



Pre Draft Bray LAP Submission - Report

Who are you:	Private Individual
Name:	James Maguire
Reference:	BRAYLAP-161855
Submission Made	December 17, 2024 4:36 PM

Topic

Compact Growth - Housing – Population Growth

Submission

Please see the following file attachments;

-cover letter

-Frank O'Gallachoir Report.

Topic

Infrastructure - Sustainable Movement – Transportation

Submission

Please see the following file attachments;

-cover letter

-Frank O'Gallachoir Report.

Map



Map data © OpenStreetMap contributors, Microsoft, Facebook, etc. Powered by Esri


Site Description:

Lands beside The texaco Garage at Monastery Enniskerry

File

Cover letter 17.12.24.docx, 0.01MB

Roads proposal Nov 2016.pdf, 3.87MB



Date 17/12/2024

Ref; Submission on the Bray Municipal District LAP.


I would like to make a proposal on the above plan on behalf of Frank, Paddy and James Maguire.

This submission relates to lands at Monastery, Enniskerry, Co. Wicklow which I have identified on your online portal.

We would ask Wicklow Co. Co. to consider a new road and residential zoning proposal as outlined in a report completed by Frank O’Gallachoir and which is uploaded to the Portal as a file attachment. (This submission was also submitted to the Bray Municipal Plan district LAP 2017 to 2023, most of this submission is still relevant today. We are now re-submitting this proposal again for the councils consideration.)

Our Submission seeks to provide a suggested solution to road improvements required at Monastery, Enniskerry and also to provide some residential zoning which would go hand in hand with the additional new road infrastructure. A new road to a suitable standard would facilitate the additional traffic generated when Fassaroe and Monastery are fully developed.

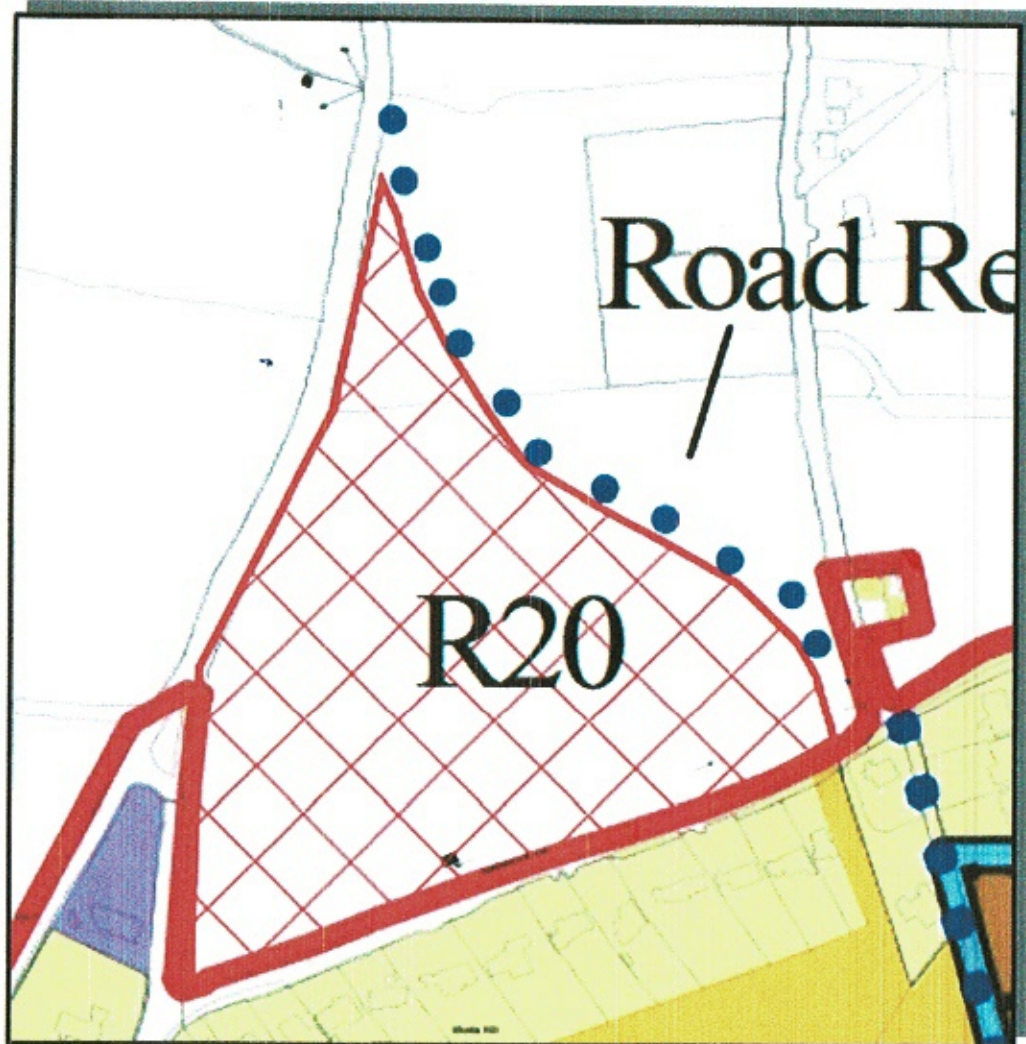
Please contact us if we can be of any further assistance on any of the matters

Raised in Frank O’Gallachoirs report. You can contact us at 

Yours Sincerely,
James Maguire.

SUBMISSION
BRAY MUNICIPAL DISTRICT LOCAL AREA PLAN
2017-2023

REZONING OF MONASTERY, ENNISKERRY



November 10th 2016

FRANK O'GALLACHÓIR
& ASSOCIATES LTD.
Professional Town
Planning Consultants



Our Ref. J16/004

Bray Municipal District LAP 2017-2023
Planning Department
Wicklow County Council
County Buildings
Wicklow Town

Date: November 10th 2016

Bray Municipal District Local Area Plan 2017-2023 – Submission Maguire Family- Road Reservation And Residential Zoning Monastery, Enniskerry, Co. Wicklow

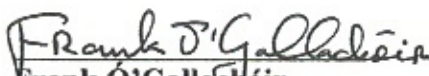
Dear Madam,

We act on behalf of James Maguire and Breda Maguire of Annaghaskin, Enniskerry, County Wicklow. We wish to make a submission regarding the Bray Municipal District Local Area Plan 2017-2023 for the consideration of the Council.

Our submission seeks to provide a suggested route for the extension of the proposed "Northern Access Road" to the R117 Enniskerry – Kilternan Road in the Bray Municipal District Local Area Plan and the zoning of the lands enclosed by the road reservation, from agricultural to residential. See Figures 1 and 2. Our submission follows.

Please contact us if we can be of any further assistance on any of the matters raised. Please address all correspondence to the undersigned.

Yours sincerely,

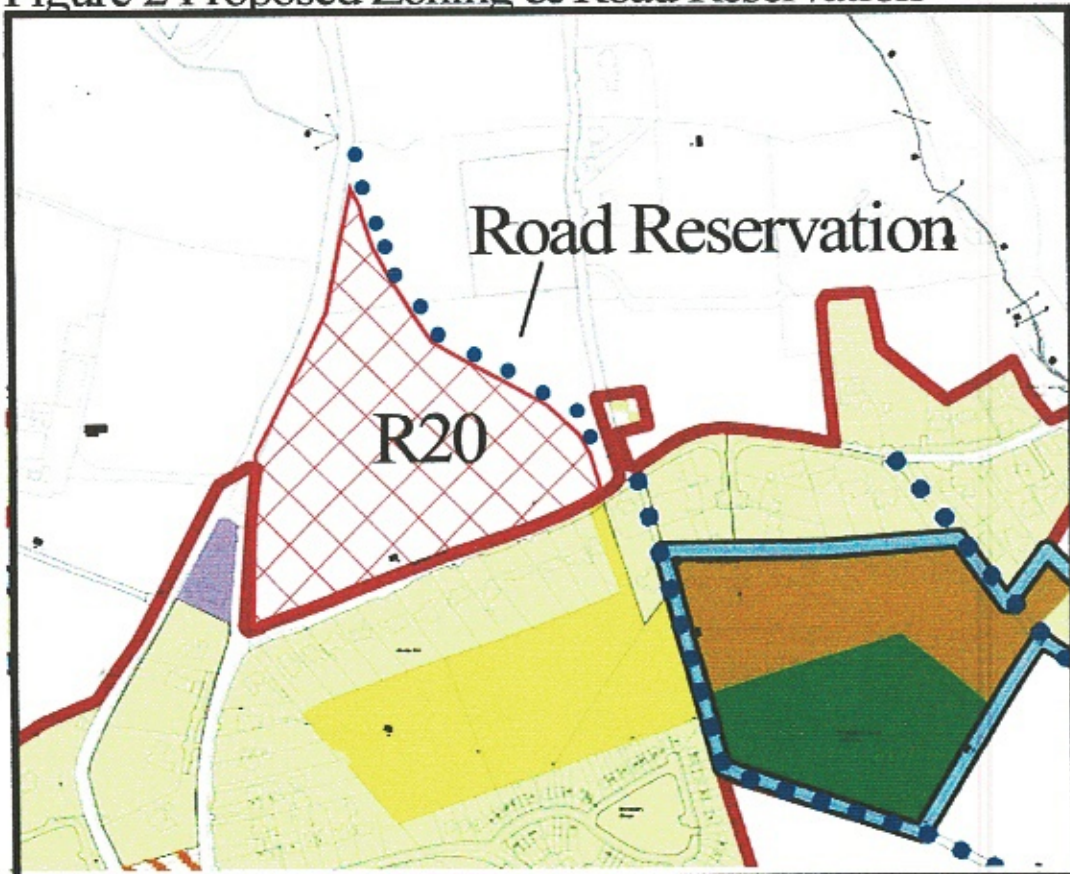

Frank O'Gallachóir
Dip. T.C.P., M.Sc., M.I.P.I.

Enc: Development Plan Submission

Figure 1 Enniskerry Town Plan in 2016 CDP



Figure 2 Proposed Zoning & Road Reservation



Not To Scale



**BRAY MUNICIPAL DISTRICT LOCAL AREA PLAN 2017-2023
SUBMISSION ENNISKERRY TOWN PLAN**

**EXTENSION OF PROPOSED NORTHERN ACCESS ROAD &
ZONING OF ENCLOSED LANDS AS RESIDENTIAL**

MONASTERY, CO. WICKLOW

1. INTRODUCTION & SUBMISSION OBJECTIVE

1.1 Background

These lands form part of the Maguire family farm holding at Monastery and Annaghaskin, Enniskerry. The said lands comprise circa 5 ha of farmland facing onto the Ballyman Road to the south and to the west facing onto the R117 regional road from Enniskerry to Kilternan. They are currently used for agriculture. The lands on the other side of the Ballyman Road/Monastery Grove were developed for one-off houses many years ago.

1.2 Submission Objective

The submission objective is to suggest a connection between the Northern Access Road at Ballyman Road straight through to the R117 and the zoning of the land enclosed (circa 7 ha.) by this new road reservation R20 i.e. new residential. See Figures 1 and 2.

1.3 Draft Wicklow County Development Plan 2016-2022 – Enniskerry Town Plan

The Draft Wicklow County Development Plan 2016-2022 contained the Draft Enniskerry Town Plan. The Enniskerry Town Plan Boundary is contiguous with the southern and western boundaries of these Maguire lands. See Figure 1. The lands to the south on Ballyman Road have been developed for housing and are zoned RE i.e. existing residential.

1.4 Relevant Roads And Transportation Objectives

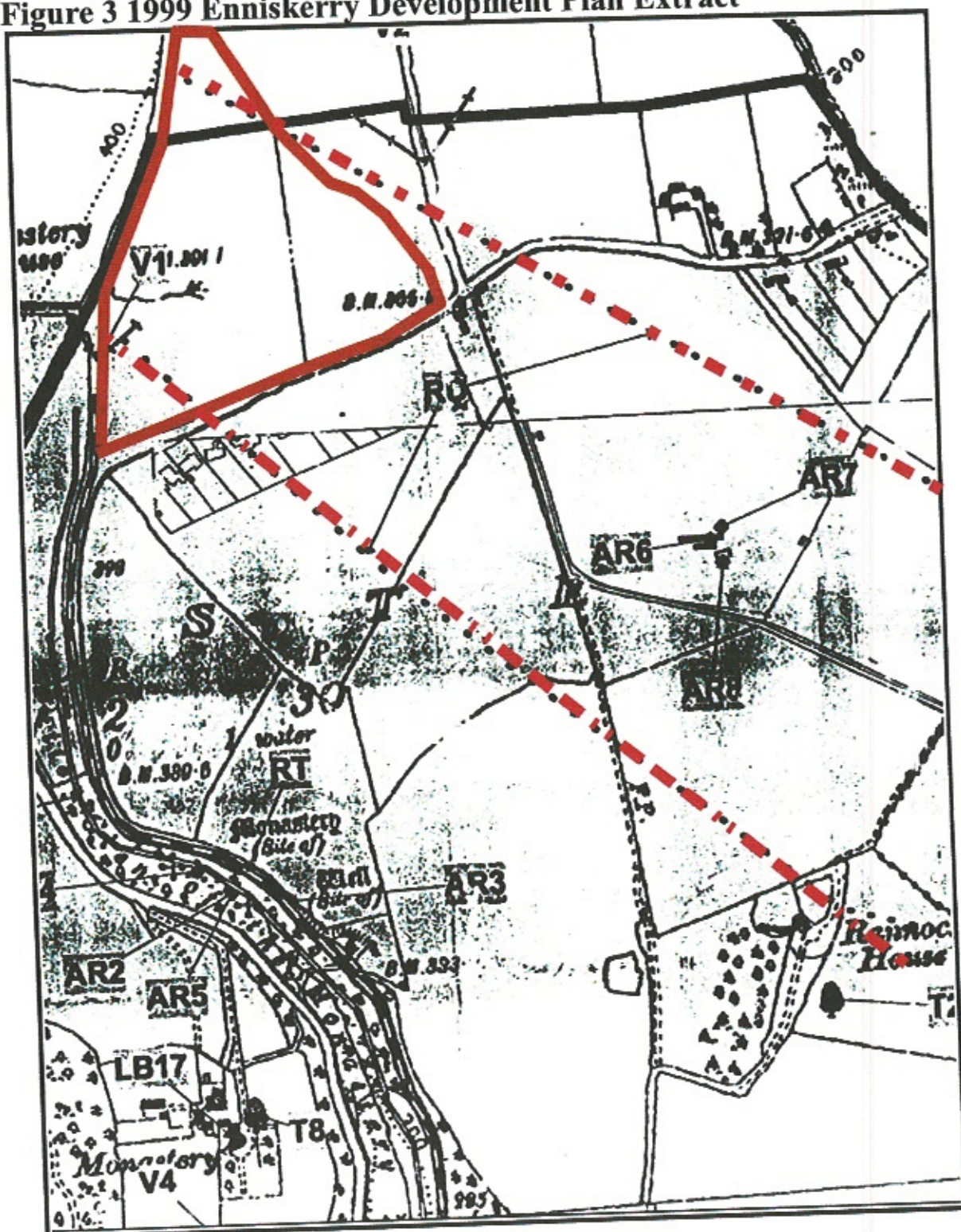
1.4.1 Enniskerry Roads And Transportation Objectives

The Enniskerry Town Plan within the new 2016 Wicklow County Development Plan proposes an “*alternative road*” from Enniskerry to the N11/M11 from Monastery to Fassaroe via the Fassaroe Interchange. See Figure 1. This road is described in the Enniskerry Town Plan as the Northern Access Road and has two route options shown onto the Ballyman Road, where it stops, adjacent to the subject lands. The Town Plan also contains an objective ENN11 to improve the Ballyman Road from Countybrook to the R117 as a result of the proposed Northern Access Road terminating there.

The 1999 Enniskerry Development Plan contained a number of objectives relating to the north Enniskerry area including the following.

- RT2. To realign the junction of Ballyman Road and the Monastery Road.

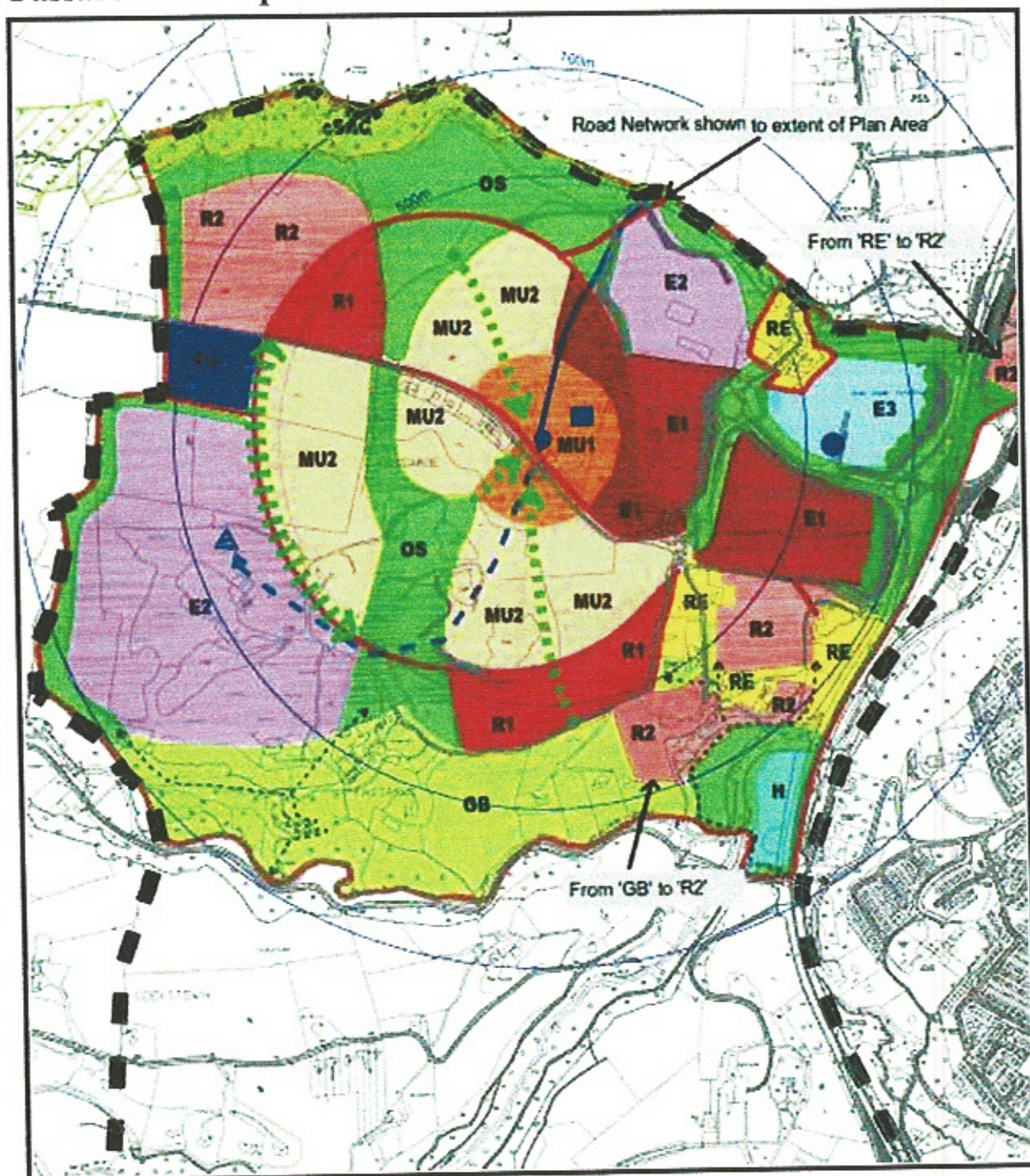
Figure 3 1999 Enniskerry Development Plan Extract



1999 Enniskerry Town Plan

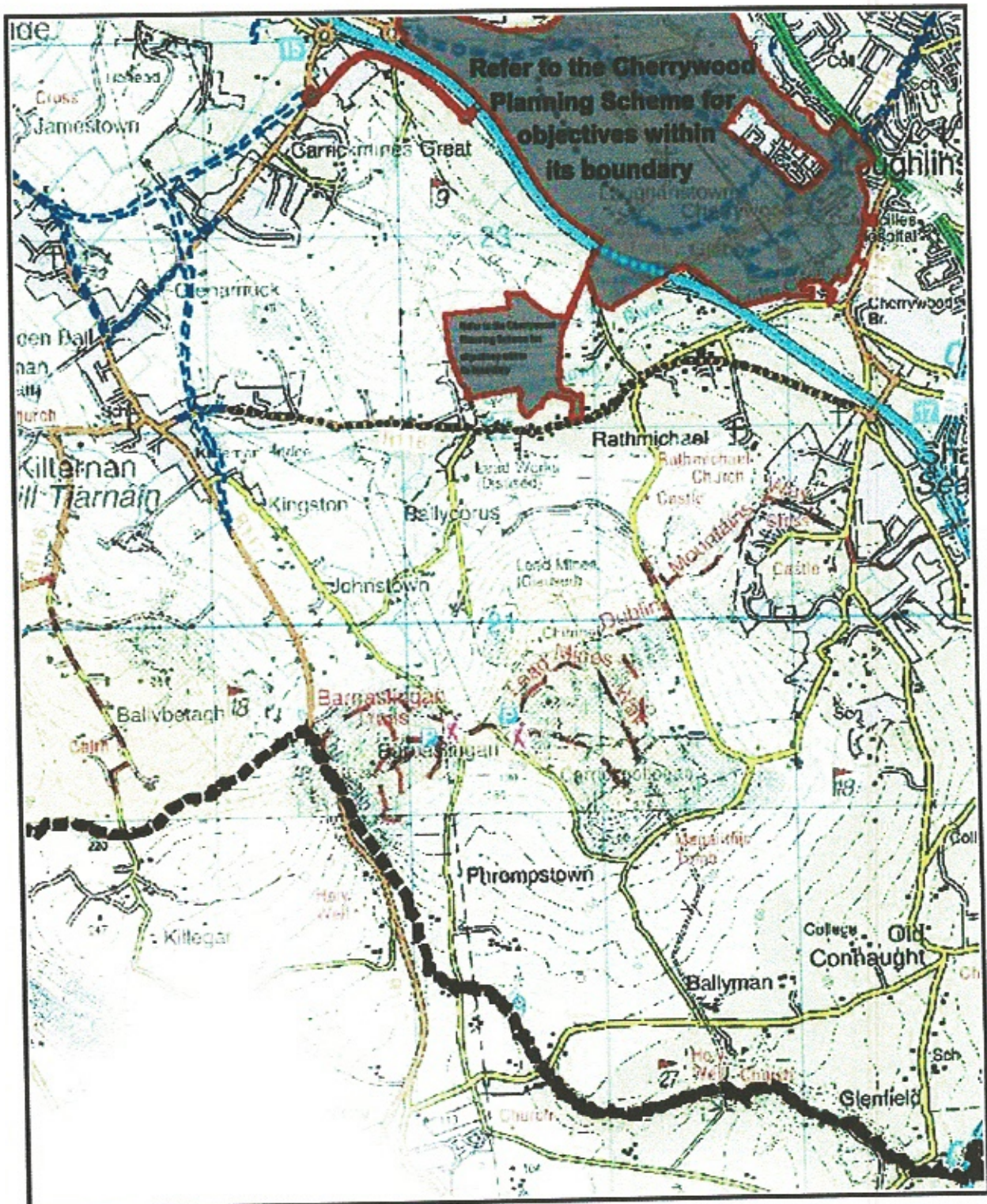
Ring Road Options

**Figure 4 Bray Environs Local Area Plan 2009-2015 Extract
Fassaroe Masterplan**



Not To Scale

**Figure 5 Dun-Laoghaire Rathdown County Development Plan 2016
Extract Road Proposals Map T3**



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Figure 6 Population & Roads Objectives North Wicklow & Dún Laoghaire Rathdown

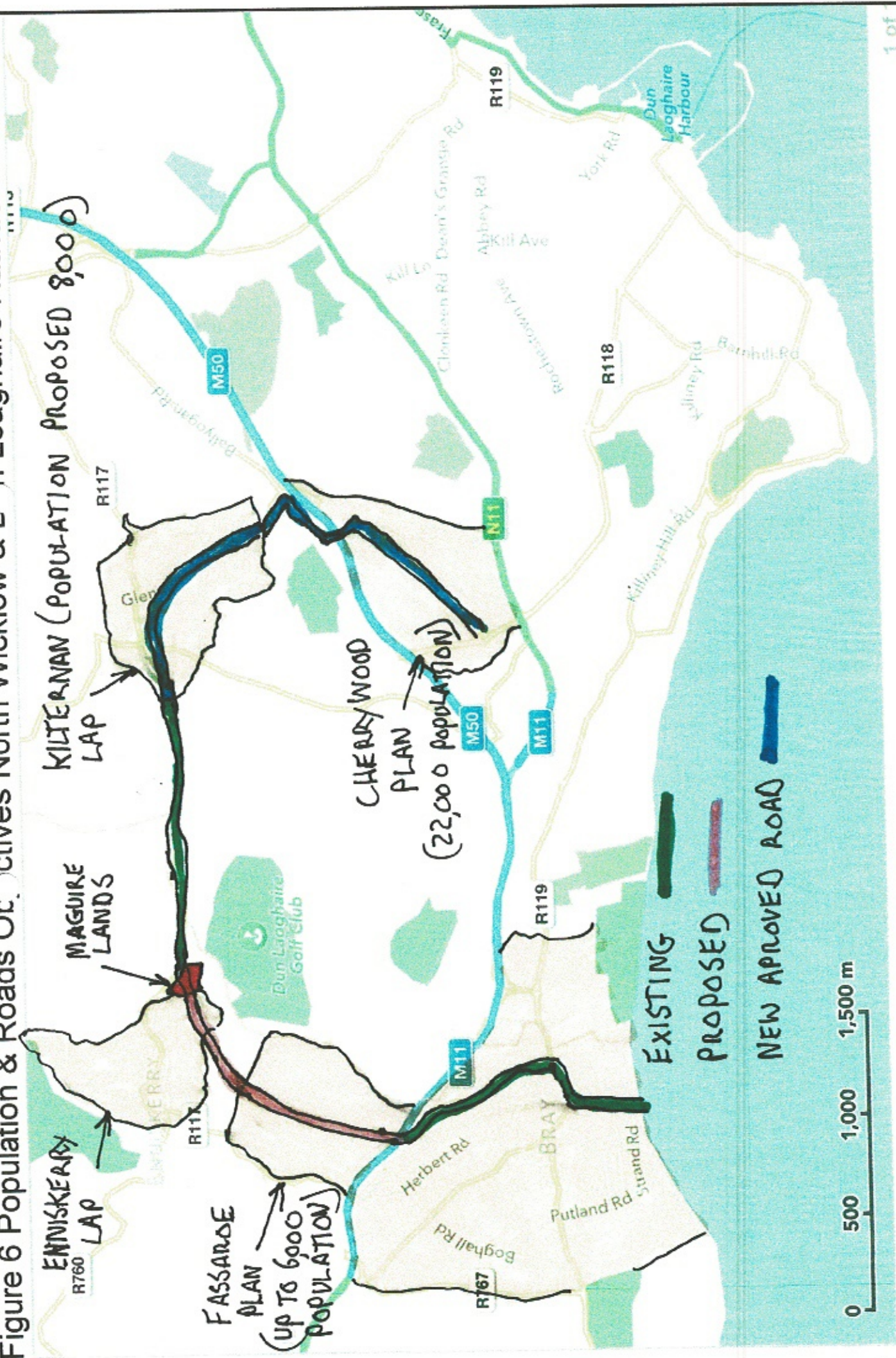
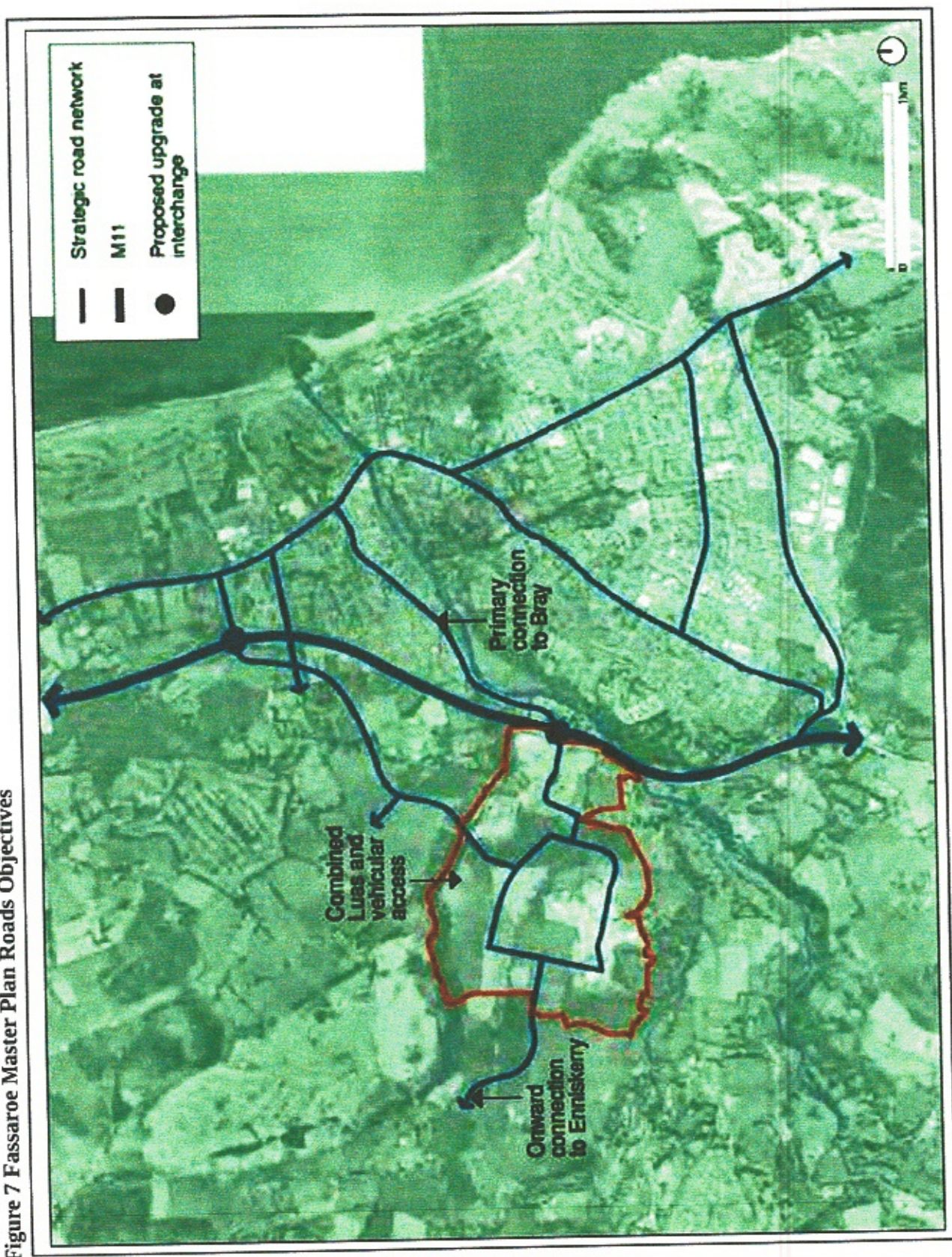


Figure 7 Fassaroe Master Plan Roads Objectives





- RT5. To reserve lands between Rannock House and Berryfield for the option of a ring road around Enniskerry. The road corridor crosses the subject lands to join the R117 Road north of Monastery. See Figure 3.
- RT7. To upgrade the road at Monastery in order to ensure vehicular and pedestrian safety.

1.4.2 Bray Environs Local Area Plan 2009-2015 Roads And Transportation Objectives

The Masterplan for the Fassaroe area was based on a nucleated development concentrated around the proposed Luas station in the centre of the new settlement. See Figures 4 and 7. This Masterplan has been the subject of planning applications. The Council in the Environs Local Area Plan acknowledges that the development of the Fassaroe area is dependent on quality roads and transportation links to Bray, Dun Laoghaire Rathdown and Dublin area.

A transport link from Bray Dart, via Fassaroe to Kilternan and going to the LUAS at Carrickmines and Cherrywood would provide better east- west connections. This was identified as a requirement in the Wicklow County Council Fassaroe Urban Extension of Bray document. This would alleviate the Cherrywood to Bray traffic on the M50/M11 at rush hour.

A Quality Bus Corridor is suggested as an alternative to the proposed Luas which at present seems unlikely to run to Fassaroe as per the 2016 National Transportation Authority Strategy for the Greater Dublin Area.

The Environs Local Area Plan at present does not propose any links towards Enniskerry to the west, although such links are indicated in the Enniskerry Town Plan, within the Wicklow County Development Plan 2016.

1.4.3 Dun Laoghaire Rathdown County Development Plan 2016 Roads Objectives

It is noted that the Dun Laoghaire Rathdown County Development Plan 2016 contains new road proposals which link Cherrywood to the east to Kilternan to the west. Furthermore, the Kilternan Local Area Plan contains road objectives bypassing the village centre and channelling traffic onto the Kilternan to Enniskerry R117 regional road. See Figures 5 and 6.

It should be noted that the Kilternan LAP has proposed 3,000 new housing units (c 8,000 increase in population) by 2028 and Cherrywood is a strategic Development Zone with 8,000 new residential units planned (an increase in population of circa 21,000 persons).

1.4.4 Conclusion Re. Roads Objectives

In the absence of confirmation of the LUAS Line terminating in Fassaroe, there is a recognised need to link Fassaroe to Enniskerry to the west and on to the R117, in addition to other links to the M11 and to Bray to the east. These links are very approximately indicated in the Enniskerry Town Plan. However, the indicated routes stop at the Ballyman Road and do not extend to the R117. This matter should be addressed in the new Municipal District Local Area Plan.



2. SUBMISSION RATIONALE

We believe it is appropriate and sustainable, to provide this Northern Access Road reservation and to zone the enclosed lands for new residential development for the following reasons.

2.1 Roads

1. The suggested road reservation would provide a direct link from the R117 south of the Scalp to the N11/M11 providing an east-west access to the proposed Fassaroe Masterplan area in Bray Environs.
2. The suggested road link between the Ballyman Road and the R117 would enable quite a lot of traffic to bypass Enniskerry village centre and thereby improve its environmental quality and walkability.
3. The provision of the Northern Access Road would reduce traffic on the section of the R117 road which is known as the "21 Bends", which is the existing unsatisfactory road link between the N11/M11 and Enniskerry.
4. The proposed road reservation would be a suggested alternative to the widening and upgrading of the existing Ballyman Road and the two poor junctions at its western end, resulting in less capital expenditure by the local authority, and less disruption and loss of amenity to existing residents living along these existing roads at Ballyman and Monastery.
5. The suggested road reservation where it joins the R117 will eliminate a bad bend which is an accident blackspot and which has been the location for fatal traffic accidents.
6. The development of the said lands would facilitate the rapid provision of this road link between the R117 and the Ballyman Road and the provision of the northern end of the proposed Northern Access Road eliminating congestion and traffic hazard on the existing local road network.
7. The suggested road reservation would alleviate traffic concerns in relation to proposed Fassaroe and Kilternan developments.
8. The suggested road extension to the R117 would be the last link in an east-west connection between the Bray West Environs and Enniskerry and a road network connecting into Dublin.
9. The currently proposed Northern Access road would be 7.0m wide joining the existing 5.5m wide Ballyman Road at a T- junction on a hill. It then joins up with the 7.5m wide R117, via a staggered junction at a fork at Monastery. A continuous 7.0m or 7.5m wide new road running directly onto the 7.5m road to Dublin is required, rather than feeding additional traffic into a series of poorly aligned and restrictive junctions.
10. This proposed link through Maguire lands would allow free flow of traffic and a direct route from Fassaroe to Dublin & the M50, via the new approved roads at Kilternan. It would also facilitate better public transport routes as per map attached Figure 6.

2.2 Services

1. The said lands are fully serviced with water supply from the public mains from the public reservoir already provided close by at Killegar.
2. There is an existing public sewer which serves these lands at Ballyman Road.
3. There is a 10kv electricity line serving the site.



2.3 Planning

1. The lands are flat and easy to develop.
2. There are no conservation or amenity objectives constraining the development of these lands.
3. There is a shortage of residentially zoned land for approximately 3,250 housing units within the Municipal District Plan area. The zoning of this area of land would contribute to meeting this housing need.
4. Given that some lands have already been dezoned in the existing Draft Enniskerry Town Plan, the proposed zoning of this limited area, will not undermine the core settlement strategy for Enniskerry in the Wicklow County Development Plan or its population projections.
5. The Council needs to consider the major developments and new roads from Kiltarnan and Cherrywood that will feed into the R117 north of Enniskerry and plan the road network in this area effectively.

3. CONCLUSION

We request the Planning Authority to take this submission into account and to make the proposed changes to the Enniskerry Town Plan, part of the Bray Municipal District Local Area Plan 2017-2023.

Regards


Frank Ó'Gallachóir
Dip. T.C.P., M.Sc., M.I.P.I.

Figure 1 Enniskerry Town Plan Extract

Figure 2 Proposed Zoning & Road Reservation

Figure 3 1999 Enniskerry Development Plan Extract

Figure 4 Bray Environs Local Area Plan 2009-2015 Extract

Figure 5 Dun Laoghaire Rathdown County Development Plan 2016 Extract

Figure 6 Population & Roads Objectives North Wicklow & Dun Laoghaire Rathdown

Figure 7 Fassaroe Master Plan Roads Objectives