



Pre Draft Bray LAP Submission - Report

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Topic

Compact Growth - Housing – Population Growth

Submission

Density - as for specific locations, I would have thought the old Dell site in Bray is a good example, however I would pause density until we have our, services, schools, transport links and infrastructure at the best it can be. The Vevay road will suffer when the Dell properties are completed. Finnegans Bray for example have cancelled certain bus times as the bus was simply getting stuck in the early morning congestion and people had to exit the bus and walk. I did a while back discuss a park n stride opportunity at the top of the Vevay road especially for morning school traffic.

Density - our property and that of next door were built in the back garden of a large house circa 2009 - to be honest, two houses have been crammed into a site, with a shared drive and entry and egress directly onto a main road less than 20 metres from a traffic lit crossroads....i would avoid that and wonder what the planners were thinking to have passed the same.

Urban sprawl: keep the houses out of the sea and floodplains...

Reduction of the property vacancy duration to avail of the vacant property grant.

Topic

Regeneration of Communities & Places - Healthy Placemaking - Urban Design - Opportunity Sites in Arklow

Submission

I would love to see a Playful cities approach and Bloomberg arts philanthropies

<https://www.aplayfulcity.com/>

<https://www.bloomberg.org/arts/>

The public realm in Bray in my opinion is overshadowed by traffic volume and congestion.

Bring more nautical elements up into the town.

Topic

Economic Opportunity – Tourism - Shops & Services - Community Facilities

Submission

To raise a specific service: Dog daycare - in the last few years a successful dog daycare facility has opened up and expanded (Currently the subject of an enforcement order and retention planning - file 24/60727 due to it's location in a zoned residential area and lack of planning) Potential for job creation - it currently stands at 2/3 fulltime staff. In the CORRECT/APPROPRIATE location this could be a great service for Bray and environs.

I would classify Bray as a location for bits'n'bobs - I wouldn't view it as a classic retail destination.

Southern Cross retail park for example would benefit from a makeover - with placemaking soft planting and

focal points/covered sit out areas.

I'm not sure if Bray has a local card - Laois for example have <https://www.laoisgiftcard.ie/>

Highlight the retail zones - a map of Bray retail - southern cross/kilruddery/bray main street/Tesco/Supervalue - both sides of Bray and offshoots, quinsboro road and retail kiosks at the prom and mini retail such as Killarney Park, the Boghall road/Ballywaltrim shopping area/Lidl/post office etc. Is there a small retail opportunity at the new library planned for Ballywaltrim.

Tourism potential:

Top class berthing facilities for visiting boats.

Enhancement of the Swan Sanctuary zone, provision of fresh water facilities at the beach for the swans as opposed to drinking the dirty water under/near the parking area directly adjacent to the beach. The zone is a great draw for visitors, local and from out of town. It's a place of solace for people in the evenings, and a source of joy for children to feed the swans. Perhaps a HUGE Swan statue/Installation that would serve as a focal point and photo opportunity/backdrop - or go whimsical and install a boat feature with Swans inside/seats to sit next to one. The anchor on the compass rose here could be enhanced - please don't let this area turn into concrete greystones harbour though!

Tourist accommodation could be a tricky one - with people crying out for homes...is short term stay in locals homes an option?

Educational/sport, community and recreation - on the south side of Bray - the playground enhancements at Ballywaltrim playground (Climbing zones etc) are wonderful - this site has more potential to further develop a unique aesthetic - lets get people travelling to uses it, then availing of nearby centra, crooked pots, regal fare etc..

360 CCTV is needed in this area though. Potential too for outdoor cinema events on the green area/basketball courts. Introduce a lower hoop height for smaller kids and a ball dispenser system - linked to mobile phone or some such too access.

Do we have enough school places in Bray to serve population now and in 2034 for example?

Older people - I have always been a fan of parks for older people - adult size swings and meet n greet areas - the chess table at Ballywaltrim Playground is a super idea, (however close to some unsocial activities and drug sales). Advertsing that the chess pieces can be borrowed from the community centre would be great to see on signs at the park. Expansion of recreation zones for older people and people who live alone. Perhaps even urban allotments spaces on a raised bed system for older people and wheelchair users.

Topic

Heritage – Biodiversity- Green infrastructure- Climate Action- Energy

Submission

To be honest - the fiasco on the floodplain - makes me wonder how in 2023/2024 we let a rewilded zone, full of birds, bats, otters, visiting species fall into the hands of a developer who has eradicated and decimated the rich nature on site!!!!

The demolishment of the station house recently.....too late - could have been a super community centre/facility/hub....

Bray harbour could be enhanced - but please NO Greystones harbour concrete/destruction.

Could the Swan river route be revisited?

Camenito del rey may give some inspiration for the Cliff Walk!! it is a successful tourist amenity now, despite years of disrepair. <https://www.caminitodelrey.info/en>

Land use - again prime example of what we got wrong - the building on the dargle/old golf course lands!!!!

Flood risk:

CORRECT zoning - Wicklow council need a slap on the hand for the glaring discrepancies in A, B and C.

We need an up to date and state of the art flood warning system

Look to India!!!

[https://phys.org/news/2024-09-india-himalayan-glacial-](https://phys.org/news/2024-09-india-himalayan-glacial-lakes.html#:~:text=India%20is%20setting%20up%20high,risks%20of%20dangerous%20flash%20floods)

[lakes.html#:~:text=India%20is%20setting%20up%20high,risks%20of%20dangerous%20flash%20floods](https://phys.org/news/2024-09-india-himalayan-glacial-lakes.html#:~:text=India%20is%20setting%20up%20high,risks%20of%20dangerous%20flash%20floods).

Topic

Infrastructure - Sustainable Movement – Transportation

Submission

Herbert Road - closure - I am not convinced this is a good idea - this needs more thought and to be taken off the table.

The volume of traffic and the extent of housing is not being met with the required infrastructure.

The endemic habit of racing through amber lights! I think people use the amber as a last shot to get through instead of it's correct use as a signal to slow and come to a stop! Perhaps the introduction of a trial of the lighting sequencing in northern Ireland would be of benefit. the red light jumping on the Killarney road is criminal and occurs on almost every change of lights!! Killarney road has had a number of pedestrians hit by vehicles.

The use of single bike lanes as dual bike lanes needs to be addressed immediately - take the boghall road, it is frequently used as a contra flow lane on both sides. this poses huge risk at junctions such as ALDI, Lidl etc This needs to be dealt with ASAP and perhaps signage, directional arrows, byelaws to reflect same and a PR campaign.

Killarney road for example has two distinct areas of missing footpath and ambiguous footpath, it means a lack of equality of movement for older people and people with impaired mobility. The locations are from the corner of church road, and then above the traffic lights at oldcourt to ripley hills.

The above is an obstacle, a danger and now that i have highlighted it - it is essential this is passed onto roads and Bray MD.

Obstacles - perhaps as mentioned above re the urban realm - the introduction of art elements to make a route interesting and attractive. I would also suggest 'timed signage' this could have a recognisable logo - for example exiting Ripley Hills or Fairy Hill - a small sign 300 X 600 to indicate the time into Bray Townhall will take 22 mins walking, 5 mins cycling etc, with the distance.

Topic

Other topics for you to have your say on! - Environmental Assessment - Plan Implementation -Plan Delivery

Submission

The consultation open day was interesting and the staff I met, were helpful and pleasant. One however was very defensive on the floodplain classification and in my opinion bordered on unprofessional.

A local place for all ages and abilities. Killarney road for example has two distinct areas of missing footpath and ambiguous footpath, it means a lack of equality of movement for older people and people with impaired mobility. The locations are from the corner of church road, and then above the traffic lights at oldcourt to ripley hills.

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