



Pre Draft Bray LAP Submission - Report

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| Who are you: | Private Individual |
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| Reference: | BRAYLAP-102129 |
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Topic

Compact Growth - Housing – Population Growth

Submission

Dear Sir/Madam,

I am writing on behalf of Killruddery Estate to provide my submission regarding the draft Bray Local Area Plan (LAP). Killruddery has long been a vital part of the community, offering significant economic, social, and environmental contributions. I appreciate the Council's efforts in shaping the future development of Bray and its surroundings, and I would like to highlight the following points for consideration.

Economic and Social Contributions

Killruddery is a cornerstone of the local economy, currently employing 80 people, the majority of whom are from the Bray area. While the estate is not yet financially stable, it is nearing sustainability through a combination of regenerative agriculture, cultural programming, and public engagement. Killruddery serves as an important community resource, providing access to cultural heritage, recreational opportunities, and locally produced food. It is my ambition to continue growing as a hub for both the local and wider community.

Environmental Importance

The estate plays an important role in a greenbelt between Bray and Greystones, serving as a biodiversity habitat that supports local wildlife and contributes to environmental health. The estate also aligns with the objectives of the County Development Plan by enhancing biodiversity, promoting sustainable land use, and mitigating climate change.

Residential Development Potential

While my primary focus remains on the preservation and enhancement of Killruddery's heritage and community offerings, I recognise the potential for limited, thoughtfully planned residential development on the estate's periphery. A development similar to the recently completed project in the Foggie Field could serve as a model (Foggie Field is on the north east edge of the Estate, and following its zoning in 2018, it has been developed promptly in co-operation with Glenveagh Properties plc, and should be fully occupied in the coming months). Such an initiative could generate needed additional financial resources to support the estate's long-term sustainability while addressing local housing needs.

Proposals

1. Should such residential development be on the north east edge of the Estate, it would be possible to revitalise the old road area connecting the Foggie Field to the Grove Field (which is the next field to the south). This linkage would create a seamless connection between these areas, enhancing accessibility for pedestrians and cyclists while fostering stronger community integration.

2. Secondary Entrance to the Farm: I also propose the development of a secondary entrance into Killruddery's farm. This would not only improve operational efficiency but also enhance safety and accessibility for agricultural traffic and larger estate events.

Conclusion

I believe that the above suggestions align with the broader objectives of the draft Bray LAP, particularly in terms of fostering sustainable development, preserving green infrastructure, and enhancing community resources. Killruddery remains committed to working collaboratively with Wicklow County Council and other stakeholders to ensure that the estate continues to thrive as a key asset for the community.

Thank you for considering this submission. I would welcome the opportunity to discuss these proposals further and look forward to your feedback.

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