

	<h1>Variation No.6</h1>
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Who are you:	Agent
Name:	Fassaroe Developments Ltd
Reference:	VAR6-155756
Submission Made	January 16, 2026 4:01 PM

Choose one or more categories for your submission. Please also select which settlement you wish to make a submission / observation about.

- Chapter 3 – Proposed Variation No. 6

Write your observations here:

See attached letter on behalf of Fassaroe Developments Ltd.

Upload a File (optional)

Submission to WCC DP Variation No. 6 on behalf of Fassaroe Developments Ltd.pdf, 0.34MB

Variation No.6
Administrative Officer
Planning Section
Wicklow County Council
Station Road,
Wicklow Town

16th January 2026

**RE: SUBMISSION TO VARIATION NO. 6 OF THE WICKLOW COUNTY DEVELOPMENT PLAN
2022-2028 ON BEHALF OF FASSAROE DEVELOPMENTS LTD.**

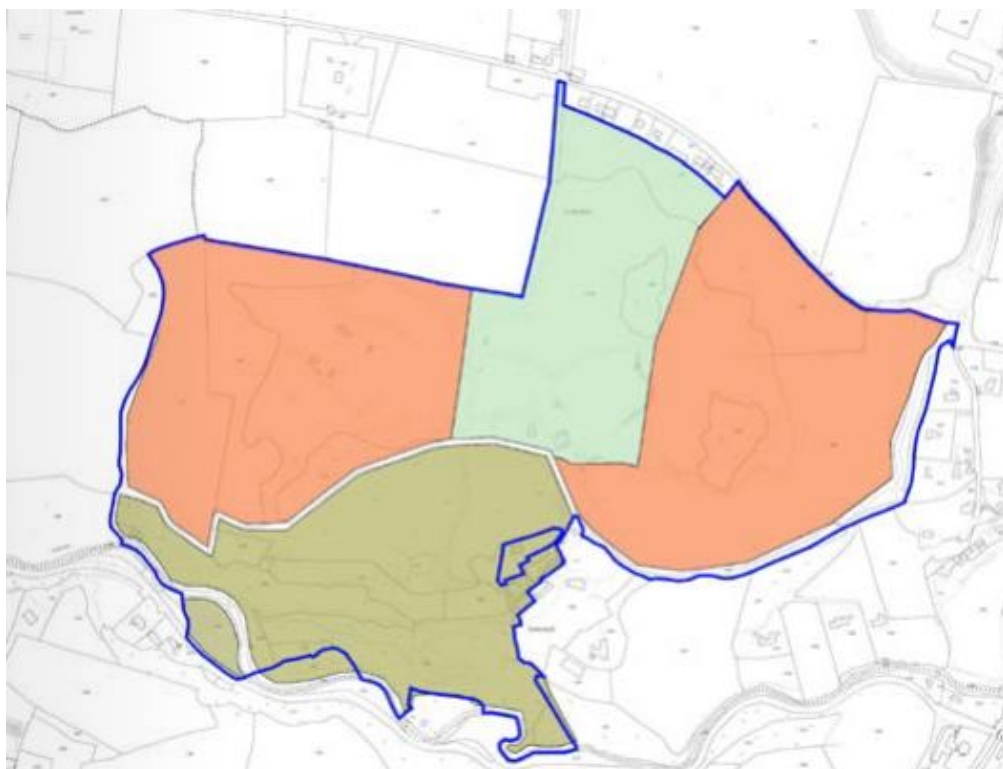
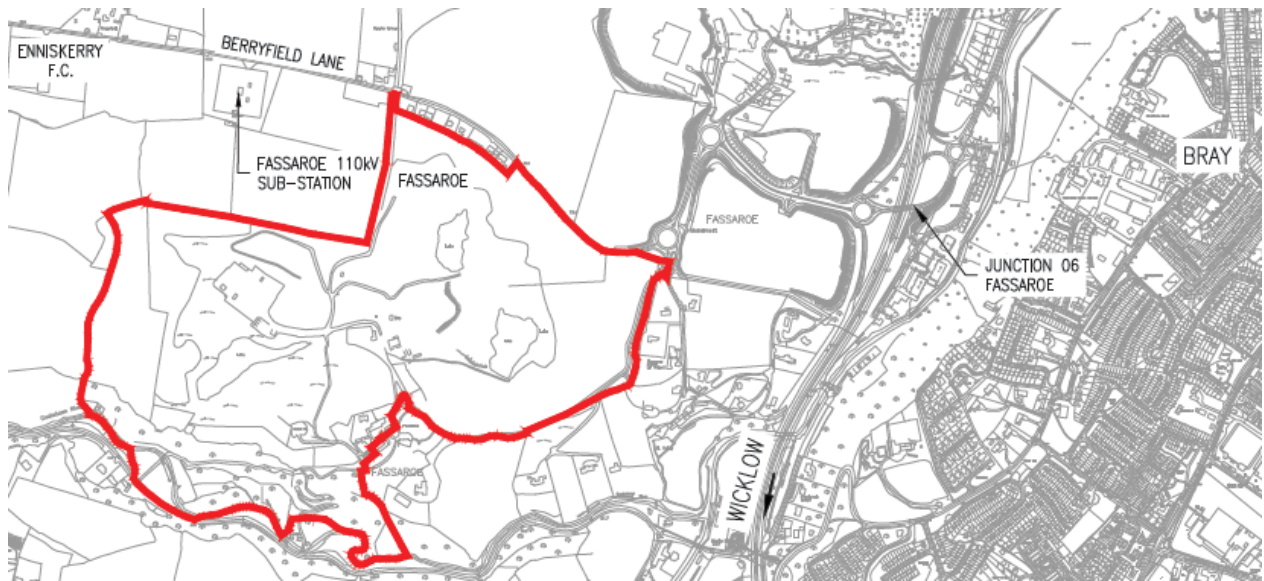
To Whom It Concerns,

We are instructed by our client, Fassaroe Developments Ltd., to make this submission to Proposed Variation No. 6 to the Wicklow County Development Plan, 2022-2028.

Introduction

Fassaroe Developments Ltd owns and controls the former CRH lands at Fassaroe, Bray, a significant landholding extending to c.65 ha (161 acres) located south of Berryfield Lane.

Under the Bray Municipal District Local Area Plan, 2018-2024 , approximately 36 ha of the land is zoned Residential, along with a significant Active Open Space (AOS) zoning in the centre of the lands, and wooded southern portion of the lands next to the Glencullen River zoned OS2 Open Space.



Figures 1 & 2: Site Location and Zoning Map of Fassaroe Development Ltd Lands.

The Settlement Strategy of the *Wicklow County Development Plan, 2022-2028* affirms the strategic role for these Fassaroe lands. Section 4.2 of the Development Plan states that: “*In order for Bray to fulfil its growth potential, lands at Fassaroe to the west of the N/M11 are targeted for new housing and other facilities.*”

Our client has commenced the planning process for the delivery of a significant new residential community on these lands in tandem with significant social infrastructure and amenities in

accordance with Bray Municipal District Local Area Plan and with regional and national planning policy.

Submission

Our client acknowledges and welcomes the proposed Variation No. 6 to the County Development Plan. In particular we welcome the updates to the housing and population targets for Bray and Environs in accordance with the Section 28 Guidelines - '*NPF Implementation: Housing Growth Requirements*', issued on 29th July 2025, including the designation of c.4,659 additional units to be delivered in Bray & Environs from 2026 to 2031.

Our client also welcomes, in principle, the revised wording proposed in relation to "*Local Area Plans (LAPs) & Local Planning Frameworks (LPFs)*" in Section 3.4, which states:

As part of the new LAP adoption process for the settlements of Wicklow Town – Rathnew and Blessington, the land use zoning and key development objectives maps for these LAP settlements / areas were integrated into Volume 2 of the County Development Plan by way of variation (Variations 2 and 3).

For the remaining settlements (Bray, Enniskerry, Kilmacanogue, Greystones – Delgany, Kilcoole and Arklow), '*Local Planning Frameworks*' (which will replace their current LAPs) which set out settlement specific objectives including land use zoning and key development objectives maps are to be integrated into Volume 2 of this County Development Plan by way of variation. Until they are replaced, the current LAPs for these settlements form part of this County Development Plan.

At the same time, however, it is considered that the specific wording could be updated to avoid any confusion as to the ongoing status of the LAPs until they are replaced with the Local Planning Frameworks in the near future.

We refer WCC to a recent decision of An Coimisiún Pleanála under Ref. ABP-313442-22 for a Strategic Housing Development (SHD) of 139 apartments at the Heiton Buckley site on Castle Street, Bray.

The Commission refused permission because it concluded that it was precluded from granting permission. This was because the development comprised an SHD which, as defined in the legislation, is development of 100 residential units or more on "*land zoned for residential use*". LRD (Large Scale Residential Developments) of 100 units or more are similarly defined in the legislation.

The Commission considered that the *Bray Municipal District Local Area Plan, 2018 – 2024*, had expired, and given there was no "current" statutory zoning which applied to the subject site, in its view, it was therefore precluded from being able to grant the development.

The revision to Section 3.4 of the Development Plan under Variation No. 6 seeks to rectify this issue (and avoid unnecessary refusals happening again in future LRD decisions) by providing for the incorporation of the Bray & Environs LAP into the varied County Development Plan.

Whilst this is welcomed, we would also recommend, in order to avoid any further confusion or doubt going forward (by the Commission and/or the Courts), that the following amendments be included:

- That the full title of the “*Bray Municipal District Local Area Plan, 2018 – 2024*” (and all other relevant LAPs) be listed in the Section 3.4 text.
- That the word “*current*”, where it appears in Section 3.4, be replaced with “*most recent*”. Given that the Commission, in the recent refusal, considered that the Bray & Environs LAP was expired then the use of the word “*current*” is unhelpful and may raise further debate.
- In addition to Section 3.4, it is also requested that the actual zoning map of the *Bray Municipal District Local Area Plan, 2018 – 2024* (and other relevant LAPs) be included within the County Development Plan under Variation No. 6, again to avoid any doubt by other authorities.

Fassaroe Developments Ltd requests that this submission be given due consideration by WCC and its recommendations incorporated into the Variation No. 6 to the Development Plan.

Fassaroe Developments Ltd also looks forward to working with WCC in the coming months and years to achieve its housing targets and deliver well-planned and sustainable new communities in the County, and particularly at Fassaroe.

Yours



Trevor Sadler

Managing Director

McGill Planning Ltd.