



Proposed Variation No. 7 to the Wicklow County Development Plan Submission Report

Submission Details

Ref	VAR7-163321
Who Are You?	Private Individual
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Proposed Variation Parts

Topic	Part 1: Proposed Variation to town / settlement zoning maps and, where relevant, proposed new or amended site specific policy objectives.
Submission	1. Level 1: Bray

Write your observations here:

BR 4, FORMER DELL SITE, VEVAY ROAD – BOGHALL ROAD.

This site is adjacent to the R761 road, an arterial road for Bray. Specifically the site is adjacent to the connection of R761 with R768 (Southern Cross Rd) and with Greystones (via continuation of the R761).

The site is adjacent to a part of the R761 that has been determined through multiple surveys to be under heavy traffic. The specific part of the R761 that this site is adjacent to is also a physical pinch point. Expansion of the the R761 here to include a bus lane or cycling infrastructure (other than the existing shared footpath/cycle lane on one side of the road) could only be achieved through either the compulsory order of existing residential housing and educational facilities (St.Andrew's National School/Newcourt Special Education School), or alternatively the use of a minor portion of this site.

As such, any proposed development of this site must allow for future expansion of the road network by ensuring any building and supporting infrastructure is stepped back from the R761 to allow for expansion of the R761. Therefore failure to ensure (re)zoning of part/all of this site conditional on providing sufficient space for development of the R761, will result in a physical roadblock for any present and future traffic management strategies for Bray and the wider area. Alternatively, part of the site could not be rezoned to allow for said R761 expansion. Alternatively, rezoning of the site could be rejected and reapplied for with new boundaries allowing for said R761 expansion.