

Level 1: Bray



Proposed Variation No. 7 to Volume 2, Part 5 of the Wicklow County Development Plan 2022-2028:

Bray Municipal District Local Area Plan

Proposed Variation Number	ID	Location	Area	R	MU	AOS	OS1/2	CE	other
BR 1	172	Vevay	1.2	1.2					
BR 2	76	AO Smith	3.2		n/a				
BR 3	114	Fassaroe	3.9	3.9					
BR 4	129	Dell	3.8		n/a				

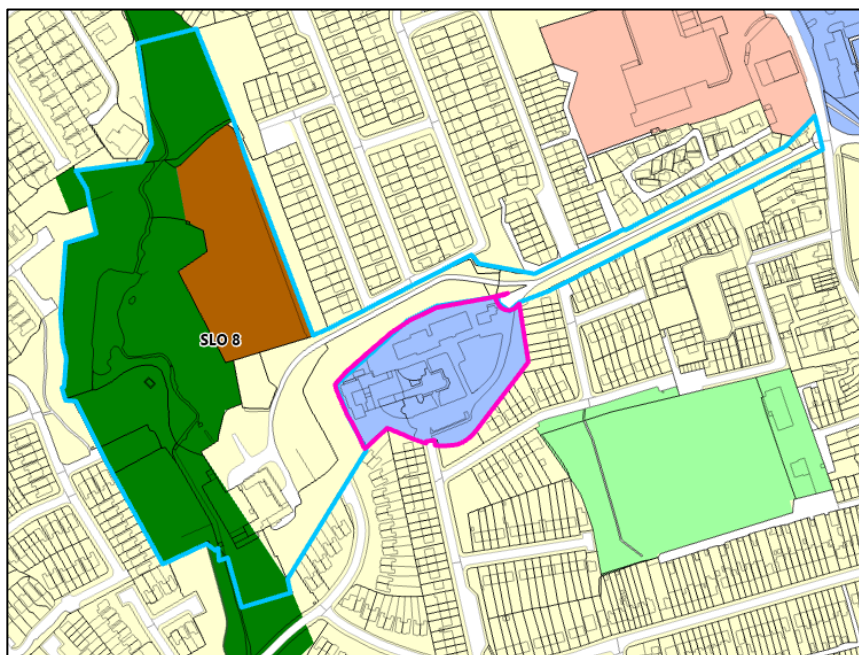
Note: This table states the new/uplift in zoning as a result of the Proposed Variation. Where an existing SLO is being amended, these figures may differ from those stated in the text; this is because the SLO will state the overall zonings contained in the area (i.e. both proposed zonings and land not subject to rezoning).

PROPOSED VARIATION ID	BR 1
LOCATION	VEVAY HOUSE
SUBMISSION NUMBER	172
ZONING CHANGE	YES
NEW SLO / AA	YES
AMENDED SLO / AA	NO
PROPOSED ZONING CHANGE	

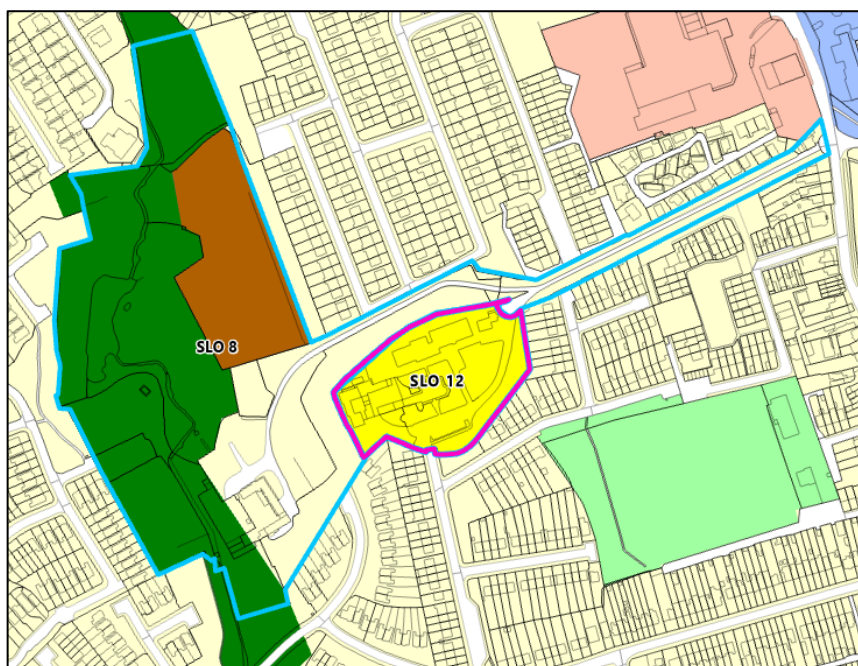
Change c. 1.2ha at Vevay House from CE - Community & Education' to RN – New Residential

MAP

Change from:



Change to:



Add new 'SLO – Specific Local Objective' as follows:

SLO 12

This SLO is located in the townland of Oldcourt and measures c. 1.2ha. The SLO comprises lands zoned RN 'New Residential' in the grounds of Vevay House.

Any development shall comply with the County Development Plan, this Local Area Plan and the following:

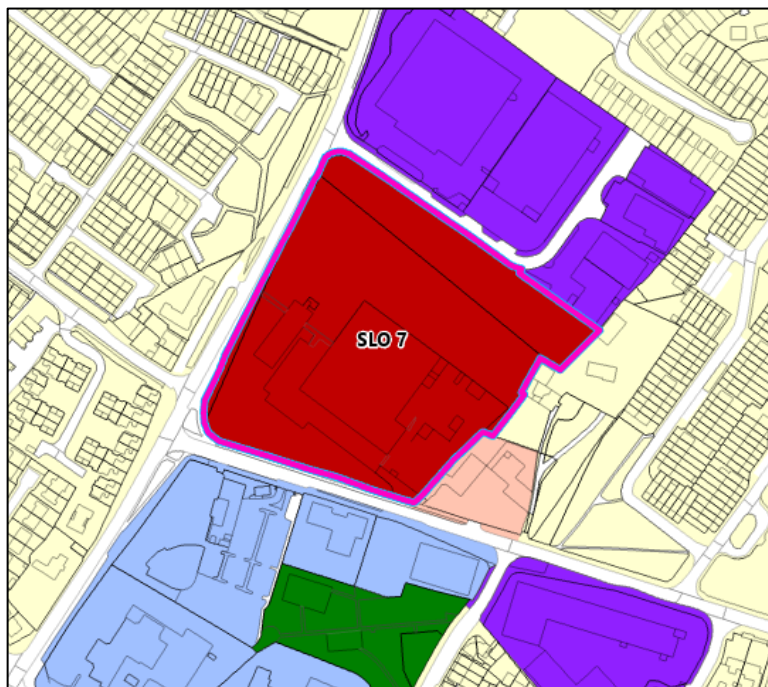
- Development shall retain and conserve the Registered Protected Structure of Vevay House and the historic structures within its curtilage. Development shall adopt a heritage-led layout that incorporates the historic structures and preserves and enhances their special architectural and historic interest, and their setting. Any application for development shall include the submission of a detailed heritage assessment prepared by a qualified professional, and shall detail conservation measures. The removal of, or harm to, any historic features shall be robustly justified.
- Maximum protection of mature trees and hedgerows will be expected throughout the SLO area including but not limited to those trees subject to a Tree Preservation Order. Any application for development shall include the submission of a detailed tree and hedgerow survey prepared by a qualified arboriculturist, and shall detail and justify any mature tree or hedgerow removal proposed. Retained trees shall not be interfered with during any construction or operational phases of any development.

PROPOSED VARIATION ID	BR 2
LOCATION	AO SMITH SITE
SUBMISSION NUMBER	76
ZONING CHANGE	NO
NEW SLO / AA	NO
AMENDED SLO / AA	YES (SLO7)

PROPOSED ZONING CHANGE

None – land remains zoned MU – Mixed Use – subject to SLO7

MAP



AMEND SLO7 as follows

This SLO (measuring c. 3.2ha) is located at the junction of Boghall Road and Killarney Road and is zoned for mixed use. ~~Part of this SLO has been developed as a supermarket. This is considered an important development site that has lain vacant for many years and is in need of regeneration. Given that this site is surrounded by both residential and employment uses,~~ It is considered that a mixed-use residential-led, high intensity employment and residential scheme would be suitable on the remainder of these lands, in accordance with the following criteria:

- The development shall be delivered in a high density format. Building heights shall respect the existing amenity of existing residential areas surrounding the site. and in particular, shall have a plot ratio of not less than 1:1. Development of up to 4 storeys may be considered;
- ~~The employment element shall be in high employment intensity format and low density manufacturing / warehousing / retail will not be considered; on the basis of achievement of a 1:1 plot ratio, a total employment floor space yield of at least 18,000sqm is desired;~~
- ~~Use of part of the required employment floor space may be considered for supermarket / discount retail use, subject to satisfying all relevant retail objectives of this plan, the County Retail Strategy and the Retail Planning Guidelines. Stand-alone single or 2-storey, low density retail buildings will not be considered suitable on these lands; any retail use shall be integrated into a larger 3-4 storey structure which provides for other commercial or residential uses overhead;~~
- At least 10% of the future total floorspace shall be developed for community / education use, such as education/training facilities, community / cultural centres / spaces, nursing homes / health related developments, subject to at least 50% of said floor space being dedicated to public community and cultural uses.

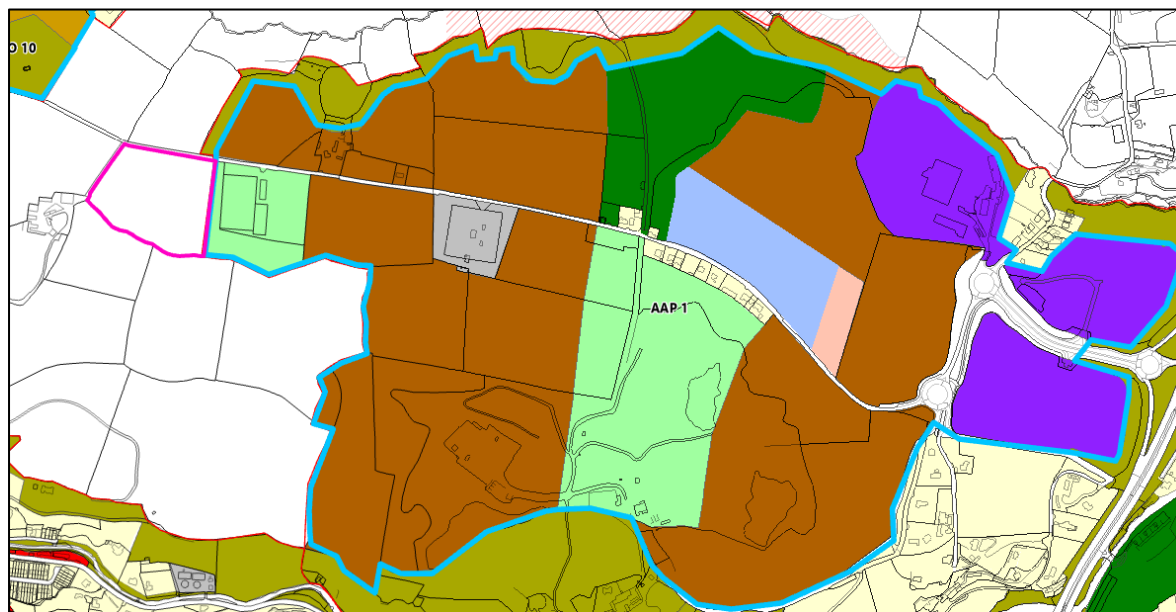
- The balance of space between cultural and community use, and the management structure of said space, shall be determined at application stage based on an evidence base/audit of the area. Such spaces must be designed to meet identified need and be ready for occupation prior to the occupation of the second 50% of the residential units.
 - Any residential development proposals shall be accompanied by the development of a suitably sized and equipped playground and MUGA (Mixed Use Games Area) in the public open space area, which shall be available for public use upon occupation of the first unit.
 - ~~Not more than 40% of total floor space shall be devoted to residential use; depending on the range of unit sizes and formats, at least 120 units is desired (c. 10,000sqm – 12,000sqm);~~
 - Any planning application shall include a detailed phasing programme that ensures the timely delivery of all elements of the SLO. ~~In order to 'kick start' the development, a first phase of housing, comprising not more than 50% of the total housing programme, may be developed as a 'Phase 1' of the overall development, strictly on the basis of the remaining housing being delivered in tandem with the employment element.~~
 - The development shall be of a high quality design appropriate to its prominent urban location with active road frontage, hard and soft landscaped public open space, and passive surveillance of public routes and open spaces.
 - Without exception, to require the provision of childcare facilities in all new residential developments comprising 75 houses or more in this SLO (including local authority and social housing schemes). In accordance with Department of Environment, Heritage & Local Government guidelines, childcare places shall be provided at a ratio of 20 places per 75 residential units, having regard to cumulative effects of permitted development. The combination of childcare requirements into larger creche facilities (+100 places) will be supported where justification is provided.
- Where such childcare facilities are required as part of new developments, they shall be:
- designed from the outset as childcare facilities, with internal and external spaces meeting national standards for childcare use,
 - of such a location, design and scale as to ensure childcare use is viable, and
 - shall be provided ready for occupation upon the occupation of the 75th house in the development.
- Without substantial cause, it is the policy of the Planning Authority not to allow a change of use of these premises within five years of first occupation of the development.

PROPOSED VARIATION ID	BR 3
LOCATION	FASSAROE
SUBMISSION NUMBER	114
ZONING CHANGE	NO
NEW SLO / AA	NO
AMENDED SLO / AA	YES (AA1)
PROPOSED ZONING CHANGE	

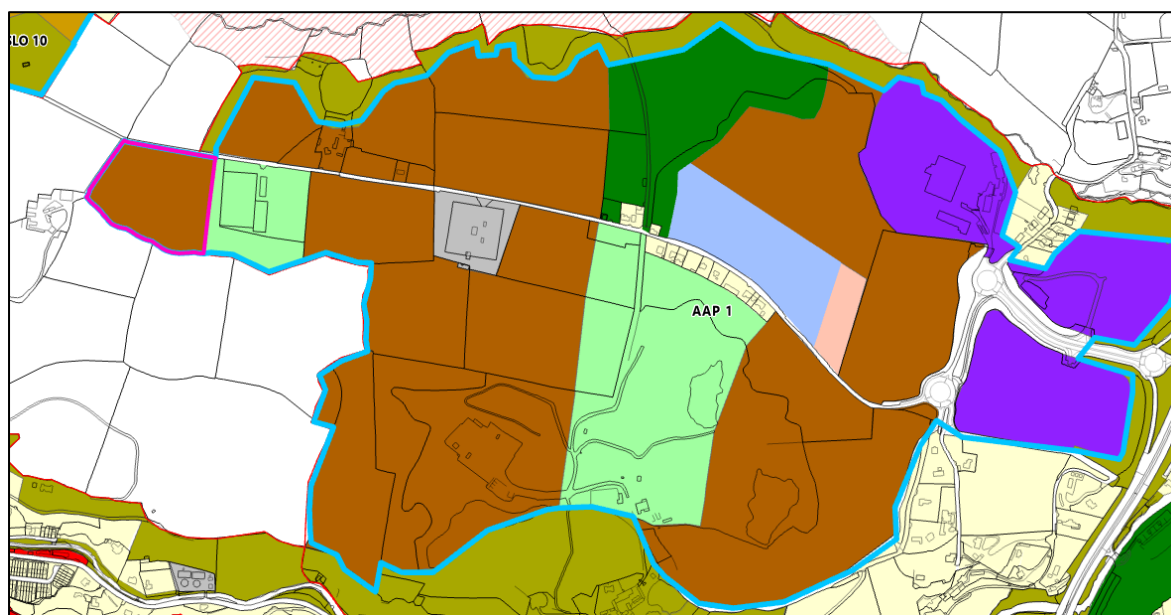
Change c. 3.9ha of lands at Fassaroe from unzoned land outside the settlement boundary to R-HD - New Residential

MAP

Change from:



Change to:



Amend Action Area Plan 1: Fassaroe (text) as follows:

1. Amend Action Area Plan 1: Fassaroe (text) generally to include these lands.
2. Amend Action Area Plan 1: Fassaroe (text) as follows

Replace AAP 1 Objective 10:

~~10. All development proposals within the Fassaroe Action Area shall take cognisance of the requirement to maintain the rate, quality and general areas where groundwater recharge occurs in order to maintain or enhance the recharge supplying the groundwater-dependent habitats of Ballyman Glen SAC. This shall be through the review of existing hydrogeological assessment(s) and the carrying out of new hydrogeological assessment to inform the development of an appropriate SuDS system(s) throughout any development site and taking into account the cumulative in-combination impact of other development.~~

10. All proposed projects in this AAP shall have full regard to the Habitats Directive (with particular regard for the Ballyman Glen SAC) including being subject to Appropriate Assessment, as necessary, that identifies, addresses, and mitigates any adverse effects on the European Site. In doing so, proposed projects and associated Appropriate Assessment in this area shall, as relevant:

- Be informed by appropriately targeted ecological and hydrogeological survey(s) and assessment(s) of the Qualifying Interests of the SAC.
- Be subject to detailed hydrological/hydrogeological assessment which defines appropriate design/mitigation measures for maintaining the flow rate and quality of waters entering the SAC, including measures relating to the servicing and maintenance of surface water and wastewater systems.
- Give due consideration to any requirement for project level mitigation that arises from the surveying and assessment described above, ensuring that prescribed mitigation measures are proven, robust and address the need for certainty in achievement of mitigation of potentially adverse effects. Notably this should include a presumption to achieve significant net benefit to the features which may otherwise be impacted.

To avoid the potential for impacts on the key components of nearby the European Site, any development must adequately address the management of surface water run-off and drainage and wastewater treatment and disposal at the construction and operational phases to ensure that no adverse effects may occur to the European Site.

It should be recognised that this may require significant exceedance of any existing measures to ensure that any development provides a net benefit over its life, to the nearby European Site and wider environment.

Add additional AAP1 objective:

12. Without exception, to require the provision of childcare facilities in all new residential developments comprising 75 houses or more in this AAP (including local authority and social housing schemes). In accordance with Department of Environment, Heritage & Local Government guidelines, childcare places shall be provided at a ratio of 20 places per 75 residential units, having regard to cumulative effects of permitted development. The combination of childcare requirements into larger creche facilities (+100 places) will be supported where justification is provided.

Where such childcare facilities are required as part of new developments, they shall be:

- designed from the outset as childcare facilities, with internal and external spaces meeting national standards for childcare use,
- of such a location, design and scale as to ensure childcare use is viable, and
- shall be provided ready for occupation upon the occupation of the 75th house in the development.

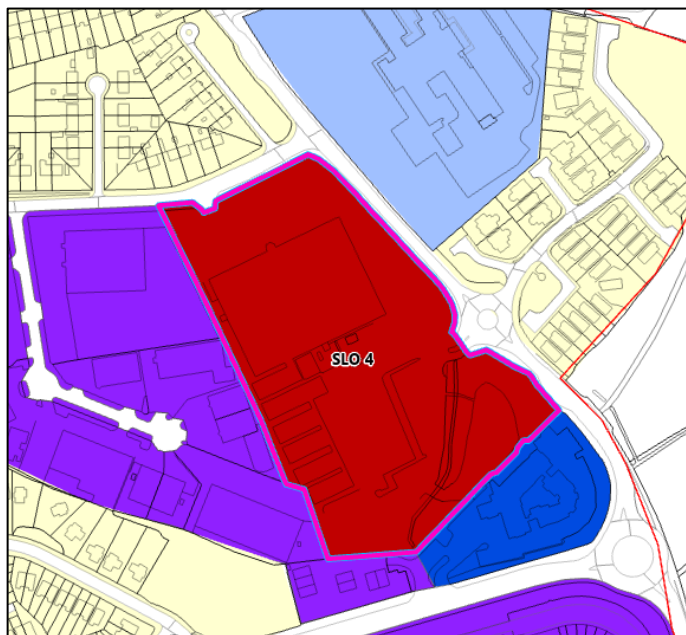
Without substantial cause, it is the policy of the Planning Authority not to allow a change of use of these premises within five years of first occupation of the development.

PROPOSED VARIATION ID	BR 4
LOCATION	FORMER DELL SITE, VEVAY ROAD – BOGHALL ROAD
SUBMISSION NUMBER	129
ZONING CHANGE	NO
NEW SLO / AA	NO
AMENDED SLO / AA	YES (SLO4)

PROPOSED ZONING CHANGE

None – land remains zoned MU – Mixed Use – subject to SLO4

MAP



AMEND SLO4 as follows

SLO 4

This site was formerly occupied by computer company Dell and has been vacant for some years. The site is occupied by a large manufacturing building and surrounding grounds and car parking, measuring c. 3.75 ha. ~~While there is a demand for additional housing in Bray, it is not considered appropriate that any and every vacant employment site should be considered for solely residential redevelopment as it is not sustainable to only deliver significant new housing at the expense of employment opportunities.~~

~~Given that this site is surrounded by both residential and employment uses,~~ It is considered that a mixed-use residential-led scheme, high intensity employment and residential scheme would be suitable on these lands, in accordance with the following criteria:

- The development shall be delivered a high density format. ~~and in particular, shall have a plot ratio of not less than 1:1. Development of up to 4 storeys~~ Taller elements may be considered on the western and southern parts of the site, with heights on the northern and eastern parts of the site being more consistent with and respecting the existing amenity of existing residential areas surrounding the site;
- ~~The employment element shall be in a high employment intensity format and low density manufacturing / warehousing will not be considered; on the basis of achievement of a 1:1 plot ratio, a total employment floor space yield of at least 20,000sqm is desired;~~
- Not more than ~~40%~~ 75% of total floor space shall be devoted to residential use; ~~depending on the range of unit sizes and formats, at least 150 units is desired (c. 15,000sqm);~~ the remaining floor space shall be developed for community / education use, such as education / training facilities, community / cultural centres / spaces, nursing homes / health related developments, subject to at least 50% of said floor space being dedicated to public community and cultural uses.

The balance of space between cultural and community use, and the management structure of said space, shall be determined at application stage based on an evidence base/audit of the area. Such spaces must be designed to meet identified need and be ready for occupation prior to the occupation of the second 50% of the residential units.

- Any residential development proposals shall be accompanied by the development of a suitably sized and equipped playground and MUGA in the public open space area, which shall be available for public use upon occupation of the first unit.
- ~~A nursing home and / or health care facility will be considered subject to such use not comprising more than 50% of the employment floorspace requirement on site and being delivered in conjunction with the remaining employment elements;~~
- Any planning application shall include a detailed phasing programme that ensures the timely delivery of all elements of the SLO. In order to 'kick start' the development, a first phase of housing, comprising not more than 50% of the total housing programme, may be developed as a 'Phase 1' of the overall development, strictly on the basis of the remaining housing being delivered in tandem with the **non-residential** element.
- Without exception, to require the provision of childcare facilities in all new residential developments comprising 75 houses or more in this SLO (including local authority and social housing schemes). In accordance with Department of Environment, Heritage & Local Government guidelines, childcare places shall be provided at a ratio of 20 places per 75 residential units, having regard to cumulative effects of permitted development. The combination of childcare requirements into larger creche facilities (+100 places) will be supported where justification is provided.

Where such childcare facilities are required as part of new developments, they shall be:

- designed from the outset as childcare facilities, with internal and external spaces meeting national standards for childcare use,
- of such a location, design and scale as to ensure childcare use is viable, and
- shall be provided ready for occupation upon the occupation of the 75th house in the development.

Without substantial cause, it is the policy of the Planning Authority not to allow a change of use of these premises within five years of first occupation of the development.



LEGEND

- Rezoning Boundary
- Specific Local Objective (SLO)
- Settlement Boundary
- RN: New Residential
- RHD: New Residential High Density
- R10: New Residential 10/ha
- R Special: Special Residential
- RE: Existing Residential
- TC: Town Centre
- NC: Neighbourhood Centre
- LSS: Local Shops & Services
- MU: Mixed Use
- GTH: Bray Gateway & Transport Hub
- PU: Public Utility
- CE: Community & Education
- T: Tourism
- SF: Bray Seafront
- FI: Film Industry
- E: Employment
- SDA: Secondary Development Area
- KD: Kilruddery Demesne Conservation & Tourism Zone
- AOS: Active Open Space
- OS1: Open Space
- OS2: Open Space
- SAC - Special Area of Conservation

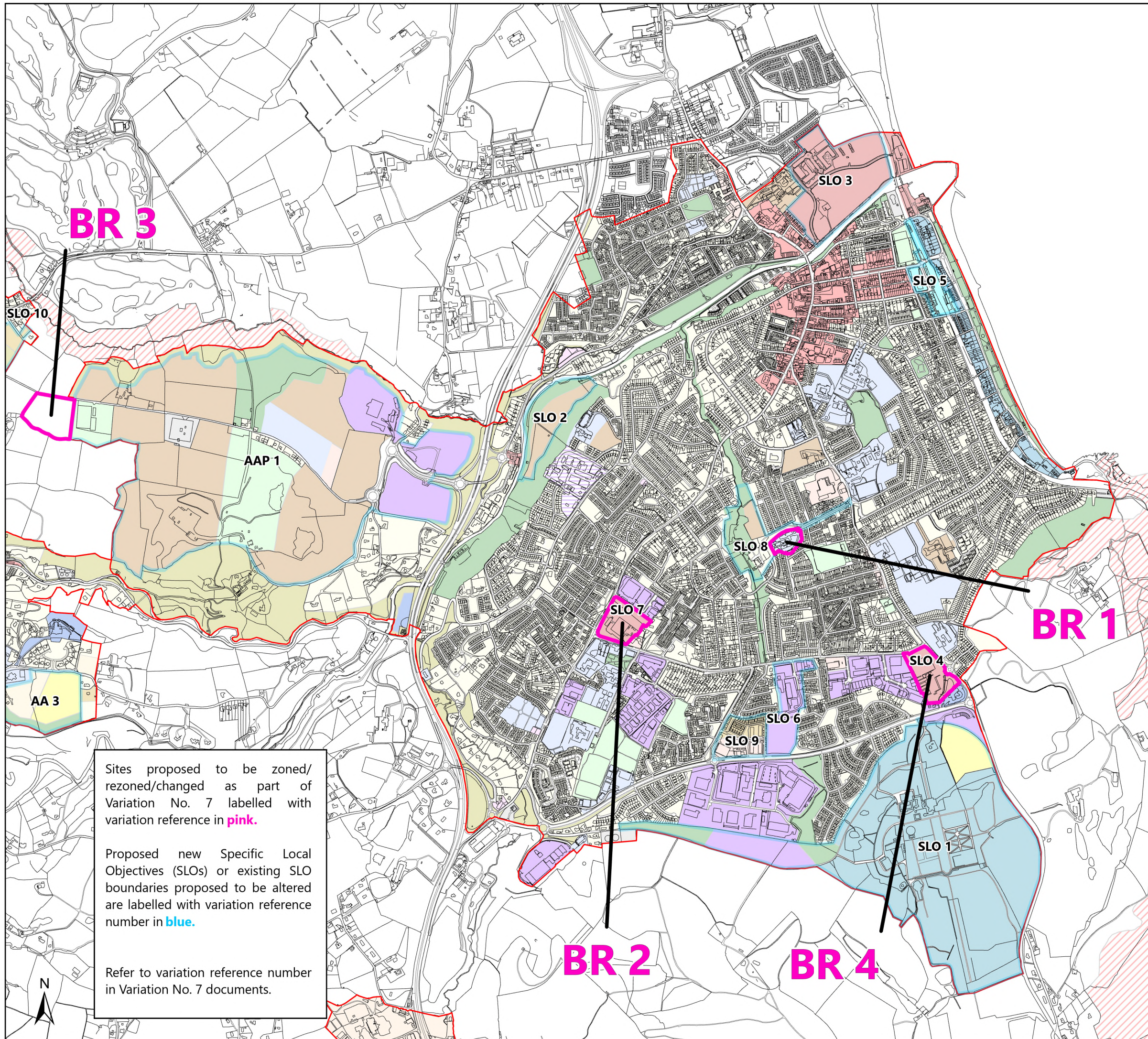
WICKLOW COUNTY DEVELOPMENT PLAN
2022-2028



Wicklow County Council
Planning Department

© Ordnance Survey Ireland. All rights reserved.
Licence number 2024/S5CCMA/Wicklow County Council

Scale NTS





LEGEND

- Rezoning Boundary
- Specific Local Objective (SLO)
- Settlement Boundary
- RN: New Residential
- RHD: New Residential High Density
- R10: New Residential 10/ha
- R Special: Special Residential
- RE: Existing Residential
- TC: Town Centre
- NC: Neighbourhood Centre
- LSS: Local Shops & Services
- MU: Mixed Use
- GTH: Bray Gateway & Transport Hub
- PU: Public Utility
- CE: Community & Education
- T: Tourism
- SF: Bray Seafront
- FI: Film Industry
- E: Employment
- SDA: Secondary Development Area
- KD: Kilruddery Demesne Conservation & Tourism Zone
- AOS: Active Open Space
- OS1: Open Space
- OS2: Open Space
- SAC - Special Area of Conservation

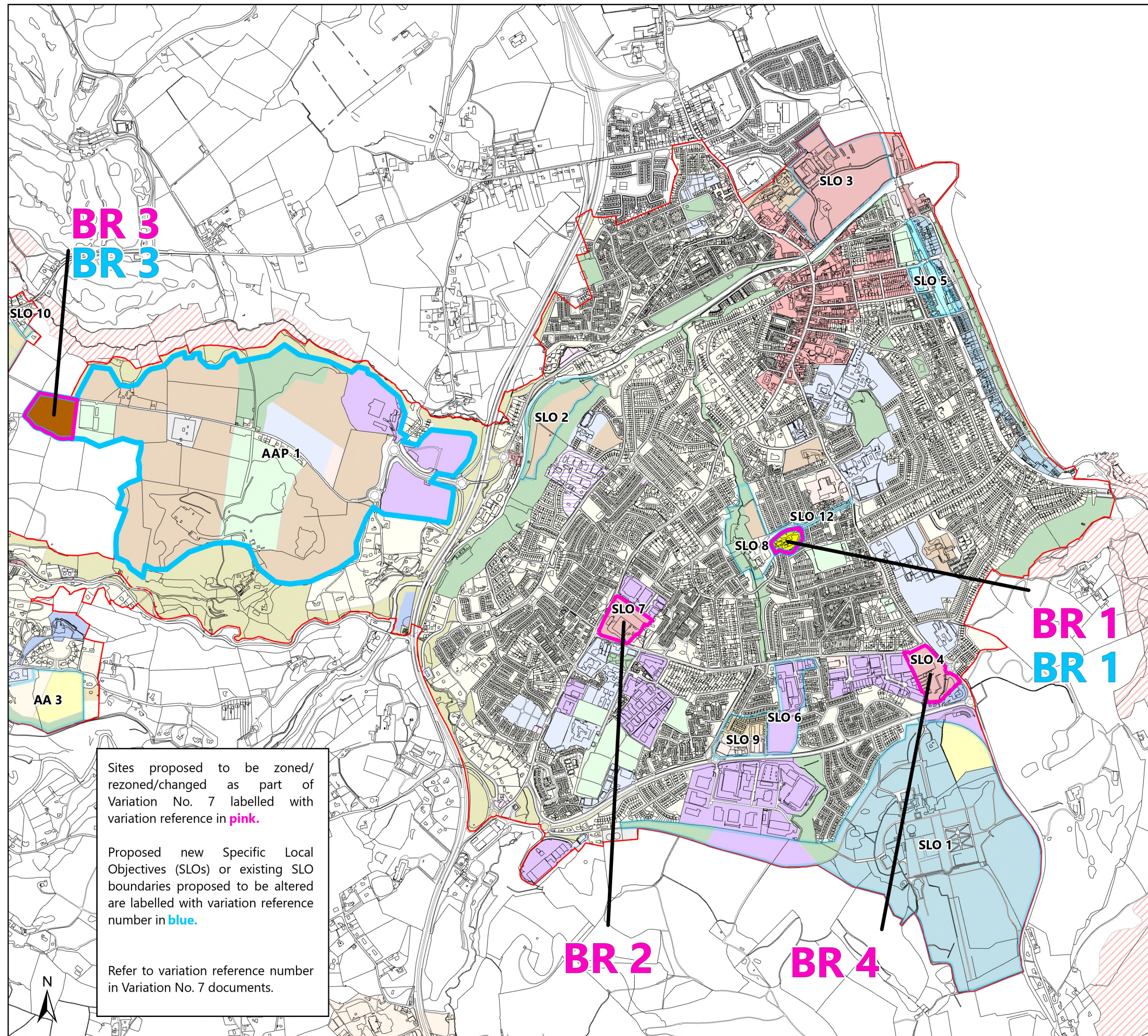
**WICKLOW COUNTY DEVELOPMENT PLAN
2022-2028**



Wicklow County Council
Planning Department

© Ordnance Survey Ireland. All rights reserved.
Licence number 2024/S5CCMA/Wicklow County Council

Scale NTS



Sites proposed to be zoned/
rezoned/changed as part of
Variation No. 7 labelled with
variation reference in **pink**.

Proposed new Specific Local
Objectives (SLOs) or existing SLO
boundaries proposed to be altered
are labelled with variation reference
number in **blue**.

Refer to variation reference number
in Variation No. 7 documents.