



Pre Draft Bray LAP Submission - Report

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Topic

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

Fassaroe New Town.

These lands are designated to accommodate a significant new residential population and employment opportunities in a high density development surrounding a neighbourhood centre core. In general the location and zoning of Fassaroe New Town is sustainable in that it consolidates compact urban development within the Bray local area. Housing is desperately needed, and using part of a brownfield site is to be welcomed as long as the old legal and illegal dumps are not only suitably capped and monitored, but that great care is taken to protect both the Ballyman stream and valley in the nearby Ballyman SAC, and the Glencullen/Cookstown River and valley and their riparian ways, especially during the building phase. The brownfield lands used by Roadstone are zoned as Open Space.

-heritage - biodiversity - green infrastructure - climate action - energy -

'The protection and enhancement of the areas' natural and built assets is a key to the future development of the settlements in a sustainable manner. How do we continue to develop the settlements whilst protecting the natural heritage and biodiversity in the area?'

The Enniskerry Delta, a County Geological Site

(See location maps at the end of the Wicklow County Geological Report,

https://gsi.geodata.gov.ie/downloads/Geoheritage/Reports/WW020_Enniskerry_Delta.pdf)

Most of the new town site is on the Enniskerry Delta, a large sand and gravel accumulation deposited by meltwaters flowing from the large glacier which occupied the Irish Sea and encroached inland into Wicklow. The delta is just under 3 kilometres long and up to 2.5 kilometres wide, covering an area of approximately 6 square kilometres.

The feature is a high, striking example of a dry sand and gravel ridge, and stands proud of the surrounding landscape. This is an excellent example of a de-glacial, ice marginal, meltwater-deposited feature. (Wicklow County Geological site report, see attached. Date unknown.)

The 'sands and gravels' are comprised largely of limestone from the Irish Midlands. There are many old gravel pits, including one beside a natural lake in part of the Roadstone lands, and the remains of a quarry which has Sand Martins nesting in the sandy walls, and a walking trail around it. Rosemary Warner has suggested in a recent submission that the trail around this lake and old sandpit should be kept as a walking trail and to protect biodiversity.

I further propose that this trail should be kept as a Geological Heritage Trail to mark this special geological feature, facilitating Healthy Placemaking and conserving biodiversity. (See outlines of path in red in Map 1 attached). Signs could be erected to explain the history of the glacial surroundings, and the trail could also be listed as an attraction in the area for tourists, as the view of the Big Sugarloaf from Fassaroe is stunning. (See picture of Sugarloaf view at the end of the Wicklow County Geological Report.)

In addition there is a magnificent trail (probably an old carriageway) that leads down from behind Fassaroe House to the Enniskerry Road, across a stone bridge. There are majestic giant redwoods at the early part of the trail (See 'Giant Redwoods' Word file attached) and the bridge has an inscription with the name Richard Barrington, the local naturalist who played an important role in finding out about bird migration. The inscription says the bridge was built in 1904. <https://www.irishtimes.com/culture/heritage/do-not-put-more-than-one-leg-and-wing-in-each-envelope-1.3539167>

[https://en.wikipedia.org/wiki/Richard_Barrington_\(naturalist\)](https://en.wikipedia.org/wiki/Richard_Barrington_(naturalist))

Summary

A heritage walkway could be created that includes the walk around the quarry and lake, with access to Enniskerry through the beautiful right of way carriageway across the bridge from the Enniskerry Road. This walk would facilitate active travel to and from Enniskerry to the new town, as well as giving access to the bus stop on the R117. Most of this walk is listed in the book 'Heritage Walks' as 'a very pleasant right of way.' (David Marlborough / Heritage Hikes in South County Dublin and North Wicklow. Dublin, Kenilworth Books, 2021. P21). In addition, a large part of it is listed as 'Green Corridor' in the 2018 Bray LAP map of Green infrastructure.

Climate Change

Mitigation

Ideally a new project this size should have geo-thermal or district heating. If it is not begun for some years yet, this could be possible.

Adaptation

Land Use and SuDS

The whole of the Dargle catchment (excluding Glensoulan) are designated salmonid rivers, and need to be treated with care. This large development site is on a hill and will generate a huge amount of water running down into the Dargle, once a significant portion of it is paved over. Permeable surfaces should be used wherever possible to minimise run-off, and other natural methods should be used to handle run-off, like green roofs, and the existing marshlands and lake should be retained to help hold and cleanse water as well as support local wildlife (see location in Map 1.)

A place should be kept for Community Gardens, and ideally there should be some grey water harvesting, possibly for use in watering during dry summer periods, or at minimum some other rain harvesting method that will mean less strain on our existing water sources.

Green corridors

In the Bray LAP2018 Green infrastructure map the areas listed as green corridors above the Glencullen River should all be kept as green corridors, and not encroached on by development in the Fassaroe New Town. Ideally there should be an additional sheltered green corridor along a hedge connecting across the whole site, from the Glencullen River to the Ballyman River.

Light Pollution

Of critical importance if new sports facilities are built is the issue of light pollution. Green corridors are especially sensitive to lighting, due to the activity of moths and bats along them. To quote a submission from Dark Skies Ireland: 'The awareness of the disruptive nature of the blue content of lighting, the increased perception of glare from such sources, and the rapidly-improving efficiency of lower correlated colour temperature (CCT) has led to an increasing adoption of warmer-coloured lighting with a drive towards "warm white" lighting with a CCT of 3000K or less, and this was also a stated outcome of the EU Green Procurement Policy review. In the UK such lighting is becoming more standard, particularly for residential areas, and even lower CCT lighting is likely to be adopted.' All lighting in the new town should be nature friendly and switched off at night where not necessary. Nature-friendly lighting should all be adopted for the new roads and urban development that is anticipated in the new Local Area Plan

'What new education, community, sport and recreation facilities are needed and where should they be located?'

We need to be especially aware of the need to build social capital in a new town, where social cohesion needs

to be at the heart of spatial planning. Social ties are best established early in life, and social capital is built on strong social infrastructure like youth clubs, community centres, parks, sports and leisure facilities. Sadly these are not prioritised in our developer led system of planning, through no fault of our local planners. Bray community have been asking for a sports campus where many local clubs can be based, and after childcare and education this should be prioritised. In addition to sports, there should be easily accessible areas for people to walk in natural settings, which are proven to help with stress reduction, walks similar to the one proposed above.

Phasing

Public transport, services and amenities should be frontloaded. Planners, the NTA and other agencies should engage as soon as possible with the developer to give priority to this as an issue of sustainability. Sports facilities and shops and other community services should be in the First Phase, as the new town is not near existing services, and those services that are nearest are already overloaded.

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