

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

Ref	VAR7-082127
Who Are You?	Private Individual
Name:	Marissa Mooney
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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

Topic	Part 3
Submission	2. D. Call for Sites – Summary of Assessment

Write your observations here:

Dear Sir/Madam,

I wish to make a positive submission in support of the continued provision of housing at Fassaroe, Bray, as part of the proposed changes to the Wicklow County Development Plan.

I strongly support the principle of providing additional housing in Fassaroe and believe that this area has the potential to make a significant contribution towards addressing the ongoing shortage of suitable housing in Bray and the wider Wicklow area.

However, I would ask that particular consideration is given not only to the number of homes that can be provided, but also to the type, size and suitability of those homes, particularly for families who are currently experiencing significant housing need.

Greater emphasis on 3- and 4-bedroom family homes

I would strongly encourage the Council to place a significant emphasis on the provision of 3- and, in particular, 4-bedroom houses within future development at Fassaroe.

While there is undoubtedly a need for smaller homes, I believe there is an especially pressing need for suitable larger family homes. Families requiring four bedrooms can face considerable difficulty finding appropriate accommodation, and this can be particularly challenging for families with children who have additional needs or circumstances that require more space.

I believe Fassaroe presents a major opportunity to provide housing that can meet these needs over the long term.

Rather than focusing solely on maximising the number of dwellings, I believe consideration should be given to ensuring that a meaningful proportion of the housing provided consists of larger family homes.

In particular, I would like to see a strong emphasis on 4-bedroom houses, alongside a substantial provision of 3-bedroom houses.

Four-bedroom homes would provide families with the opportunity to obtain stable and appropriate long-term accommodation rather than remaining in homes that are too small for their needs or being forced to move as their family circumstances change.

I would also ask that particular consideration is given to families experiencing significant housing need, including families whose circumstances involve medical, disability or other priority needs.

Appropriate parking for family homes

I would also ask that future development at Fassaroe includes appropriate and realistic parking provision, particularly for 3- and 4-bedroom family homes.

While I fully support sustainable transport and the continued development of public transport infrastructure, it is important that housing is designed around the realities of the households who will actually live there.

Many families require access to a car for employment, childcare, school, medical appointments, therapies, hospital appointments, shopping, caring responsibilities and other essential activities.

For some households, particularly those with medical or disability-related circumstances, access to a vehicle is not simply a lifestyle choice. It can be an essential part of enabling a family member to attend appointments, therapies, school or other services and to live as independently as possible.

I therefore believe that appropriate residential parking should be incorporated into future housing at Fassaroe rather than assuming that all residents will be able to rely entirely on public transport.

Consideration for households requiring two vehicles

I would particularly ask that consideration is given to households where two vehicles may be genuinely necessary due to disability, medical circumstances,

employment or caring responsibilities.

For example, one parent or carer may need to travel to work while another needs to remain available to transport a child or family member to medical appointments, therapies, school or other essential commitments.

In some circumstances, a person with a disability or medical condition may have specific transport requirements that make access to a vehicle essential.

These households should not be disadvantaged by housing design that assumes every family can operate with a single vehicle.

I would therefore encourage future development to provide appropriate parking associated with larger family homes, including consideration of households that may legitimately require two parking spaces.

Accessible parking should also be provided where required and should be located conveniently in relation to the homes it serves.

Existing public transport and Park & Ride

I recognise that Fassaroe benefits from significant existing public transport infrastructure, including the established Luas Park & Ride facility in the area.

I fully support the use of public transport and believe that the existing Park & Ride is a valuable facility which gives residents an opportunity to use public transport for suitable journeys.

However, the existence of a Park & Ride facility should not be considered a substitute for appropriate residential parking.

A Park & Ride facility provides an alternative for particular journeys; it does not address the day-to-day parking requirements of families at their homes.

This distinction is particularly important for families with children and for households dealing with disability, medical or caring needs.

Sustainable transport and appropriate residential parking should not be viewed as mutually exclusive. Providing both would give residents genuine choice: those

who can use public transport, walking or cycling can do so, while those who have a genuine need for a vehicle are not placed at a disadvantage.

Making the best use of Fassaroe for the community

I believe the future development of Fassaroe should be considered as an opportunity to provide housing that genuinely meets the needs of the community.

The success of future development should not simply be measured by the maximum number of units that can be accommodated.

The suitability of those homes is equally important.

A family requiring a four-bedroom home should have the opportunity to access a suitably sized property, rather than being offered accommodation that is too small for their needs.

Similarly, households with medical or disability-related needs should have homes and parking arrangements that allow them to live safely, practically and as independently as possible.

I therefore respectfully ask Wicklow County Council to consider the following when determining the future planning framework and housing provision for Fassaroe:

A strong emphasis on 4-bedroom family houses.

A substantial provision of 3-bedroom family houses alongside the 4-bedroom homes.

Ensuring that future housing at Fassaroe makes a meaningful contribution towards addressing the shortage of suitable larger family accommodation.

Giving particular consideration to families experiencing significant housing need, including households with medical, disability or other priority circumstances.

Providing appropriate residential parking, particularly for larger family homes. Considering households where two vehicles may be necessary because of disability, medical circumstances, employment, caring responsibilities or other legitimate needs.

Providing suitable accessible parking where required and ensuring that it is conveniently located.

Recognising the value of the existing Luas Park & Ride and wider public transport infrastructure while also recognising that this does not eliminate the need for residential parking.

Ensuring that future development provides families with suitable, sustainable and genuinely long-term accommodation.

Overall support

I want to emphasise that this is a supportive submission.

I strongly support the continued development of housing at Fassaroe and believe that bringing forward substantial additional housing in this area could provide a very significant benefit to Bray and the wider community.

My request is that this opportunity is used to provide the types of homes that are particularly difficult for families to access, with a strong emphasis on 3- and especially 4-bedroom houses, together with appropriate parking provision that reflects the genuine needs of the households who will live there.

I believe that providing larger family homes, appropriate parking and proper consideration for households with medical and disability-related needs would ensure that future development at Fassaroe makes a meaningful and lasting contribution to the local community.

I respectfully ask Wicklow County Council to take these considerations into account when determining the future zoning and development framework for Fassaroe.

Yours faithfully,

Marissa Mooney