proposals for development will be assessed in terms of its requirement on the public infrastructure network and the capacity of the latter to accommodate the proposed development. Any shortfalls in the public infrastructure will be provided for by way of development contributions and the onus will be on the developer to provide such infrastructure to accommodate any proposed development as appropriate. Existing water pressure is adequate in the area.

In addition, the Plan requires the preparation of a phasing and implementation plan to ensure the necessary public infrastructure is available prior to the occupation of any residential or commercial development.

Manager's Recommendation

No changes proposed to the Draft Plan.

12. Proposed Development in Current Economic Climate

Summary of Issues Raised

Development is not feasible in the current economic downturn;

Manager's Response

Regardless of the current economic climate and the uncertainty of commitment of the various stakeholders to proceed with development, it is necessary to provide a framework for the orderly and sustainable development of the area. The Council is anxious to ensure a plan-led approach to the development of this area. It is intended that the long-term vision articulated by the Plan will give a degree of continuity and certainty to the future development of the Plan area. Short- to medium-term economic conditions have little relevance to long-term forward planning.

Manager's Recommendation

No changes proposed to the Draft LAP.

13. Land Use Alternative 4

Summary of Issues Raised

Land Use Alternative 4 is a major cause for concern; confusion regarding



the reference to 'R4' in parts of the Draft Plan.

Manager's Response

Four alternatives of land use zoning were identified for the Kilruddery Demesne, taking into account various extents of land and varying extents of land uses.

The land use scenario for Killruddery presented in the SEA under *Land Use Alternative 4* forms part of the SEA pre-Draft Plan scoping exercise to determine what would constitute feasible development in this part of the Plan area. *Land Use Alternative 4* explored the option of proposing:

- E2 (Employment 2 - Industry/Business Park) zoning at Foggy Field which is located to the south west of the roundabout between the R761 and the R768;
- T (Tourism) zoning covering Kilruddery House and Gardens - the extent of this zoning is greater than in any of the other alternatives;
- E2 (Employment 2 - Industry/Business Park) zoning to the south of the existing industrial area that adjoins the Southern Cross Route;
- R4* (New Residential - Low Density) zoning on the upwardly sloping land around Giltspur - the extent of this zoning is greater than in any of the other alternatives; and,
- T (Tourism) zoning at Belmont to the south of Kilruddery.

As can be clearly seen in the SEA, the extent of Land Use Alternative 4 is substantial and proposes significant development within the Kilruddery Demesne. Consequently, in the context of the sensitive nature of the Demesne setting, the land use zonings proposed in the Draft Plan have been scaled back significantly. The land use zonings proposed for the Killruddery Demesne in the Draft Plan are those which are shown in Map No. 5 - *Killruddery Land Use Zoning*.

It is noted that in some parts of the Plan and SEA, the proposed zone for low density residential development is referred to incorrectly as 'R4' rather than being correctly referred to as 'R3'.

** R3 in the Draft Plan*

Manager's Recommendation

The references to 'R4' on pages 20 and 21 of Part A of the Draft Plan will be amended to 'R3'.

14. Preparation of a Special Amenity Area Order (SAAO)

Summary of Issues Raised

SAAO & Sugar Loaf Mountain - Should not be rezoned and Sugar Loaf



should be designated as a SAAO; negative visual impact; visual impact within an area of Outstanding Natural Beauty; environmental Impact - loss of trees, habitats, landscaping cover; The entire demesne should be designated an Area of Outstanding Natural Beauty.

Manager's Response

It is agreed that the Sugar Loaf Mountain should not be rezoned for development and the Draft Plan does not propose such zoning. The proposed residential zone is confined to low density development on a limited extent of land in the northern portion of the Demesne and no higher than the 65 metre contour. Any development at this location would not encroach on the Sugar Loaf Mountain and would have no impact on its amenity value.

In compliance with Policy D11 of the County Development Plan, trees and hedgerows will be protected to the greatest extent possible.

The County Development Plan already has an objective to prepare an SAAO for the Little Sugar Loaf.

The demesne at Kilruddery is afforded protection of its heritage under the current planning legislation. A large area surrounding the demesne, including the Great and Little Sugarloaf Mountains and Bray Head, is designated as an Area of Outstanding Natural Beauty. In addition, the SAAO for Bray Head has been confirmed, while the County Development Plan, 2004-2010 has designated the Sugarloaf Mountains as a future SAAO.

Manager's Recommendation

No changes proposed to the Draft LAP.

15. Provision of Local Facilities

Summary of Issues Raised

General - drop in property values; new schools should be provided within the area; impact associated with industry/business uses; the focus should be on providing proper facilities in the area for local residents - e.g., local shops.

Manager's Response

The proposals put forward for the zoning of lands will not devalue existing property in the area. The zones outlined within the Killruddery Demesne propose a low density of residential development, and any proposals for tourism-related uses will be assessed on their merits and in terms of their overall impact on the integrity of the Demesne setting.

There are an adequate number of schools in the general area, and shops



including a supermarket are already designated on the Southern Cross Road in the Bray Town Council Development Plan. No industry is being proposed for Killruddery in this Plan, only tourism uses to exploit the heritage value of Killruddery House and Gardens. At the planning permission stage, it will have to be demonstrated that proposals will not negatively impact on residential amenity.

Manager's Recommendation

No changes proposed to the Draft Plan.

16. Land Availability within the Town Boundary

Summary of Issues Raised

There is land available for development within the town boundary.

Manager's Response

While there may be brownfield/vacant plots of land available for development within the town boundary, such sites would not be appropriate to accommodate the extent of development necessary to achieve the population targets set out in the various national and regional policy documents nor be sufficient to provide for necessary expansion of Bray in the interests of the town or its residents. The extent of development required in order to meet these targets is sufficient to warrant development on greenfield sites, albeit in an orderly and sustainable manner.

Manager's Recommendation

No changes proposed to the Draft Plan.

17. Transfer of Land to Bray Town Council

Summary of Issues Raised

The area adjoining the SCR should be transferred to Bray Town Council.

Manager's Response

The potential for a boundary extension to the functional area of Bray Town Council is a separate legislative procedure and it not within the scope of a Local Area Plan.

Manager's Recommendation

No changes proposed to the Draft Plan.



Topic No. 3 **Provision of future transport infrastructure**

Submission No. **3, 5, 6, 10, 11, 68**

Summary of Issues Raised

Increased connectivity with Bray Town Centre required via sustainable modes of transport; development of the Local Area should be phased in accordance with the introduction of transport infrastructure such as Luas; appropriate reservations be made for the construction of the proposed Luas line; Luas stops should be located on suitable topography with gradients no greater than 2%; suitable development to be proposed at Luas termini to create a ‘sense of place’.

Manager’s Response

The Bray Public Transport Study undertaken in 2007 outlined the potential to develop a Quality Bus Corridor from the Bray Southern Cross to Bray DART Station, and onwards to the Dublin Road. Such an initiative will significantly reduce bus journey times from the Southern Cross into Bray Town Centre, and can therefore make a real contribution to reductions in car use. In addition, the development of a Luas connection from Fassaroe to Bray will ensure a fast and reliable connection into the town centre, thereby reducing the need for car travel.

In delivering the Plan, development proposals will conform to guidance set out in the Regional Planning Guidelines with respect to the development of sustainable urban areas served by public transport.

Manager’s Recommendation

Part B, Page 13 (Section 8, *Traffic & Transportation*) should include the following policy objective:

‘Wicklow County Council will progress the implementation of the Bray Public Transport Study recommendations in consultation with the QBN Project Office.’

‘Development proposals will be delivered in such 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 M11 as a strategic road through the area.’

‘The provision of the Luas including its construction schedule shall be included in the Masterplan, including agreed phasing.’



Topic No. 4 Landscaping Strategy & Green Infrastructure

Submission No. 51

Summary of Issues Raised

The submission states that:

- The Draft Plan has been presented in the absence of a ‘*countywide discrete landscape policy or strategy*’.
- The County Development Plan does not contain a full, comprehensive landscape policy or strategy.
- The ‘OS’ and ‘GB’ designations in the Draft Plan are premature in the absence of any scientific foundation.
- Wicklow County Council should have prepared an ‘*Open and Greenspaces Strategy*’.

Manager’s Response

The preparation of a countywide strategy is not an issue for any Local Area Plan, but rather the County Development Plan. Any submissions on the current County Development Plan can be submitted to the Council for consideration during its review of the Development Plan. It is understood that the County Development Plan will undergo its statutory review commencing in September 2009.

The provision of active and passive recreational open space (‘OS’) is imperative to ensure a high standard of residential amenity. The provision of a ‘GB’ zone is important to ensure an effective transition between the developed area and the rural area to the south of Fassaroe. Such zonings are considered vital to the proper planning and sustainable development of the area.

Wicklow County Council adopted its open space strategy document, titled ‘*Policy Document: Open Space Standards*’, in September 2007.

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 above mentioned policy document. 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.



Manager's Recommendation

No changes to the proposed Draft Plan.

Topic No. 5 Flood Risk and Wildlife Conservation

Submission No. 2, 19, 73

Having reviewed the submissions received, a number of issues have been raised with regard the potential for flood risk and the threat to wildlife conservation as a result of the proposed zonings and resultant development. The issues raised can be summarised to include:

1. Natural Flood Plains

Summary of Issues Raised

Natural flood plains should be protected against development and any potential flood risks need to be mitigated against; the Plan should contain a policy regarding consideration of the Guidelines on Flood Risk Assessment.

Manager's Response

It is the intention of Wicklow County Council that all planning applications for development will be assessed in accordance with 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. In addition, the Draft Plan requires that all proposals for development be accompanied by an assessment of flood risk:

'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.'

'Ensure that applications for a development are supported by a flood risk assessment where possible flood risk is identified.' (Part B; Page 15)

Policy W7, Chapter 9 of the Development Plan also applies, which requires developers to show the measures they will take to minimise flood risk to the satisfaction of the Council. Policy WS2 of the County Development Plan indicates the intention of the Council to promote development in accordance with the recommendations of the Greater Dublin Strategic Drainage Study.



Manager's Recommendation

A new policy objective should be included in Section 9.0, *Public Infrastructure*, regarding consideration of the Draft Guidelines on Flood Risk Assessment as follows:

'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.'

2. Use of the Old Golf Course in Bray

Summary of the Issues Raised

The old golf course in Bray should be now used as a public park.

Manager's Response

The old golf course in Bray is not within the Plan boundary and its use is not relevant to this Plan.

Manager's Recommendation

No changes proposed to the Draft Plan.

3. Conservation of Wildlife and Habitats

Summary of the Issues Raised

Wildlife and habitats should be protected.

Manager's Response

The utmost protection will be afforded to all wildlife within the Plan area and compliance with European, national, regional and local policy in relation to wildlife conservation and habitat protection will be required in all planning applications for development. Part B, Section 10 of the Draft Plan, *Built & Cultural Heritage*, includes objectives for the protection of existing ecological corridors within the Plan area and all proposals for development shall be required to assess the impact of development and to propose mitigation measures as appropriate.

In the case where development is permitted, mitigation and best practice measures will be implemented by way of condition to ensure no adverse effects of development impact on wildlife and habitats, in accordance with the provisions of the County Development Plan and in particular, this Draft Plan at Sections 10 and 11.



Manager's Recommendation

No changes proposed to the Draft Plan.

4. Open Areas between Settlements

Summary of the Issues Raised

It is important to retain open areas between settlements.

Manager's Response

The importance of incorporating and retaining green areas within the Plan area has been appreciated and significant efforts have been made to incorporate as much open space/green areas into the area as feasibly possible. A significant extent of open space is proposed in Fassaroe to provide active and passive recreational space for the future resident and employee populations of the area, as well as the existing population of Bray. A significant green belt is proposed to the south of the Fassaroe area also, to provide a transitional area between the developed area and the rural area to the south. A green belt also exists between Fassaroe and Enniskerry, which further prevents the potential for the coalescence of the two settlements.

In addition, an area of open space (c. 16.7 hectares) is proposed within the Killruddery Demesne to provide a transition between the estate and the proposed residential development in the R3 zone; and to provide for active and passive recreational space for existing and future residents of the area.

Manager's Recommendation

No changes proposed to the Draft Plan.

5. Flood Protection Scheme in the SEA

Summary of the Issues Raised

The issue raised here is that the Department of the Environment Heritage and Local Government has recently published Draft Guidelines on Flood Risk Assessment and Planning and policy should be included in the Draft LAP indicating that the Council will have regard to these Guidelines.

Manager's Response

A new policy objective should be included in the Draft Local Area Plan.

Only a very small stretch of the River Dargle Flood Protection System is located within this Plan area. The Flood Protection System has already



been assessed and approved by An Bord Pleanála.

Comments regarding the Environmental Report are responded to in Addendum I to the SEA Environmental Report.

Manager's Recommendation

- A new policy objective should be included in Section 9.0, Public Infrastructure, regarding consideration of the Draft Guidelines on Flood Risk Assessment as follows:

'All applications for development should have regard to 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.'

See relevant section of Addendum I to the SEA Environmental Report for any updates which may be required to be made to the Environmental Report.

Topic No. 6 Heritage

Submission No. 14

Summary of Issues Raised

One submission requested that the County Wicklow Heritage Plan, 2004-2008 should be considered.

Manager's Response

The Wicklow County Development Plan includes a statement to prepare and implement a County Heritage Plan to assist in its objective *'... to conserve, protect and enhance Wicklow's built and natural heritage and landscape where possible.'*(County Development Plan, 2004-2010; Page 79) A County Wicklow Heritage Plan was prepared in 2004.

The Draft Bray Environs LAP clearly states that:

'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.'(Part B; Page 1)

This statement clearly acknowledges the County Development Plan as



being the overarching development framework plan for the county, and that the policies and objectives contained therein should be complied with in proposing development in the County. In the context of the subject submission, the policies and objectives of the Development Plan, as they relate to heritage and its conservation, shall be regarded in proposals for development.

Manager's Recommendation

No changes proposed to the Draft Plan.



3.2 Issues Raised by Prescribed Bodies

Topic No. 7 Prescribed Bodies

Submission No. 2, 3, 4, 5, 6, 7, 8, 9, 10, 11

Some of the main issues raised include the following:

1. Railway Procurement Agency

Summary of Issues Raised

Luas - Maps should show the provision of the Luas line into Bray town; Park & Ride is envisaged to provide 750 no. spaces; increased densities should be proposed at strategically planned locations to ensure the critical mass; urban design will need to provide for ease of use/access and overall attractiveness of the Luas system; safe walk and cycle routes should be provided to connect with the Luas and work/living environments; urban/green spaces, public lighting and a retail/commercial mix at the stops would enhance their use; reqs include 7m reservation for operation; 18m reservation for construction; increased reservation at stops; stops should be located where there is no curvature and the gradient is flat or no greater than 2%; Luas trip generation is based on 1 million trips per km of track.

Manager's Response

The land use maps prepared as part of the process are sufficiently detailed to show a variety of information regarding the existing and future situation within the Plan boundary with regard land use, key infrastructural objectives, environmental designations etc. The mapping of the Luas Line into Bray town is not required for the purpose of the LAP.

While the Draft Plan provides for an area of c. 6 ha for the provision of a Luas Park and Ride facility within the core area, the details of the number of spaces to be provided therein will be determined during further consultation between the RPA and Wicklow County Council. The allocation of 6 ha specifically for a Park and Ride within the Core is excessive and may detract from the viability of the Core itself. The Draft Plan should be amended.

The Draft Plan encourages a mix of densities within the Plan area. In particular in the case of Fassaroe, higher densities and a mix of uses are proposed within the 'core', with a transition outwards towards lower densities and more homogenous land uses. This approach is based on a recognised need to achieve a critical mass to ensure the sustained use of the planned infrastructure, including the proposed Luas Line.

Applications for development within the Plan area must consider the



principles of urban design as set out in the Draft Plan and the County Development Plan. Specifically, the policies of Chapter 5, *Design & Development*, of the County Development Plan refer.

The requirements of the RPA, as they relate to the provision of sufficient reservations and suitable land conditions for the construction of the line, are noted and will be applied at the planning stage. Part B, Page 14 of the Draft Plan includes the following objective in this regard:

‘Facilitate and support the Railway Procurement Agency (RPA) in works relating to the provision of LUAS services in Fassaroe.’

Manager’s Recommendation

The Draft Plan shall be amended to modify Part B, Page 14 (Section 8, *Traffic & Transportation*) from:

‘A site of 6 ha shall be reserved for the provision of a Luas Park & Ride facility within the Core area.’

To:

‘A site shall be reserved for the provision of a Luas Park & Ride facility within the Core area.’

2. National Roads Authority

Summary of Issues Raised

E1 zone at Fassaroe is unacceptable as it is located away from the Luas and at a busy interchange; all planning applications should be accompanied by a traffic and transport assessment, and a road safety audit; S14 of the plan is not clear enough with regard the delivery of transportation infrastructure; SI No. 140 of 2006 - Environmental Noise Regs need to be given consideration.

Manager’s Response

The ‘E1’ zone at Fassaroe is located within 700 metres distance of the proposed Luas Line. Access to the zone shall be located away from the interchange with the N11/M11, thereby mitigating against any negative impacts on this junction.

Planning applications for all proposed developments which are found to be significant in terms of traffic generation will include a Transport Assessment and Road Safety Audit. The scope of these assessments will be agreed with the Planning and Roads Departments of Wicklow County Council at the outset. All Transport Assessments will take account of the cumulative impact of all other proposed development within the LAP and the infrastructural proposals made in the North Bray LUTS. This will



ensure that any future capacity deficiencies are highlighted and addressed, if necessary, as part of any planning application.

An Implementation Strategy is proposed for all development within the Plan area. Section 14.0, *Phasing & Implementation*, clearly states:

'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. 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 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.'(Part B; Page 24)

Specific policies are provided within the Draft Plan with regard to the need to ensure the provision of the necessary infrastructure. Details regarding the provision of transportation, and social and community infrastructure will be dealt with as part of the Masterplan approach to development.

Planning applications for all proposed developments which are found to be significant in terms of traffic generation shall also require consideration of the Environmental Noise Regulations (SI No. 140 of 2006).

Manager's Recommendation

Part B, Page 13 of the Draft Plan should be amended to include the following policy objective:

'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.'

Part B, Page 13 of the Draft Plan should be amended to include the following policy objective:

'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).'

Part B, Page 13 of the Draft Plan should be amended to include the following policy objective:



‘The provision of the Luas including its construction schedule shall be included in the Masterplan, including agreed phasing.’

3. Geological Survey of Ireland

Summary of Issues Raised

List of geological heritage sites included. Sites of geological and geomorphological importance can be included in the County Development Plan.

Manager’s Response

Issues noted.

Comments regarding the Environmental Report are responded to in Addendum I to the SEA Environmental Report.

Manager’s Recommendation

No changes arising from this submission to be made to the Draft LAP - see relevant section of Addendum I to the SEA Environmental Report for any updates which may be required to be made to the Environmental Report.

4. Eastern Regional Fisheries Board

Summary of Issues Raised

The River Dargle is an EU designated salmonid system; vitally important that development in the area will not have a deleterious effect on aquatic life in this system; The Cookstown River supports a significant population of Brown Trout and is a spawning habitat for Atlantic Salmon and Sea Trout. The Dargle and many of its tributaries are exceptional in supporting Atlantic Salmon, Sea Trout and Brown Trout populations; local watercourses are extremely sensitive and only clean, uncontaminated surface waters should leave the LAP area and drain to the local river network.

The SEA Should have regard to the potential significant impacts on water quality; surface water hydrology; fish spawning and nursery areas; passage of migratory fish; areas of natural heritage importance including geological heritage sites; biological diversity; ecosystem infrastructure and functioning; sport and commercial fishing and angling; and amenity and recreational areas. The Board highlights the importance of the River Dargle catchment, including the Countybrook, Cookstown and other tributaries. This should be noted and incorporated in the final LAP.

A deficit of 5,000 p.e. currently exists in the wastewater treatment system - a sufficient wastewater treatment system should be available to



ensure the receiving water is protected - recommends a comprehensive and robust assessment of local infrastructure and local authority capacity to meet needs.

The Board should be contacted in relation to all works that may have an impact on surface waters (P&D Regs, 2001; S.28); disturbance of riparian habitats should be minimised; an undisturbed buffer zone between development areas and river banks should be maximised (10m min.); riparian vegetation should be retained in as natural a state as possible.

LAP should provide utmost protection and conservation of salmonid systems in the area; designation of lands adjacent to surface waters, esp. salmonid systems, as areas of open preservation; again, recommend a 10m buffer zone along river banks.

Protection of habitats and the refusal of proposals that would interfere with natural floodplains would benefit aquatic and riparian features.

Need to address commitment to surface and ground water quality protection in the context of ecological and infrastructural importance of pristine waters in the area; the preparation of a Water Quality Management Plan is essential.

Implementation of a SUDS design for surface water disposal in areas of increased urbanisation is a positive indicator of the Council's intention for the sustainable development of the area; policies of the Greater Dublin Strategic Drainage Study should be applied in the development of a Drainage Strategy for the LAP; any schemes that increase the demand for drinking water in the area should not compromise objectives as set out in the Fisheries and Water Framework Directive Legislation.

Infrastructural development (such as local sewerage system capacity) should precede actual development at all times.

Manager's Response

The LAP has regard to the importance of these rivers. Note that the County Brook River forms part of the cSAC to the north of Fassaroe and is protected by the adjoining land zoned, in the Draft document, as open space. The Cookstown River to the south adjoins the Fassaroe green belt while the Dargle River is outside the Fassaroe Development boundary area. A ten meter buffer zone is by reason of the OS, GB and cSAC zones, unnecessary. See also the Draft Plan Part B. Section 10 Page 17 and Section 11 Page 17 and 18.

All the above remaining issues are dealt with in the Draft Local Area Plan. See Part B Sections 9 and 10 of the Draft document.

Comments regarding the Environmental Report are responded to in Addendum I to the SEA Environmental Report.



Manager's Recommendation

No change warranted.

See relevant section of Addendum I to the SEA Environmental Report for any updates which may be required to be made to the Environmental Report.

5. Environmental Protection Agency

Summary of Issues Raised

A number of suggestions are put forward across a wide range of topics as follows:

- a. Integration of Plan and SEA
- b. Main Environmental Challenges, of the EPA Ireland's Environment 2008
- c. Water
- d. Biodiversity
- e. Air and Climatic Factors
- f. Energy/Energy Conservation
- g. Transportation
- h. Environmental Impact Assessment
- i. Urban Waste Water Discharge Licensing
- j. Waste Management
- k. Landscape
- l. Human Health/Quality of Life
- m. Cultural Heritage
- n. Infrastructure Planning
- o. Other Plans, Policy and Legislation
- p. SEA
- q. Environmental Report

Manager's Response

The EPA submission is generic in nature and it does not refer directly to either the Bray Environs area, or indeed the Bray Environs LAP itself. Most of the issues raised are not relevant to a land use Plan, and even less so to an LAP. All of the issues that do relate the Bray Environs area are actually already addressed in the LAP.

Comments regarding the Environmental Report are responded to in Addendum I to the SEA Environmental Report.

Manager's Recommendation

No changes warranted.



See relevant section of Addendum I to the SEA Environmental Report for any updates which may be required to be made to the Environmental Report.

6. Transportation Department, Dun Laoghaire-Rathdown County Council

Summary of Issues Raised

Map 4 should show the Link Road with Dun Laoghaire-Rathdown County Council connecting with the Luas line; road network should stop at the Plan boundary; boundary of the Ballyman Glen cSAC & pNHA has been reduced - plans should reflect this; show protected views along the County boundary.

Manager's Response

The exact location of Luas infrastructure is a matter for the Railway Procurement Agency to propose in its application for a Railway Order. Any lines shown in this Plan are indicative only.

The proposed road network for the Plan area will extend to the boundary only. The relevant Land Use Maps should be updated to reflect this.

The reduced extent of the Ballyman Glen cSAC and pNHA should be shown on the relevant Land Use Maps.

Protected views should be shown on the relevant Land Use Maps.

Manager's Recommendation

The relevant Land Use Maps should be updated to show the extent of the proposed road network as far as the Plan boundary only.

The relevant Land Use Maps will be updated to show the Ballyman Glen cSAC and pNHA, and protected views along the County Boundary with Dun Laoghaire-Rathdown County Council.

7. DTO

Summary of Issues Raised

Location of development at Fassaroe on the periphery of the Metropolitan Area would be too reliant therefore on car-based accessibility; more connectivity with Bray is required; the proposed development needs to be viewed in the context of other Council areas; public transport, walking and cycling modes need to be provided to link with Bray; a Public Transport Strategy for Bray-Greystones-Delgany is required; bus priority measures should be critical in the design of road improvements as planned; pedestrian and cycle strategy should be prepared; cycle parking



should be provided in both public and private developments;

Manager's Response

The proposed Luas B Line extension is designed to extend from Cherrywood to Wilford, linking to the DART in Bray, and a spur to Fassaroe will embed the connectivity between Bray town and the Fassaroe sub-area. Therefore, connectivity with Bray is achieved in a sustainable manner.

The scale of development proposed in the Draft Plan is based on the need to achieve the population projections for the Bray area, and to ensure its designation as a Metropolitan Consolidation Town is achieved in a planned and sustainable manner. The consideration of areas outside the Plan boundary is not feasible.

The preparation of a Public Transport Strategy for Bray-Greystones-Delgany is not appropriate for consideration during the Local Area Plan process.

It is noted that bus priority measures should be included in the design of the road improvements planned in the area.

The standards required for the provision of cycle parking will be in compliance with the Development Control standards of this LAP and the County Development Plan.

Manager's Recommendation

Part B, Page 14, *Public Transport*, should be amended to include the following objective:

'Incorporate Bus priority measures in the design of new roads and improvements to existing roads as appropriate in the Plan area.'

8. Department of Education & Science

Summary of Issues Raised

Existing school sites should be protected for educational use into the future; lands adjacent should be zoned educational to provide for future expansion; requirement is 2 x 16 primary schools and 1 post-primary school (8 hectares in total is required to meet this).

Manager's Response

In its submission, the Department of Education & Science sets out that the requirement for the Plan area in terms of the provision of schools is 2 no. 16 classroom primary schools and 1 no. post-primary school. In all, the land requirement is 8 hectares.



A total of 36 no. primary level classrooms, 1 no. post-primary school and 8 hectares have been provided in this Draft Plan, all of which meet the Department's Requirements as indicated during the consultation phase.

The provision of schools within the Plan area will form part of the Masterplanning process, as outlined in Part B, Section 14.0, *Phasing and Implementation*, of the Draft Plan. At that point, Wicklow County Council will ensure that the required land is set aside for the provision of the required schools.

There are no existing school sites within the Plan development boundary and thus lands cannot be reserved adjacent to them.

Manager's Recommendation

The Draft Plan will be modified to provide the required schools as set out in the submission of the Department of Education & Science.

Part B, Pages 12 & 13 will be changed as follows:

'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 1 x 12 classroom primary school requiring c. 1.2 ha, and a 1 x 24 school classroom requiring 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.'

9. Department of Transport

Summary of Issues Raised

Need to show road linkages between Bray and the proposed outlying areas; SEA needs to make reference to roads and transportation.

Manager's Response

The proposed road network for the area will extend to the Plan boundary only. The relevant Land Use Maps should be updated to reflect this.

Comments regarding the Environmental Report are responded to in Addendum I to the SEA Environmental Report.

Manager's Recommendation



The relevant Land Use Maps should be updated to show the extent of the proposed road network as far as the Plan boundary only.

See relevant section of Addendum I to the SEA Environmental Report for any updates which may be required to be made to the Environmental Report.

10. Department of Environment, Heritage & Local Government

Summary of Issues Raised

Variation No. 10 makes no mention of the SEA; population projection differs with target of 35,000 in the LAP versus 40,000 in the variation; require a policy relating to greenhouse gas emissions; policy should be included that consideration of the Guidelines on Flood Risk Management is required; need to include a policy re: sequential approach to development and provision of necessary social and physical infrastructure; need a clear separation between the environs and the town; Dept. should be consulted re: SEA; need to show landfill sites on maps; display of the AA screening report is required; walkways along rivers need to maintain an adequate distance to protect habitats; full SEA is required.

Manager's Response

This Report deals specifically with the issues raised in relation to the Bray Environs Draft Plan only. Reference to Variation No. 10 shall be dealt with as part of the variation exercise.

The issue of Greenhouse Gas Emissions should be addressed.

All planning applications for development will be assessed in accordance with 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.

Policy W7, Chapter 9 of the County Development Plan also applies, which requires developers to show the measures they will take to minimise flood risk to the satisfaction of the Council. Policy WS2 of the County Development Plan indicates the intention of the Council to promote development in accordance with the recommendations of the Greater Dublin Strategic Drainage Study.

In addition, the Draft Plan requires that all proposals for development be accompanied by an assessment of flood risk:

'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.'



‘Ensure that applications for a development are supported by a flood risk assessment where possible flood risk is identified.’ (Part B; Page 15)

An Implementation Strategy is proposed for all development within the Plan area. Section 14.0, *Phasing & Implementation*, clearly states:

‘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. 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 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.’(Part B; Page 24)

Specific policies are provided within the Draft Plan with regard to the need to ensure the provision of the necessary infrastructure, particularly in terms of water supply and drainage, prior to development being permitted. Details regarding the provision of transportation, and social and community infrastructure will be dealt with as part of the Masterplan approach to development. The Draft Plan will be modified to reflect this intention.

It is not considered appropriate that the Luas is provided prior to the occupation of any development, as this would lead to the provision of expensive infrastructure with no customers.

The physical separation between the existing town is clearly identified by way of the Plan boundary. However, it is not the intention of the Draft Plan to have a town develop that is entirely separate from Bray town. This is imperative in line with the principles of sustainable development.

Wicklow County Council is aware of the presence of disused landfill sites in Fassaroe. During the preparation of the Local Area Plan, the presence of these sites informed the various land use scenarios presented for consideration, including a Strategic Environmental Assessment of the sites. The land use zonings proposed in the Draft Plan represent the best option to mitigate against any adverse impacts on local residents.

Regardless, it is the responsibility of developers to ensure that no risk to human or environmental health occurs during development or occupation of lands at Fassaroe. Measures to ensure no that there are no



environmental or human risks, including all mitigation measures must be demonstrated when applying for planning permission, which will be carefully assessed by Wicklow County Council during the development control process. A specific objective in this regard should be included in the Draft Plan to make developers aware of their responsibility in this matter.

Comments regarding the Environmental Report are responded to in Addendum I to the SEA Environmental Report.

Manager's Recommendation

A number of changes are proposed to the Draft Plan in the context of the submission of the Department of Environment, Heritage & Local Government:

- It is recommended that the following objectives are added to the Local Area Plan to assist in the reduction of greenhouse gas emissions:

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:

- *Encourage responsible environmental management in construction.*
 - *Promote sustainable approaches to housing developments through spatial planning, layout, design and detailed specification.*
 - *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.*
 - *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.*
 - *Energy efficient BER is now in place.*
- A new policy objective should be included in Section 9.0, *Public Infrastructure*, regarding consideration of the Draft Guidelines on Flood Risk Assessment as follows:

'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.'

- The issue of sequential approach and phasing has been adequately dealt with in the document. No changes are proposed to the Draft Plan in this context.
- The provision of social and physical infrastructure has been dealt with in the Draft Plan, and shall be addressed at Masterplanning stage. No changes are proposed in this context.
- The Draft Plan has had proper regard to the issue of physical separation. No changes are proposed in this context.
- Part B, Page 15, *Waste and Surface Water*, of the Draft Plan should be modified to include the following specific objective:

'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.'

See relevant section of Addendum I to the SEA Environmental Report for any updates which may be required to be made to the Environmental Report.



3.3 Generic Issues Raised

A number of generic issues have been raised with regard to the policies and objectives proposed in the Draft LAP. These are responded to below.

Topic No. 8 ***Compliance with the Planning & Development Act, 2000***

Submission No. **51**

Summary of Issues Raised

The submission states that:

- Wicklow County Council has failed to comply with the Planning & Development Act, 2000, particularly in the context of Section 19 (1)(c)(i).

Manager's Response

Section 19 (1)(c)(i) states that:

'Section 20(3)(a) shall be complied with -

- (i) In the case of the first local area plan, not later than 2 years after the making of a Development Plan under this part,*
- (ii) Notwithstanding section 18(5), at least every 6 years after the making of the previous local area plan.'*

Section 19 (1)(b) of the Planning & Development Acts, 2000-2007 states:

'A local area plan shall be made in respect of an area which-

- (i) is designated as a town in the most recent census of population, other than a town designated as a suburb or environs in that census,*
- (ii) has a population in excess of 2,000, and*
- (iii) is situated within the functional area of a planning authority which is a county council.'*

The Bray Environs area is not designated as a town nor does it have a population in excess of 2,000. Therefore, there was no statutory requirement on Wicklow County Council to prepare a Local Area Plan for its development and Section 19 (1)(c)(i) does not apply in this instance.

Section 20 (3)(a) of the Planning & Development Act, 2000 states that:

'The planning authority, shall, as soon as may be after consideration



of any matters arising out of consultation under subsections (1) or (2) but before making, amending or revoking a local area plan -

- (i) *Send notice of the proposal to make, amend or revoke a local area plan to the Board and to the prescribed authorities (and, where applicable, it shall enclose a copy of the proposed plan or amended plan),*
- (ii) *Publish notice of the proposal in one or more newspapers circulating in the area.'*

The intention to make a Local Area Plan for the Bray Environs was made known to An Bord Pleanála and the relevant prescribed bodies, and advertised in newspapers circulating in the area. Public consultation meetings were also held to inform the public and interested stakeholders of the intention to prepare this LAP.

Manager's Recommendation

No changes proposed to the Draft Plan.

Topic No. 9 The Draft Plan is flawed/incorrect

Submission No. 51

Summary of Issues Raised

The issues raised can be summarised to include:

- The Draft Plan is poorly illustrated and should have been developed to a preliminary framework Masterplan level at a scale of 1:5,000. A Masterplan approach would also have regard to relevant Government guidance.
- The Maps are flawed for a number of reasons:
 - They don't deal with transboundary issues such as natural heritage, biodiversity and landscape character;
 - They fail to address the inherent connectivity with the surrounding area;
 - They fail to address the protection of the landscape in a holistic manner;
 - The road network is rudimentary ('a series of lines'), poorly presented and of insufficient detail. Also, connectivity of the road network is not shown.
- The Draft Plan refers to the duration of the LAP as being 2008 - 2014. This should read 2009 - 2015.



Manager's Response

The Draft Plan is not a promotional or marketing document and illustrations are not a necessity. The purpose of the Draft Plan is to make known the intention of the local authority with regard the future development of a particular area within a certain timeframe.

The maps prepared as part of the process are sufficiently detailed to show a variety of information regarding the existing and future situation in the area with regard land use, key infrastructural objectives, environmental designations etc. The purpose of the LAP is to provide the Council's policies and objectives for the study area. Transboundary issues are not a matter for this Plan. It is not a Masterplan and is not intended to be overly prescriptive to the detriment of proper design. The level of detail discussed above is not considered appropriate in the case of the subject Local Area Plan.

The Draft Plan requires that a detailed Masterplanning process is implemented during the design and planning stages of development, at which point the specific details of development will be set out. Section 14.0 of the LAP clearly states the intention to adopt this approach. The issues of landscape and connectivity have been adequately addressed in the Draft Plan.

The LAP for the Bray Environs is intended to have a timeline of 2009 - 2015.

Manager's Recommendation

Part A, Page 18 and Part B, Page 8 of the Draft Plan will be amended from:

'Though this Plan is for the 6-year period from 2008 to 2014, zoning will be in the context of the population target set in the County Development Plan.'

To:

'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.'

Topic No. 10 The population projections are flawed

Submission No. 51

Summary of Issues Raised

The issues raised can be summarised to include:



-
- The number of households has been underestimated by 390 no. units.
 - The use of the ‘excess’ and ‘headroom’ factors inflate the total quantum of development.

Manager’s Response

- The discrepancy in the number of households required to meet the projected target population of 35,000 is a typographical error. Part A, Page 16 (para. 3) of the Draft Plan states that:

‘This target of 35,000 as set in the County Development Plan is considered the most sustainable and achievable at the present time. In 2006, the population of the town and its environs stood at close to 29,000, as recorded in the Census of that year. The shortfall to meet the population target of 2016 is therefore 6,000. However, other factors such as household size, excess factor, headroom and housing density are also to be considered in the equation’.

The subsequent calculations were based on a figure of 6,000, as per the excerpt above, and not on 7,000 as in the Draft Plan (Part A, Page 19 (para. 3)). Calculating a projected population on a base figure of 6,000, accounting for excess factor and headroom, results in a target population for the Plan area of 7,000 i.e., approximately 2,734 households.

Manager’s Recommendation

The Draft Plan (Part A, Page 19 (para. 3)) should be changed to read:

*‘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.’*

It should be noted that this figure of 6,000 persons and 2,344 households was arrived at prior to factoring in the multipliers of excess and headroom.



Topic No. 11 **Approach to Preparation of the Plan and Public Consultation**

Submission No's **12, 14, 37, 38, 39, 43, 51, 74, 89, 90, 100**

A number of submissions indicate dissatisfaction with the approach to preparation of the Draft Plan and the extent of public consultation entered into during the process. The main issues raised are outlined below.

1. Extent of Public Consultation

Summary of Issues Raised

Greater consultation with stakeholders/general public is required; public consultation has been '*insufficient and thoroughly unsatisfactory*'; display of the Plan was inadequate.

Manager's Response

The entire process has been pursued in accordance with the statutory requirements of the Planning & Development Acts, 2000-2007 as it relates to the preparation of Local Area Plans.

In late 2007 and early 2008, pre-Draft public consultation took place. A Background Issues Paper was published and submissions were invited from the public from 12 December 2007 to 24 January 2008. A Public Consultation Meeting was held on the evening of 7 February 2008 in the Royal Hotel in Bray. The issues raised in the submissions received and at the public meeting were taken into consideration in preparing the Draft Plan. The Draft Plan was placed on public display on 12 November 2008, with submissions invited no later than 7 January 2009. This exceeded the statutory requirement for the public display of a Draft LAP by 2 weeks.

The process to date and the extent of public consultation have been carried out in a fair and transparent manner.

Wicklow County Council disseminates information through a number of means including:

- Provision of information directly to Council members, TDs and prescribed bodies;
- Wicklow County Council's website (www.wicklow.ie);
- Post outs;
- Provision of information via telephone and at public counters;
- Local/national press;
- Other forms of media e.g. radio.



Wicklow County Council considers that every effort is made to disseminate information as widely as possible throughout the County.

Manager's Recommendation

No changes are proposed to the Draft LAP.

2. Preparation of the Plan should be a Joint Process

Summary of Issues Raised

The Plan should be a joint process between Bray Town Council and Wicklow County Council.

An integrated LAP should have been prepared between Wicklow County Council and Dun Laoghaire-Rathdown County Council for the areas of Bray Environs and Old Conna. Also, it is questioned how the area of Fassaroe will interact with Old Conna, when developed. Did Wicklow County Council engage in consultation with Dun Laoghaire-Rathdown County Council and the RPGGDA Technical Working Group?

Manager's Response

The Plan boundary is outside the remit of Bray Town Council and therefore the responsibility for preparation of the Draft Plan for the Bray Environs falls to Wicklow County Council, as required by the Planning & Development Act, 2000 (as amended).

Dun Laoghaire-Rathdown County Council has commenced a LAP for Old Conna, which is within its administrative area. The zoning of the Bray Environs was pursued on the basis of the population targets set for Bray in the various national and regional policy documents. On this basis, it is intended that the planned population for the Environs area contribute to achieving the overall population target for Bray and that it is linked to Bray, as opposed to the planned population at Fassaroe emerging as a separate settlement with that planned for Old Conna.

Wicklow County Council did engage in extensive consultation with Dun Laoghaire-Rathdown County Council re: the preparation of a LAP for the Bray Environs. These consultations are ongoing. Wicklow County Council is participating at strategic and steering committee levels as part of the Regional Planning Guidelines Review Working Group on an ongoing basis.

Manager's Recommendation

No changes are proposed to the Draft LAP.



3. Undue Delay in the Preparation of the Plan

Summary of Issues Raised

There was an undue delay in the preparation of the Plan.

Manager's Response

The statutory timeframe for the preparation of a Local Area Plan comes into effect once the draft plan has been placed on public display. This process is set out in Table 1 on Page 3 of this Report. The timeline proposed complies with the requirements of the Article 20 of the Planning & Development Acts, 2000-2007.

The process of preparing a Local Area Plan for the environs of Bray commenced in 2006. Prior to the publication of a Draft LAP, a process of stakeholder consultation, mapping, preliminary studies, demographic projections etc. must be undertaken to ensure justification for the proposals outlined in the Plan and also to ensure that a robust and sustainable proposal for development emerges. Therefore, the intensive process that has been followed thus far, since 2006, of preparing the Plan for the Bray Environs is deemed to be in full compliance with the requirements of the planning legislation as it relates to the preparation and adoption of a Local Area Plan.

Manager's Recommendation

No changes are proposed to the Draft LAP.

4. The future development of the Bray Environs should be planned for by way of a Strategic Development Zone

Summary of Issues Raised

The development of the Bray Environs area should have been planned for by way of a Strategic Development Zone (SDZ), in accordance with Sections 165-170 of the Planning & Development Act, 2000.

Manager's Response

Consideration was given to managing the development of the Fassaroe Area by way of a SDZ. It was determined that the development of the Bray Environs in Fassaroe would be more appropriately dealt with by engaging with the Local Area Plan process.

Manager's Recommendation

No changes proposed to the Draft Plan.



Topic No. 12 **The Plan is too vague**

Submission No. **14, 64**

Summary of Issues Raised

The Draft Plan is too vague; the policies and objectives of the Bray Town Development Plan should be incorporated in the Draft Plan; proposals put forward are for a private development and not one by either Bray Town or Wicklow County Council.

Manager's Response

Outlining overly specific and descriptive proposals for development is not appropriate for, nor is it the purpose of, a Local Area Plan. A Masterplan or planning application is a more appropriate forum for outlining specific details of the development proposed. A Local Area Plan is a spatial/land use document.

The purpose of a Local Area Plan is to provide a framework for the future development of an area with policies and objectives relating to a number of topics. The main purpose of a Local Area Plan is to outline the proposed land use zones within the Plan area and to provide policies and objectives to ensure these zones are developed in a proper and sustainable manner. It is not appropriate to be overly meticulous about what will be built and where in a LAP. However, land use zoning indicates what land uses shall be permitted in principle. Thereafter, the development management process is implemented, and, in compliance with the policies and objectives of the Plan and the provisions of the County Development Plan, 2004-2010, standard rigorous development control criteria will be applied to assess proposals for development to ensure that existing residential and environmental amenity are protected at all times.

It is not appropriate to copy verbatim the policies and objectives of a Development Plan of an area that abuts another for which a separate Plan has been prepared. The policies and objectives contained with the Draft Bray Environs LAP correlate directly to the issues of the area and the nature of the development proposed in the context of the proper planning and sustainable development.

The ownership of the Bray Environs Local Area Plan belongs to Wicklow County Council and it is the remit of the Council to ensure the proposed development occurs in line with the policies and objectives outlined in the Plan, once it is adopted. These policies and objectives are proposed to ensure the orderly and sustainable development of the Plan area is the outcome.



Manager's Recommendation

No changes are proposed to the Draft Plan.



3.4 Individual Rezoning Submissions

Submission No. 98

Mr. George Wilkins, 1 Roselawn Drive, Bray, Co. Wicklow (submitted by Stephen Little & Associates, Latin Hall, Golden Lane, Dublin 8)

Summary of Rezoning Submission

The submission requests that:

- Lands at Dargle Road, Bray, Co. Wicklow in Mr. Wilkins ownership should remain zoned for residential development;
- Policy 6.1.6 of the Wicklow County Development Plan relating to the required separation distances along National Primary Routes is amended or omitted. It is considered that this requirement restricts the development potential and negates the zoning objective attached to Mr. Wilkins' lands.

Manager's Response

- The subject lands are zoned 'RE', Existing Residential in the Draft Plan. The objective of this zone is *'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.'*

This zoning is appropriate given the existing extent of residential development.

- Section 6.1.6, *Building Lines*, of Chapter 9 of the County Development Plan states:

'In the interests of visual amenity, residential amenity and because of the long term space requirements of roads particularly in rural areas, the Council will require minimum building line set backs for all structures from the edge of the hard-paved surface of the public road as set out in Table 9.1, save in the case of the infilling of existing groups of buildings...

The Council may allow a reduction in the building lines in Table 9.1 where the National road is adjacent to employment zoned lands or runs through employment zoned lands. No development other than landscaping shall be allowed within 20 metres of the edge of the hard-paved surface of a National road. The minimum building lines will be adhered to except in cases of infill housing.'



Manager's Recommendation

- No changes proposed to the Draft Plan.
-

Submission No. 84

Roadstone, Fassaroe, Bray, Co. Wicklow (submitted by Murray O'Laoire Architects, Fumbally Court, Fumbally Lane, Dublin 8)

Summary of Rezoning Submission

The submission requests that:

- The proposed second Luas stop should be realigned south through the Roadstone lands, through an area of linear open space and into the 'E2' zone in the south-west corner of Fassaroe, thereby reducing the area of open space within Fassaroe; a greater extent of 'E1' use on Roadstone lands to concentrate higher density uses around the second Luas stop.

Manager's Response

- The location of Luas infrastructure is a matter for the Railway Procurement Agency to propose in its application for a Railway Order. Any lines shown in this Plan are indicative only.
- Sufficient open space is imperative to provide the opportunity for active and passive recreation. The District Park is proposed to cater for the recreational and leisure needs of the future resident and employee population of Fassaroe, and the existing population of Bray.
- Rezoning the lands from 'E2' to 'E1' is not appropriate. This 'E2' zone is located at the edge of the zoned area and high density development is not considered appropriate at this location in order to provide an effective transition to the rural area to the west.

Manager's Recommendation

- No changes proposed to the Draft Plan. This is a matter for the RPA and An Bord Pleanála.
 - No changes proposed to the extent of 'OS' in Fassaroe.
 - No changes are proposed to the 'E2' zone in the south-west sector.
-



Submission No. 67

Legionaries of Christ, Dublin Oak Academy, Kilcronee Road, Kilcronee, Co. Wicklow (submitted by John Spain Associates, 10 Lower Mount Street, Dublin 2)

Summary of Rezoning Submission

The submission requests that:

- Lands at Kilcronee and Wingfield should be zoned to reflect their current educational and religious use;
- The same lands at Kilcronee and Wingfield should be zoned to provide for low density residential development.

Manager's Response

- The current uses of the subject lands are recognised. Development permitted recently reflects the current uses and the planned expansion of activities on those lands.
- The subject lands are located south of the Fassaroe development area at Kilcronee and Wingfield. Both sites are accessed off the N11 National Primary Road. The lands are located outside the proposed zoned lands at Fassaroe and beyond the 1,000 metre catchment of the Luas Line.

Residential development at this location is not appropriate owing to the site location, distance from the proposed Luas line and distance from the planned centre at Fassaroe. Residential development at this location would be reliant on private transport and would be contrary to the principles of sustainable development.

Manager's Recommendation

- The lands at Kilcronee and Wingfield are outside the proposed development area of Fassaroe and therefore, it is not appropriate to recommend their zoning. No changes are proposed to the Draft Plan in this context.
-



Submission No. 49

Paul & Fiona Farrar, Richard & Debbie Morgan, Jim & Maura Culliton, Fassaroe, Bray, Co. Wicklow

Summary of Rezoning Submission

The submission requests that:

- Lands at Sandiacre, Fassaroe Avenue, Bray, Co. Wicklow should be rezoned from 'RE' - Existing Residential to 'R2' - Medium to Low Density Residential. Such a rezoning is considered to accommodate future expansion or additional residential development for family members. The rezoning would link the site to the rest of the zoned area and open up access to Fassaroe Castle.

Manager's Response

- The lands abut 'R1', 'R2' and 'E1' zoned lands to the north, east and west. Lands to the south are zoned 'GB'. The lands account for 1.4 ha (3.5 acres).

In the interests of facilitating residential development for family members, it is not necessary to alter the 'RE' zoning which allows for infill development.

Manager's Recommendation

- No changes proposed to the Draft Plan.
-

Submission No. 48

Ted & Marie Doyle, Tallyho, St. Valery, Dargle Valley, Bray, Co. Wicklow (Submitted by Pat O'Connor & Associates, Planning, Architectural & Energy Rating Consultants, The Square, Ashford, Co. Wicklow)

Summary of Rezoning Submission

The submission requests that:

- Lands zoned 'GB' should be rezoned to 'R2'.
-



Manager's Response

- The lands (approximately 2.4 ha) are located in the south-eastern corner of the zoned area.

The impact of rezoning this site, to provide for 'R2' - *Medium to Low Density Residential Development*, would result in altering the population projections to provide an additional 307 residents approximately (i.e., 2.4 Ha * 50 units per hectare = 120 units * 2.56 (HH size) = 307). This is not recommended. Such an increase in population would not be consistent with the population guidance as set out by the County Development Plan, 2004-2010, nor the provisions of this Draft Plan.

Manager's Recommendation

- No changes proposed to the Draft Plan.
-

Submission No. 40

Brendan Cowley, Westgate, Glenamuck Road, Carrickmines, Co. Dublin (submitted by John Spain Associates, 10 Lower Mount Street, Dublin 2)

Summary of Rezoning Submission

The submission requests that:

- Lands should be zoned to 'R3' - *Low Density Residential Development*.

Manager's Response

- The subject lands are located south of the Fassaroe development area at Kilcronee, to the north of Kilcronee Lane and to the south of Dargle Glen. The site is accessed off the N11 National Primary Road. The lands are located outside the proposed zoned lands at Fassaroe and beyond the 1,000 metre catchment of the Luas Line.

Residential development at this location is not appropriate owing to the site location, distance from the proposed Luas line and distance from the planned centre at Fassaroe. Residential development at this location would be reliant on private transport and would be contrary to the principles of sustainable development.



Manager's Recommendation

- No changes proposed to the Draft Plan.
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Submission No. 36

Cosgrave Developments Ltd., 15 Hogan Place, Grand Canal Street, Dublin 2 (submitted by RPS, Block E, Iveagh Court, Harcourt Street, Dublin 2)

Summary of Rezoning Submission

The submission requests that:

- It should be indicated that the projected population figures for the area are approximate;
 - It should be clearly stated that development in Fassaroe will be in accordance with development standards, which will form part of the agreed Masterplans. A variation of the County Development Plan should be implemented to confirm this intention.
 - The 'E3' zone in the north-east sector is approximately 5 hectares and not 11.1 hectares as stated in the Draft Plan.
 - A proposed 'Gateway' zone should be provided in Fassaroe to the north-east of the core.
 - The eastern sector should represent the first phase of development of Fassaroe.
 - The objective to provide a school in the core should be removed. The area required for provision of the school represents the size of the core area itself.
 - Flexibility should be provided to allow for parts of the green belt and cSAC areas to meet the requirements of the area for public amenity space.
 - Allowance should be made for adjoining/nearby relocated sports grounds that are outside the area, but which will serve the planned population at Fassaroe.
 - The extent of retail space proposed should be extended to include a District Shopping Centre of 10,000 sq. m. with a convenience retailing limit of 3,500 sq. m. to cater for the population of Old Conna.
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- An objective to upgrade the M11 should be included.

Manager's Response

- All population designations in development plans are already inherently indicative without adding that they are approximate.
- Development in the Plan area will be required to be in compliance with the development control standards outlined in the County Development Plan. The development proposed in the Masterplans for the area must also be in compliance with these standards.
- It is noted that the 'E3' zone in the north-east sector is 5 hectares and not 11.1 hectares.
- A 'Gateway' zone in the area indicated in the Eastern Sector is not recommended in the absence of an agreed Masterplan.
- It is intended that the Core is developed first in order to facilitate the proposed Luas stop and the timely operation of the service into Fassaroe. The option to develop the eastern sector in tandem may be considered on the basis of the details contained in the relevant Masterplan.
- A revised objective with regard the provision of a post-primary school in Fassaroe will be included in conjunction with the submission of the Department of Education & Science. An appropriate location for the school will be decided upon during the Masterplanning stage.
- The provision of active and passive recreational open space ('OS') is imperative to ensure a high standard of residential amenity. A District Park is proposed in Fassaroe to cater for the recreational and leisure needs of the future resident and employee population of Fassaroe, and the existing population of Bray. The extent of open space proposed is sufficient to meet the requirements of the population of the area. The use of the cSAC and green belt areas as public amenity space is additional to the primary provision of open space within the Plan boundary.
- The existing provision of sports grounds in the environs area is not considered in the Draft Plan or included within the open space provision. Existing sports facilities serve the existing population and cannot be counted towards the new population.
- A District Shopping Centre of 10,000 sq. m. with a convenience retailing limit of 3,500 sq. m. is considered excessive for Fassaroe. The quantum of retail proposed (i.e., approximately 4,000 sq. m. gross retail area) is considered to be commensurate with the new



population levels proposed. 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.

Furthermore, pending the publication of a Draft Plan for Old Conna by Dun Laoghaire-Rathdown County Council, assumptions cannot be made about the quantum or location of shopping facilities within Old Conna.

See also Topic No. 1(6) on Page 14 of this Report.

- Wicklow County Council recognises the need to protect the carrying capacity of the N11/M11 as the primary corridor connecting Dublin with Wicklow and the South East. As such, the County Council will encourage the provision of public transport proposals to accommodate capacity increases, proper consideration of pedestrian and cycle connections, and appropriate local road links where achievable, which can support any proposed capacity increases or additional connectivity to the N11/M11.

Manager's Recommendation

- No changes are proposed in relation to the projected population figures in the Draft Plan.
- Reference to 'E3' zone being 11.1 hectares should be amended to 5 hectares. (Part A, Page 21 (Table 8))
- It is proposed to insert the following text in Section 7.0, *Social & Community Infrastructure*:

'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.'

- Part B, Page 13 (Section 8, *Traffic & Transportation*) should include the following policy objective:

'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.'

Submission No. 86

**John Ronan, Treasury Building, Lower Grand Canal Street, Dublin 2
(submitted by John Spain Associates, 10 Lower Mount Street, Dublin 2)**

1. Summary of Rezoning Submission

The submission requests that:

- Small-scale development or proposals for one-off or replacement housing should be permitted on lands south of the Dargle Glen, and between the Dargle and Cookstown River Valleys.
- The Draft Plan should be revised to read:

*'The land south of the Dargle Glen and between the Dargle and Cookstown River is not recommended for **significant** 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. **Proposals for small-scale housing development, single houses and replacement houses will be considered on their merits in accordance with development control standards.'***

Manager's Response

- The lands to the south of Dargle Glen and between the Dargle and Cookstown River were included in the Preliminary Zoning Study to establish the Plan boundary and to assess the suitability of lands for zoning.

It was concluded in the Preliminary Zoning Study that lands in this area are not suitable for significant development owing to the lack of easily accessible public transport, the sensitivity and high amenity of the landscape indicated by environmental designations,



and the rural character and remoteness from the built up area.

The type of residential development proposed in this submission, i.e., one-off housing/small-scale housing development, is not considered appropriate in the context of the principles of sustainable development. The remoteness from public transport and the efforts to promote and maintain compact urban development do not support one-off residential development in the rural area.

Residential development at this location is not appropriate owing to the site location, distance from the proposed Luas line and distance from the planned centre at Fassaroe. Residential development at this location would be reliant on private transport and would be contrary to the principles of sustainable development.

Manager's Recommendation

- No changes proposed to the Draft Plan.

2. Summary of Rezoning Submission

The submission requests that:

- Lands zoned 'H' at Fassaroe should be rezoned to 'R2' - *Medium to Low Density Residential Development*.
- Lands adjacent to the 'H' zone and which are zoned 'OS' should be rezoned to 'R3' - *Low Density Residential Development*.
- The estimates of future demand for lands for residential development are conservative.

Manager's Response

- No changes recommended to the 'H' zone at Fassaroe. Residential development at this location is not appropriate owing to the site location, distance from the proposed Luas line and distance from the planned centre at Fassaroe. Residential development at this location would be reliant on private transport and would be contrary to the principles of sustainable development.
 - Lands zoned 'OS' should be retained as such to provide for recreational amenity and also to protect the amenity of the Dargle River at the subject site.
 - The estimates for the future resident population of the area are appropriate in the context of the population projections set in the
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various national and regional policy documents and the County Development Plan, 2004-2010. It is estimated that of the vast majority of the projected resident population of 7,000 will be accommodated within the Fassaroe area.

Manager's Recommendation

- No changes proposed to the Draft Plan.
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Submission No. 76

Garrett Murphy, Louis Bradley, Malcolm Hill, Upper Dargle Road, Bray, Co. Wicklow (submitted by PD Lane Associates, 1 Church Road, Greystones, Co. Wicklow)

Summary of Rezoning Submission

The submission requests that:

- Lands at Upper Dargle Road, Bray, Co. Wicklow should be zoned to provide for a mixed use landmark gateway development. The proposal envisages the site providing a local neighbourhood centre.

Manager's Response

- The subject lands are located on the Upper Dargle Road and comprise 1 hectare. It is proposed that the lands be zoned to provide for 75-100 residential units and 2,500 sq. m. retail/commercial use.

The site is located on the eastern side of the M11 and is currently zoned 'RE'. The suggested extent of development is not appropriate at this location. The proposal for a neighbourhood centre in Fassaroe is sufficient to support the projected population and the provision of another neighbourhood centre, additional to the Egan Centre, is not feasible or sustainable.

Manager's Recommendation

- No changes proposed to the Draft Plan.
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Submission No. 27

The Earl of Meath and the Honourable David Brabazon and Brabazon Family, Killruddery Demesne, Killruddery, Bray, Co. Wicklow (submitted by Murray O’Laoire Architects, Fumbally Court, Fumbally Lane, Dublin 8)

Summary of Rezoning Submission

The submission requests that:

- Development within the ‘T’ - *Tourism* zone should be permitted to include walled garden restoration, Killruddery Farm Shop, visitor centre, restaurant and interpretative centre, multi-purpose event centre, equestrian centre;
- The ‘R3’ - *Low Density Residential Development* zone be increased to 17.57 hectares;
- 3.61 hectares of land be zoned for low density residential development at Belmont Demesne;
- The site know as the ‘Foggy Field’ be zoned MU2, in addition to permitting the hotel development.

Manager’s Response

- Proposals for development with the ‘T’ zone at Killruddery should be relatively small-scale to ensure the integrity of the Demesne is protected and retained. Proposals for such development will be assessed on their merits and in terms of their impact on the Demesne setting. The types of land use permitted within the ‘T’ zone as per Section 13.0 of the Draft Plan, *Land Use Zoning Objectives*, are indicative only.

Regardless of the above, and in order to avoid any confusion with regard the types of tourism land uses permitted, a more definitive statement regarding the potential tourism uses that may be permitted should be incorporated into the Plan.

- Approximately 7.5 hectares of land is proposed for ‘R3’ - *Low Density residential development* in Kilruddery Estate. This zone permits a density of between 7.5 and 10 units per hectare, with an average household size of 2.56. On this basis, between 57 and 76 no. residential units are proposed with a population of between 146 and 195. This extent of development is considered appropriate in the context of the Demesne setting.



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- The zoning of lands at Belmont Demesne is not appropriate. The lands are located some distance from Killruddery Demesne and would result in a disjointed form of development on the estate. Residential development at Belmont would also mean reliance on private transport and the expansion of development in a sporadic manner.
 - The 'MU2' zone permits high density mixed use development, predominantly residential/office. This type and mix of development at the 'Foggy Field' site is inappropriate. Such a zoning would lead to an intensity of development that would be unsustainable at this location, which is located at the edge of a roundabout distant from an efficient public transport service.

Manager's Recommendation

- It is proposed to change the following objective (Part B; Section 13.0; Page 23) from:

'Such Tourist Uses include: All tourist related activities including restaurant/tea rooms, craft factory outlet shops in accordance with the County Development Plan and this LAP.'

To:

'Such Tourist Uses include: Tourist 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, walled garden restoration, equestrian centre, in accordance with the County Development Plan and this LAP.'

- It is recommended that the Killruddery hotel ('H') zoning objective be excluded and the site be zoned to tourism use ('T') (Part B, Section 13).
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