



Pre Draft Bray LAP Submission - Report

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Safe & segregated cycle routes for school children

School car journeys represent the largest source of traffic in Bray and a safe healthy alternative should be offered to kids & parents.

Of the 3 school zones in Bray (Dublin Rd, Vevay Rd, Boghall Rd), only Boghall Road has continuous off-road cycle lanes available safe for children, and this lacks connection to other parts of Bray.

Priority:

- Vevay Road Segregated Cycleway (land acquisition as necessary)
- Dublin Road Segregated Cycleway (land acquisition as necessary)
- Practical segregated cycleway linking Fassaroe to all school zones.

Undeveloped sites & sites with Redevelopment potential:

Castle Street:

- Castle Street Shopping Centre
 - The south-facing riverside frontage should be cleared and activated with outdoor dining/public seating
- Eastern Side of Castle Street
 - The entire length of the Eastern side of Castle Street consists of development lands, and should be treated as one coherent development through the LAP.
 - Prioritise permeability towards the former golf course lands
 - Treat as new urban streetscape, following the grid patterns of Victorian Bray – do not allow gated/cul-de-sac piecemeal developments.

Harbour

- Factory buildings to the North of Harbour
 - Any private redevelopment of this site should offer massive public amenity improvements to Bray citizens, by virtue of the location.
 - South-facing waterfront food/bar
 - Water-amenity e.g. public seawater baths, publicly-run saunas & plunge, etc.
 - Public access to water-side
- Collaborate with DLRCC on coastal greenway to connect with Shankill via Shankill Tennis Club, creating a coastal route from Blackrock to Bray.

BIFE Lands

- Any redevelopment should provide for an attractive pedestrian/cycle route between Main Street and Simonton Road/Novara Avenue

Boghall Road

- Requires better pedestrian/cycle permeability with the Southern Cross Road and the residential areas to the North.

Dublin Road realignment

The Dublin Road which runs from Lidl in Little Bray to the Roundabout (DLRCC lands) should be realigned east, to allow the properties lining the Western more space, and creating bus/cycle lanes.

- The Bray LAP should take such a realignment into consideration when looking at sites along Castle Street / Dublin Road.

Density:

- Bray should focus on dense development within the current envelope of the town. There are many current development sites, all of which should be minimum 6 storeys in order to complement that large number of traditional houses in the town.

Luas:

- Defined routes for the Luas extension to Bray & Fassaroe should be outlined and protected now.

Parkland

- Formal parkland should be designated in the areas of Boghall/Southern Cross Road to mirror great amenities like the People's Park and Sidmonton Park.

Casino/Gambling

- In 2024 it is inappropriate to have Gambling/Slot Machine operators in Bray, when such ventures are not permitted in similar towns such as Dun Laoghaire and Greystones.
- The designated zone for these enterprises should be kept as small as possible, pending a future council decision to deny gaming licences in the town.