



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

Submission Details

Ref	VAR7-122350
Who Are You?	Private Individual
Name:	Ciarán Carroll
Submitted Time:	September 12, 2026 12:27 PM

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:

Regarding Proposed Variation ID BR 3 (Submission Number 114) - Fassaroe.

I am writing to lodge a formal objection to Proposed Variation ID BR 3, which seeks to rezone approximately 3.9 hectares of unzoned land outside the current settlement boundary at Fassaroe to R-HD (New Residential).

As a regular user of the local infrastructure, I strongly object to this further expansion of high-density housing into the rural buffer zone of Fassaroe, specifically due to its destructive impact on Berryfield Lane as a vital recreational amenity.

My objection is based on the following grounds:

1. **Loss of Critical Recreational Infrastructure:** Berryfield Lane serves as a crucial, low-traffic, and tranquil link for cyclists and walkers connecting Bray, Fassaroe, and Enniskerry. It provides a rare, safe, and remote active travel route that is highly valued by the community for physical fitness and mental well-being. Expanding high-density residential zoning directly adjacent to this lane will fundamentally destroy its quiet, rural character.
2. **Traffic and Safety Concerns for Active Travel:** Introducing high-density housing (R-HD) onto these 3.9 hectares will inevitably cause a significant surge in commuter vehicle traffic, heavy construction transport, and future road widenings. This will compromise the safety of cyclists and pedestrians who currently rely on the lane as a peaceful escape from busy regional roads.
3. **Premature Encroachment Beyond the Settlement Boundary:** This variation pushes the residential boundary out into unzoned land. Given previous planning rejections in the immediate Fassaroe area due to a lack of sustainable public transport connections, it is premature to sacrifice further rural green space and recreational lanes for car-dependent, high-density housing layouts.

While I acknowledge and support the addition of strict environmental protections (Objective 10) and childcare provisions (Objective 12) within existing plans, they do not justify expanding the residential footprint into a treasured community asset like Berryfield Lane.

I urge the Planning Authority to reject Variation ID BR 3 and maintain the

unzoned status of these lands to preserve the active travel value, rural heritage, and recreational safety of Berryfield Lane.