

Apartment buildings proposed for phase 4, optimising views over Ballyman Glen and Dun Laoghaire Golf Course.



The density reduces gradually from the areas east of the site to the west.

Residential streets are proposed and populated with terraced and semi-terraced houses framing the public spaces and linear pocket parks within the development



Higher density apartment buildings up to 6 storey proposed for phase 2, providing passive surveillance over the 12.3 Hectares main district park and enhancing the views of the park to be delivered in Phase 1.



Kiosk in main district park.



Comparable large scale development with Central Public Park.



LANDS UNDER OWNERSHIP OF APPLICANT

11.5 Hectares main district park
Landscaped areas

Future north - south link
Final housing cell design in future phase pending bridge alignment over Ballyman Glen

Higher density apartment buildings proposed for phase 1 for its close proximity to Bray town and to existing public transport links.
112 social units proposed as part of Phase 1.



Employment zones.
Subject to future planning application.



Views of Bray Head and the Irish Sea beyond.



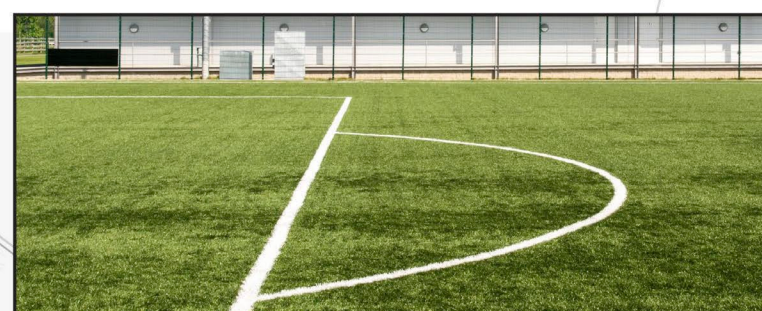
East - west link street
Connection at Ballyman Road already in place with dedicated cycling lane. To be continued through the site connecting the Fassaroe area and Ballyman Road to Bray Town.



Enniskerry Youth Club / AFC
3.1 Hectares active open space
Already provided by Cosgrave.



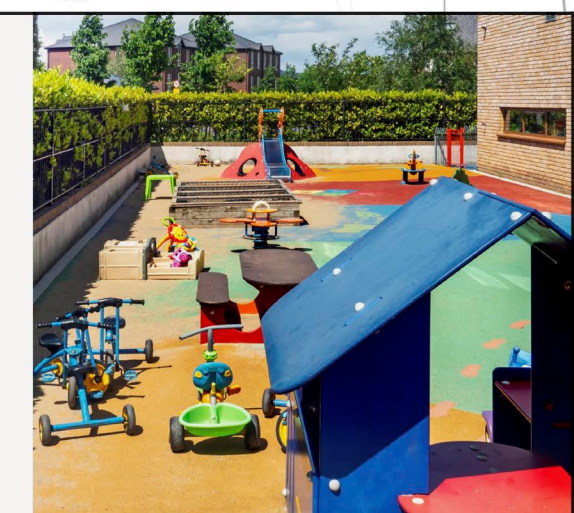
Higher density apartment buildings up to 6 storey proposed for phase 2, providing passive surveillance over the 3 Hectares Active Open space.



3.1 Hectares Active Open space
multi-purpose pitches.



Future school sites.
Subject to delivery by the Department of Education.



Creche.
Proposed as part of Phase 1.

Connection to southern development lands.
(Not under Cosgrave ownership)

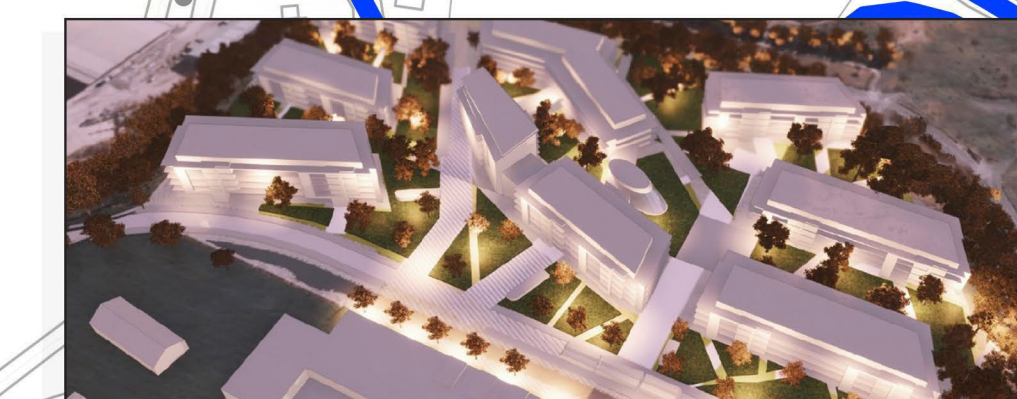
ACTIVE OPEN SPACE
To be integrated with later phases of Active Open Space
(Not under Cosgrave ownership)

Connection to southern development lands.
(Not under Cosgrave ownership)



Proposed Neighbourhood Centre

- Ground floor sub-dividable retail/commercial providing active street frontage to proposed Main Street.
- 63 apartment units above, framing the Main Street and public plaza.
- N.C. parking in undercroft basement.
- 490msq community/ concierge area for the use of the residents of the development.
- Proposed cafe adjacent to main public plaza.
- Future extension to N.C. in phase 3 as becomes viable with the growth of the community.



Higher density apartment buildings

- Proposed for phase 3, complementing the neighbourhood centre and:
- Responding to steeply sloping gradient area.
 - Close proximity to areas of employment.
 - Connectivity to existing and future public transport links.
 - Optimised views of the Sugar Loaf Mountain.



Proposed pedestrian / cycle bridge across M11, connecting Fassaroe to Bray town.

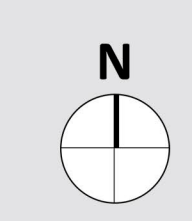


Employment zones.
Subject to future planning application.

KEY
LANDS IN CONTROL OF APPLICANT AND LANDOWNER

OVERALL COSGRAVE LANDS MASTERPLAN

DRAWING NUMBER PL01
2022.01.28



MCORM

MC CROSSAN OROURKE MANNING ARCHITECTS