

# BRAY MUNICIPAL DISTRICT LOCAL AREA PLAN Bray Town & Environs, Enniskerry and Kilmacanogue



HAVE YOUR **SAY**

**ON THE FUTURE DEVELOPMENT OF YOUR AREA**

This consultation booklet sets out the key topics that the new plan will address and provides details on how you can make a submission. There is also a consultation website available, that can be accessed by scanning the QR code here. You are invited to go through the topics, browse the sample questions, view maps and give us your views and ideas.

[www.wicklow.ie](http://www.wicklow.ie)



# HOUSING – POPULATION – COMPACT GROWTH



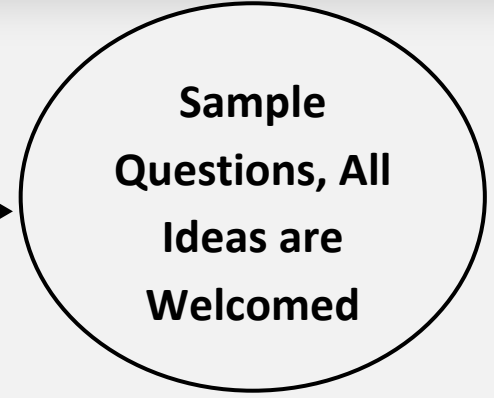
The growth settlements within the Municipal District will need new homes built between now and 2031.

The focus of growth will be in Bray, with additional growth in Enniskerry and modest growth in Kilmacanogue.

To facilitate compact growth, 30% of new homes need to be in the existing built up area and town/village centres. Wicklow County Council are required to identify and reserve an appropriate amount of land in the best locations to meet the housing targets set out in the Core Strategy.

These homes must be provided for in a sustainable manner, aligning with the provisions of the Core Strategy of the County Development Plan, and having regard to established and sustainable settlement patterns and the natural environment.

**Fassaroe** - significant lands are zoned at Fassaroe west of Bray. These lands are designated to accommodate a significant new residential population and employment opportunities in a high density development surrounding a neighbourhood centre core. The strategy for Fassaroe will be reviewed as part of the preparation of the new plan.



- **Where in Bray and Enniskerry should higher densities be located? How do we deliver higher densities?**
- **Where do we deliver our new housing in Bray and Enniskerry without contributing to urban sprawl?**
- **What brownfield sites in the centres of the settlements could be redeveloped to maximise opportunities?**
- **Where are the vacant or underutilised sites in the settlement? How can the plan maximise use of these sites?**
- **What should be the extent and type of development planned for Fassaroe?**



# REGENERATION OF COMMUNITIES & PLACES - HEALTHY PLACEMAKING - URBAN DESIGN - OPPORTUNITY SITES



The local area plan will focus on the regeneration of the existing built up areas of Bray, Enniskerry and Kilmacanogue in order to achieve more vibrant and sustainable communities. As well as identifying opportunities for development that can give new purpose and function to existing places, sites and buildings, there is a need to address the evolving needs of communities, in response to demographic and lifestyle changes, as well as addressing such issues as over development, decline, etc.



The local area plan will promote healthy place-making through quality urban design, public realm and active travel, which in turn helps create a healthy environment for healthy communities to grow.

The regeneration of vacant sites has the potential to improve the vitality and viability of the traditional town/village centres and environs.

## HOW CAN WE REVITALISE/ REGENERATE THE FOLLOWING AREAS:

- Bray Town Centre
- Enniskerry Village Centre
- Kilmacanogue Village Centre
- Bray Seafront and Harbour



What urban design standards should apply in Bray Town, Enniskerry Village and Kilmacanogue Village?

What are the unique features of Bray, Enniskerry and Kilmacanogue's urban environment that should inform future policy?

Where do you see potential to enhance the public realm in Bray, Enniskerry and Kilmacanogue?

Are there any areas/ vacant buildings you would like to see redeveloped / regenerated in the settlements that uses and design would you like to see?

# **ECONOMIC OPPORTUNITY – TOURISM – SHOPS & SERVICES – COMMUNITY FACILITIES**



Economic development and the creation of employment opportunities are fundamental to the creation of sustainable communities. The role of the local area plan is focused on land use objectives and zoning land, however these are essential elements that can support economic and tourism development. Wicklow's 'Local Economic & Community Plan' and 'County Tourism Strategy' address a wide range of issues around delivering employment and tourism actions, such as encouraging new employers to locate in the county, marketing, training, financial support, etc.

It is important to protect the traditional role of the town centre as the primary retailing and business core, while also facilitating the expansion.

There is a need to ensure that there is enough land zoned within the settlement to meet the projected future educational, community, sport and recreational uses, in order to meet needs of the future population.

While the area is well serviced with schools, community facilities, sport and recreational facilities, the enhancement of these services will be required to accommodate the level of future growth envisaged.

**Sample Questions,  
All Ideas are Welcomed**

- What can be done to increase the amount of jobs within the settlements?
- Are all of the tourism assets (e.g Kilruddery, the Sugar Loaf, Bray Head, Powescourt, Enniskerry Village, Bray Seafront, etc) in the settlements fully exploited?
- What new education, community, sport and recreation facilities are needed and where should they be located?
- What is needed to improve Bray Town Centre, Enniskerry Village Centre and Kilmacanogue Village Centre?

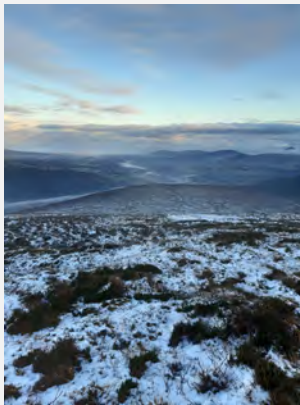
# **HERITAGE – BIODIVERSITY – GREEN INFRASTRUCTURE**

## **– CLIMATE ACTION – ENERGY**



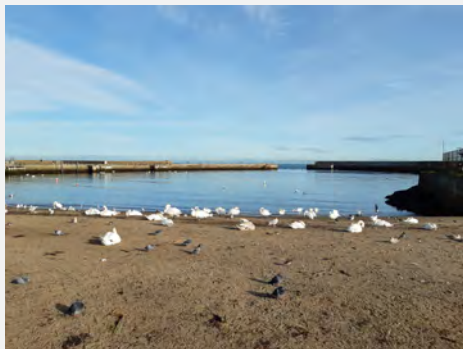
The Bray Municipal District area has a rich variety of built and natural heritage. The protection and enhancement of the area's natural and built assets is key to the future development of the settlements in a sustainable manner.

The local area plan has a key role in climate action by including measures to adapt to climate change and transitioning to a low carbon and climate resilient town.



The local area plan will promote sustainable settlement and transport-led development strategies, in particular in relation to the location, layout and design of development.

The local area plan will also include an emphasis on reduction in energy demand and greenhouse gas emissions. Management of areas prone to flooding and the coastal zone will also be addressed in the new local area plan.



- How do we continue to develop the area while protecting and enhancing its natural heritage and biodiversity?
- Are there any additional buildings, places, trees, views etc. worthy of protection in the area?
- Are there any 'Green Corridors' you would like to see enhanced?
- When it comes to land use, what are the key actions we can take to reduce the impacts of climate change?
- How can the Plan address flood risk and build resilience to better cope with the increasing frequency of extreme weather events?



# **INFRASTRUCTURE – SUSTAINABLE MOVEMENT - TRANSPORTATION**



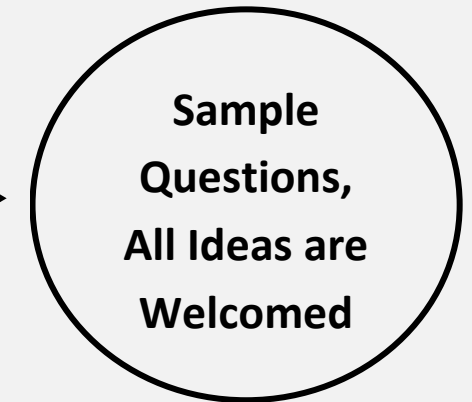
The provision of adequate infrastructure is critical to facilitate and sustain growth. It is acknowledged that Bray is serviced by a broad range of strategic transport infrastructure including the harbour.



While Enniskerry and Kilmacanogue have limited public transport infrastructure, the continued improvement of the local transportation network including the provision of footpaths, cycle lanes, traffic management proposals, etc, are important considerations for incorporation into the plan.



The provision and operation of water, waste, energy and telecommunications services infrastructure is a key element in supporting economic growth and providing a satisfactory quality of life for existing and future residents within the settlements through sustaining environmental quality.



- What are the key transport and movement issues affecting residents, workers and visitors?
- What are the issues to overcome in moving from the private car to public transport or walking and cycling?
- Are there any services infrastructure issues in the area?

# OTHER TOPICS FOR YOU TO HAVE YOUR SAY ON!



## **-ENVIRONMENTAL ASSESSMENT-**

As part of the LAP preparation process the Council is required to carry out a Strategic Environmental Assessment (SEA), Appropriate Assessment (AA) and Strategic Flood Risk Assessment (SFRA). The purpose of these assessments are to ensure that the environmental consequences of the objectives of the plan are assessed during the plan process.

## **-PLAN IMPLEMENTATION & DELIVERY-**

The Planning Authority reviews the implementation and delivery of the plan objectives. With regard to the actual delivery of the plan objectives, the local area plan influences strategic and local investment in infrastructure and services by the public and private sector. With the public sector, in a plan-led system, Project Ireland 2040 aligns capital investment with the local area plan's strategies.

## **-ANY OTHER ISSUE-**

Is there any other issue you would like to see addressed in the Local Area Plan?



- Do you have any issues/ comments on the SEA/ AA/ SFRA that will be done with the draft LAP?
- Do you have any other issues you wish to be taken into consideration in the drafting of the local area plan?

## RELEVANT INFORMATION

### BRAY MUNICIPAL DISTRICT

#### WHAT IS THE BRAY MUNICIPAL DISTRICT LOCAL AREA PLAN?

The local area plan is the main public statement of planning policies for the local community. It sets out the objectives of the planning authority for the development of land. It includes objectives for land use zoning, infrastructure, community facilities, design and environmental/ heritage protection. The plan consists of a written statement and a series of maps, including the land use zoning map for the area.

#### WHO MAKES THE PLAN?

The making of the plan is a function reserved for Elected Members (i.e. councillors) of the Planning Authority. It is their duty to adopt the plan with the technical help of their officials (the Chief Executive, planners, engineers etc.). The plan is to be prepared in consultation with the public and statutory consultees.

#### HOW DOES THE PLAN AFFECT ME?

The plan is the main blueprint for planning decisions in your area. For example, it sets out where potential new roads and community facilities can be provided and it zones land for particular purposes (housing, shopping, schools, industry, etc.). This will affect what type of buildings can be constructed and the use to which land can be put. It affects many facets of daily economic and social life – where you can live, what services are available and where developments with job opportunities are to be sited.

#### HOW DOES THE PLAN AFFECT PLANNING APPLICATIONS?

All planning applications are measured against the local area plan to assess their conformity with the plan's objectives. Proposed development must normally be in accordance with the plan in order to be permitted.

#### WHAT IS THE EFFECT OF ZONING?

When land is zoned for a particular type of development in the plan, this is a clear indication that a proposed development for this form of development may be granted. Zoning may also indicate restrictions on development (e.g. number of houses per hectare, certain types of industry etc.) and permitted development will be limited accordingly.

#### WHAT IS THE WICKLOW COUNTY COUNCIL BIG PICTURE 'STRATEGY' FOR THE DEVELOPMENT OF BRAY, ENNISKERRY & KILMACANOGUE?

The County Wicklow 'Core Strategy' which is contained in the Wicklow County Development Plan 2022-2028 sets out the following strategy and objectives for the future development of Bray, Enniskerry & Kilmacanogue:

- Bray municipal district is located in the north of the county and includes the settlements of Bray and Environs, Enniskerry and Kilmacanogue as well as a large area of open countryside that extends as far west as the townland of 'Kippure East' and as far south as 'Calary'.
- The Bray Municipal District Local Area Plan provides the framework for the development of the district as one holistic planning unit, taking into account the interconnections and interdependencies between the settlements of Bray, Enniskerry and Kilmacanogue and their rural areas.
- All communities of the district are affected by the following common land use themes, which will be considered as part of the plan making process:
  - shared roads and transportation services including M11/ N11 corridor, public transport facilities and associated problems relating to traffic congestion and need for improved links between plan areas.
- Bray, as a focus for shopping and higher order services, schools and community facilities, recreation and leisure attractions and job opportunities:



## **RELEVANT INFORMATION**

- pressure for housing, social infrastructure and recreational facilities;
  - pressure on the rural area for development;
  - shared water services infrastructure.
- The preparation of one single plan for the whole district promotes the combined success of all settlements and the municipal district area as a whole.

### **BRAY**

- Bray is designated a Level 1 Key Town within the Metropolitan Area; It is the main centre in the north east of the County.
- Bray is serviced by the DART, Dublin to Rosslare rail line, Dublin Bus and Bus Éireann services. In addition, the town is located on the M/N11 road link with ease of access to Dublin and the south-east. Bray harbour is an important county asset.
- The population of the settlement is targeted to increase from 29,646 in 2016 to 38,565 by Q2 2028. (Bray town population in the 2022 census was 33,500 (including DLR area))
- There is a housing growth target of c.4,797 units from 2022 to 2031.

- With regard to employment, the Regional Strategy identifies Bray as a key town in the region that shall act as an economic driver and should aim to be a strategic employment location; and to improve the settlements economic base by increasing the ratio of jobs to workers.
- Bray is designated a Level 2 Major Town Centre in the Retail Strategy for the Greater Dublin Area.
- Bray centre has a large catchment and provides for the service needs of its residents and a large geographical area extending to Enniskerry and Kilmacanogue and to a significant rural population.

### **ENNISKERRY**

- Enniskerry is designated a Level 4 Self-Sustaining Town in the Core Region.
- Enniskerry is located c.6 minutes by car west of the M/N11 and it is serviced by a Dublin Bus service.
- The population of the settlement is targeted to increase from 1,877 in 2016 to 2,106 by Q2 2028. (Enniskerry town population in the 2022 census was 2,000)
- There is a housing growth target of c.51 units from 2022 to 2031.
- With regard to employment, there is a strong emphasis on aligning population growth with employment growth.

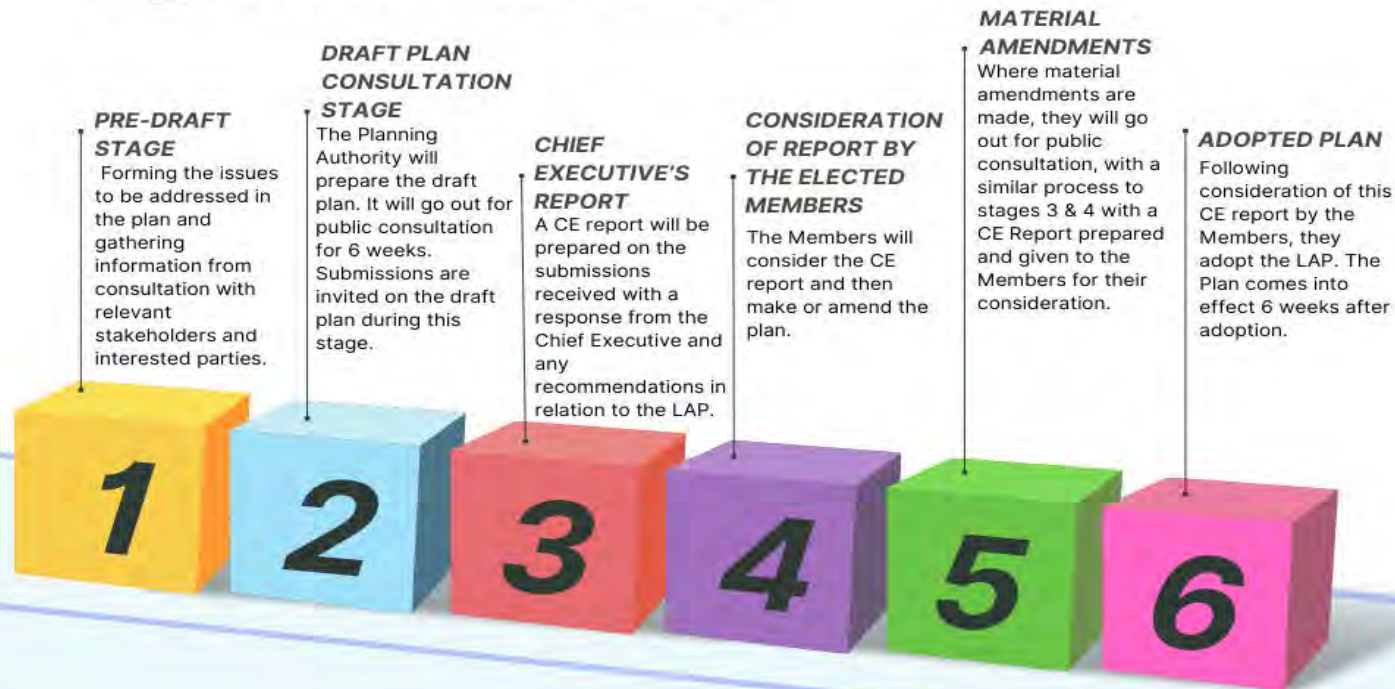
- Enniskerry is designated a Level 4 Neighbourhood Centre, Local Centre – Small Town & Village in the Retail Strategy for the Greater Dublin Area.
- Enniskerry has a large rural catchment.

### **KILMACANOGUE**

- Kilmacanogue is designated a Level 6 (Town & Villages) Small Town Type 2 with moderate local services and employment functions.
- The Core Strategy provides for modest growth, with an average population growth rate of c. 15% between 2016 and 2031.
- Kilmacanogue is located on the M/ N11 and it is serviced by Bus Éireann and Dublin Bus services.
- Kilmacanogue (census town) population in the 2016 census was 1,042 and in the 2022 census was 1,240. The population of the settlement was targeted to increase by 5% from 2016 to Q2 2028.
- Kilmacanogue is designated a Level 4 Neighbourhood Centre, Local Centre – Small Town & Village in the Retail Strategy for the Greater Dublin Area.

# LOCAL AREA PLAN PROCESS

## 6 KEY STAGES IN THE PLAN MAKING PROCESS



## **MAKE A SUBMISSION**

### **HOW TO GET INVOLVED**

If you are interested in any of the topics here or have any other ideas for Bray, Enniskerry and Kilmacanogue, you are invited to **HAVE YOUR SAY**, before **WEDNESDAY 18<sup>th</sup> of DECEMBER 2024**, in one of the following ways:

- a) Through the consultation portal- Make a submission below on any of the topics and/ or attach a document. You can also send a submission as an attachment without having to answer any of the questions. Scan the QR code or log on to: <https://bray-md-lap-wicklow.hub.arcgis.com/>
- b) Write to 'Bray MD LAP, Administrative Officer, Planning Department, Wicklow County Council, County Buildings, Station Road, Wicklow Town, A67 FW96.

You are also invited to a **PUBLIC INFORMATION DAY**, with the plan team, on **THURSDAY 5<sup>TH</sup> DECEMBER 2024** in Bray Municipal District, Bray Civic Centre, Main St, Bray, Co. Wicklow from 10.30am to 13.00pm and from 16.00pm to 19.00pm.

The plan team are also available by phone during the consultation period. Phone No (0404) 20148 (during normal office hours).

Submissions must be in writing and only make your submission in **ONE** format. Late submissions will not be accepted.

**SUBMISSIONS CAN BE MADE UNTIL WEDNESDAY 18th DECEMBER 2024.**

