



# FASSAROE

## BRAY

Bray's New Sustainable Community at Fassaroe



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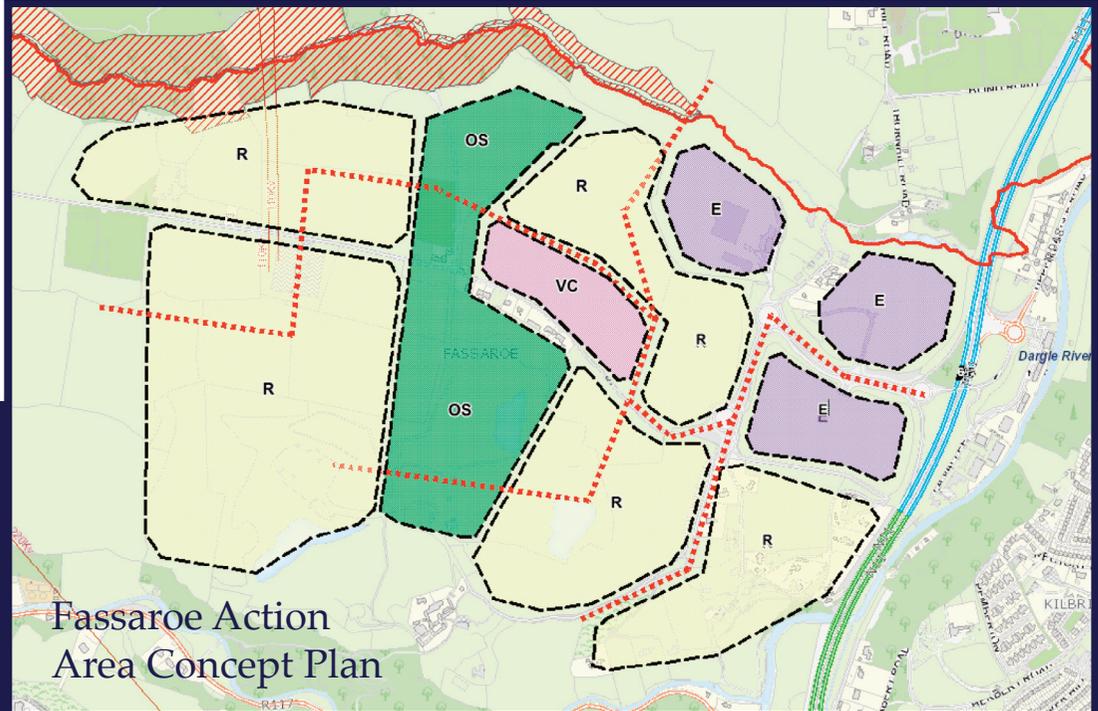
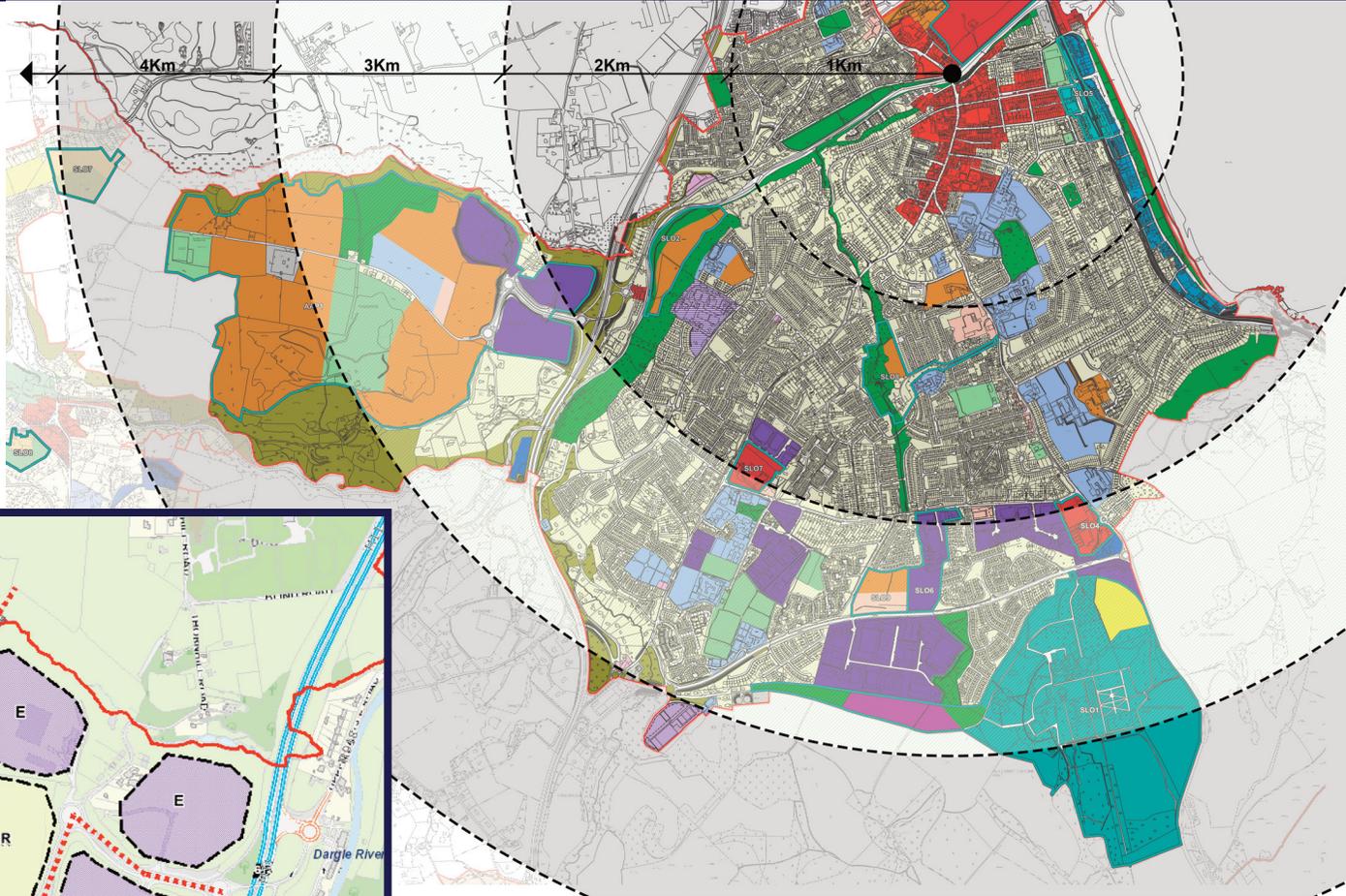


# Bray Municipal District Local Area Plan 2018



Bray MD LAP Land Use Zoning Map

- Municipal District Boundary
- Settlement Boundary
- RE Existing Residential
- R-HD New Residential
- R20 New Residential
- R15 New Residential
- R10 New Residential
- R Special New Residential
- AOS Active Open Space
- OS1 Open Space
- OS2 Open Space
- SF Bray Seafront
- PU Public Utility
- CE Community & Education
- GTH Bray Gateway & Transport Hub
- KD Kilruddy Demesne Conservation & Tourism Zone
- TC Town Centre
- NC Neighbourhood Centre
- LSS Local Shops & Services
- MU Mixed Use
- E1 Employment
- E3 Retail Warehousing
- E Special Employment
- FI Film Industry
- Conservation Area
- T Tourism

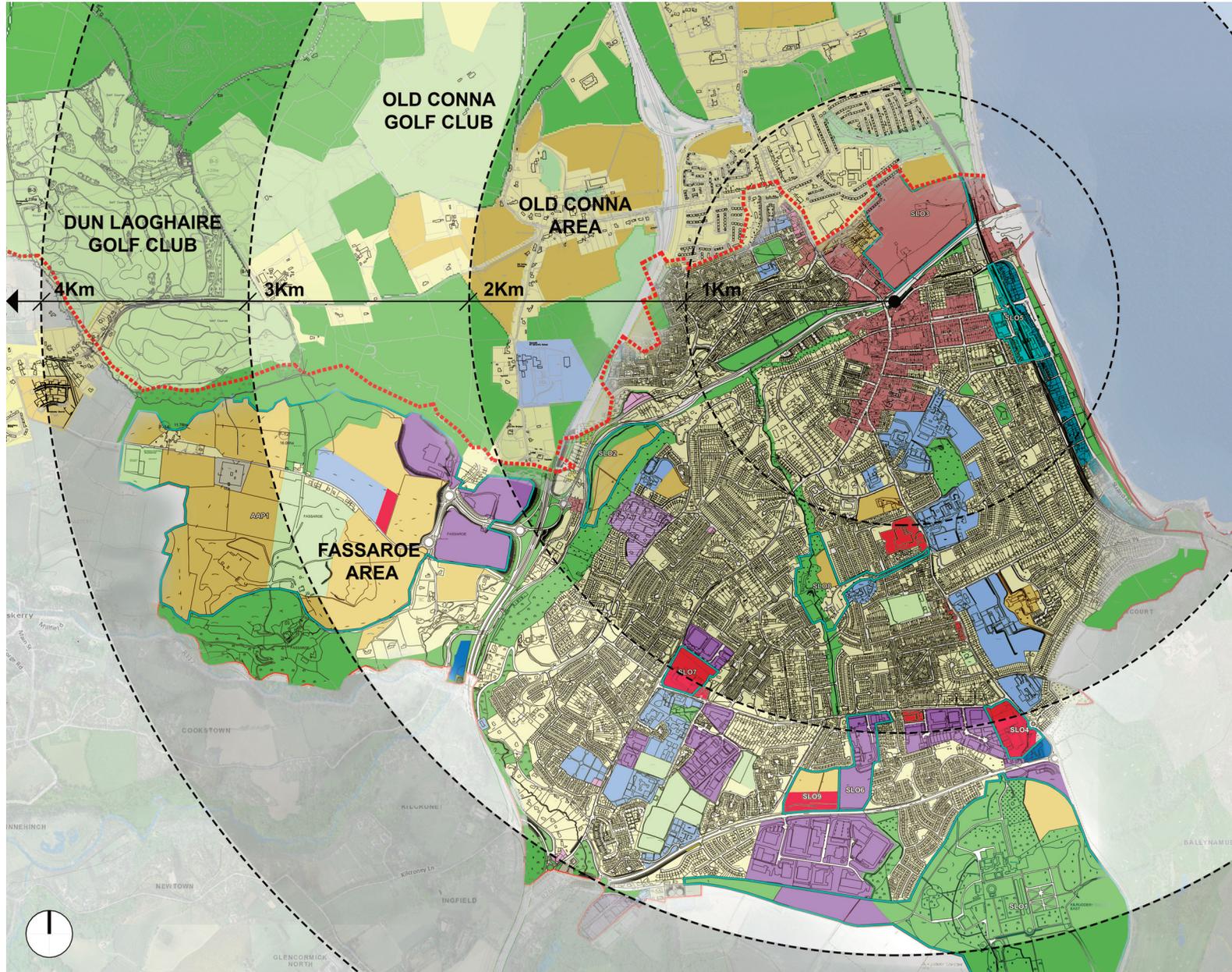


Fassaroe Action  
Area Concept Plan

# Bray MD LAP Key Objectives for Development at Fassaroe

1. Development to be carried out in phases in the following manner:  
**Phase 1**
  - Road Link from N11 to Ballyman Road
  - Passive Park (minimum of 8ha)
  - Active Open Space / Sports Zone (minimum of 14 Ha)
  - Site identified and reserved for school campus
  - Neighbourhood Centre
  - Up to 2,000 residential units**Phase 2**
  - Identification and reservation of site for additional primary school
  - Remainder of residential units (up to a total 4,000 units approx)
2. Provision of an access road from N11 to Ballyman Road
3. Provision to be made for an north-south link route from new distributor road to cross Ballyman Glen and link up with Old Conna Avenue – nature and function of link to be determined at application stage following consultation with transport agencies and neighbouring local authority (delivery mechanism by developer, State, WCC, section 4 Appendix D of Bray MD LAP)
4. Development to make provision for Luas or other mass transit public transport services, and any necessary infrastructure
5. All new development shall be accompanied by appropriate transport services, the format and scale of which shall be in accordance with the Bray and Environs Local Transport Study.
6. Scale of the Neighbourhood Centre to be in accordance with the retail floorspace objectives of the County Retail Strategy. The area to be dedicated to retail, retail services, commercial / community use shall not be expected to exceed 1ha; residential development will be expected to be interspersed through is area, particularly on upper floors.
7. Lands to the west of the Neighbourhood Centre shall be reserved for the future development of a multi school campus
8. The Neighbourhood Centre zone and major park shall be accessible to all areas by high quality, direct and safe pedestrian and cycle routes
9. Lands of not less than 22 ha shall be laid out and dedicated to parks and active / sports uses
10. All development proposals within the Fassaroe Action Area to 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 supply the groundwater dependent habitats of Ballyman Glen SAC.
11. Private Open space for houses at Fassaroe shall be provided as follows:
  - For 1 or 2 bedroom houses a minimum of 50 sqm
  - 3 bedroom houses to have a minimum of 60 sqm
  - 4 bedroom (or more) houses to have a minimum of 75 sqm

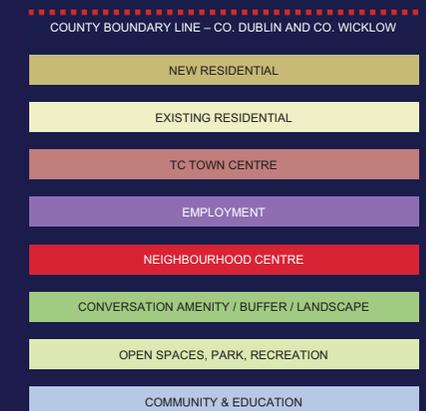
# Achieving a Sustainable Community at Fassaroe Integrated with Bray



## Key Factors for a Sustainable Community

1. Sustainable mix of uses: Residential, recreation and open space, retail and commercial services, education and social / community, employment.
2. Public transport services and appropriate infrastructure.
3. Other sustainable modes of transport: Direct and safe pedestrian and cycle routes within the development and connecting to Bray.
4. Connectivity and Accessibility: Ease of connection both within the development and connecting to Bray.
5. Access to Services - On-site provision of services supportable by resident population and sustainable transport connections to existing services at Bray.

*See following pages for detail on each of these factors*



# 1. Sustainable Mix of Uses

PROPOSED ACTION AREA PLAN SUBMITTED TO WICKLOW COUNTY COUNCIL  
SUSTAINABLE MIX AND SCALE OF USES IN LINE WITH BRAY MC LAP REQUIREMENTS



- AAP1
- R-HD new residential - c4,000 units
- RE existing residential - 20 units
- PU public utility
- Additional passive space areas
- OS1 open space - 8ha min.
- AOS active open space - 14ha min.
- CE community & education - 5ha
- NC neighbourhood centre  
- c 2500sqm. convenience  
- c 1000sqm. comparison
- Employment
- Main access routes
- Provision for future north/south link
- Possible future school site options  
1.6ha

# 2. Public Transport Services

EXISTING AND PROPOSED SUSTAINABLE PUBLIC TRANSPORT LINKS - INFRASTRUCTURE ON SITE READY TO GO

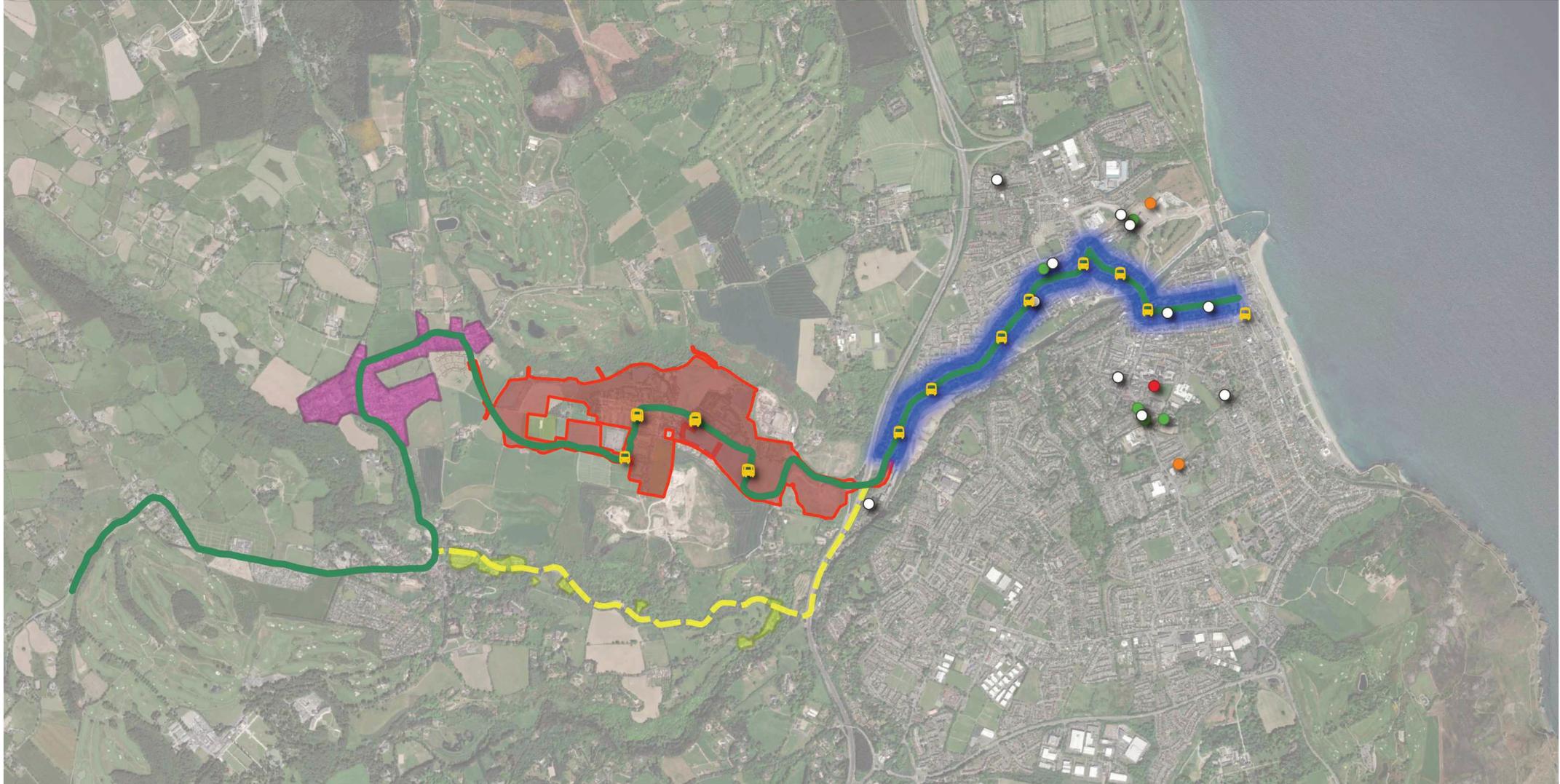


Infrastructure ready to go



# 2. Public Transport Services

## BUS ROUTES TO BRAY TOWN CENTRE / DART STATION

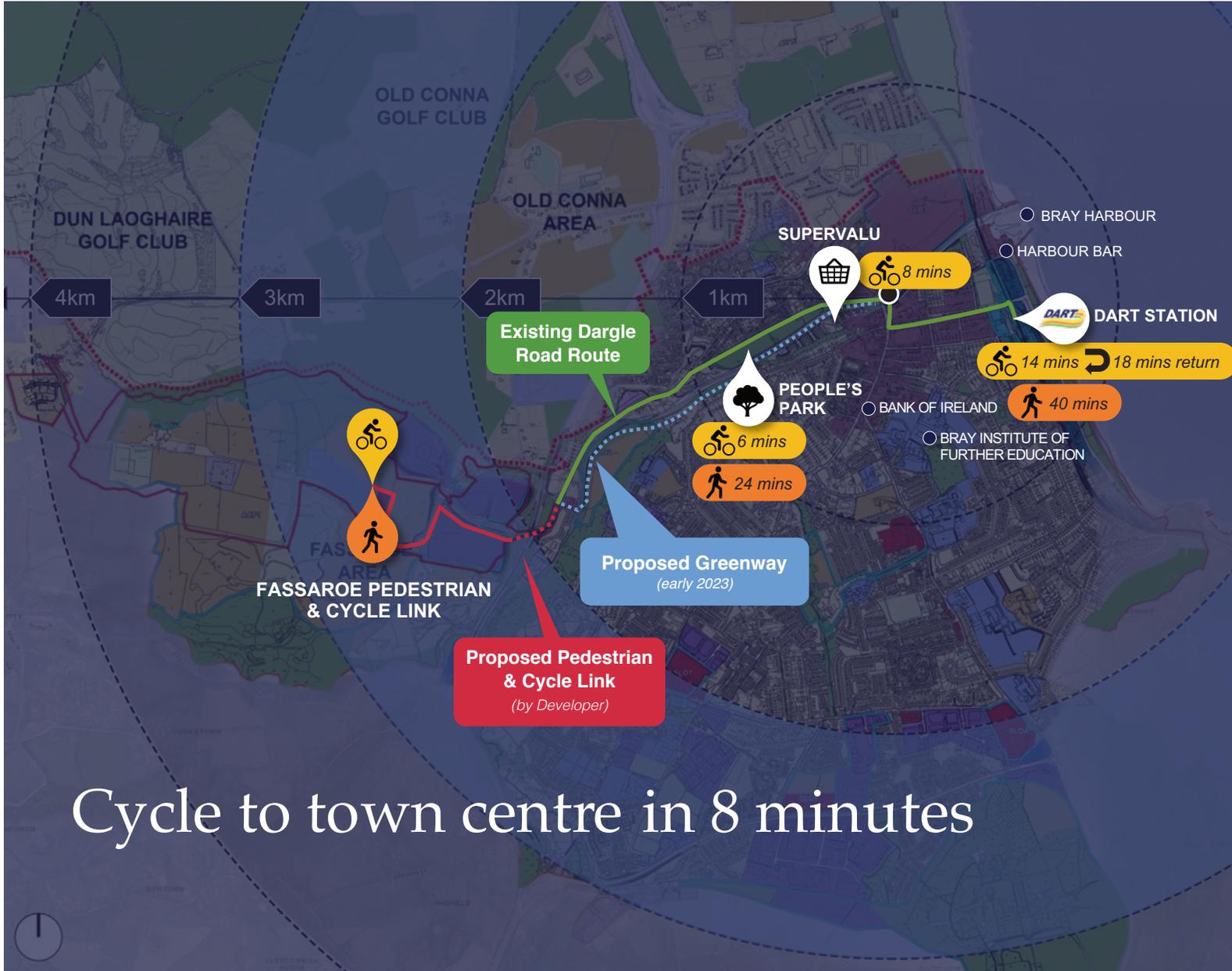


### Rerouted No 185 Bus Route:

-  - Fassaroe Red Line Boundary
-  - Areas Negatively Affected by Change in Route 185
-  - Areas Positively Affected by Change in Route 185
-  - Existing Route 185
-  - Proposed Route 185
-  - Bus Stop
-  - Subject to Bus Priority Measures
-  - PreSchools
-  - Schools

# 3. Other Sustainable Modes of Transport

PEDESTRIAN AND CYCLE CONNECTION TO BRAY TOWN CENTRE AND DART STATION SERVING PHASE 1



Fassaroe to People's Park	24 MINS	6 MINS
Fassaroe to Supervalu		8 MINS
Fassaroe to Dart Station	40 MINS	14 MINS

Cycle to town centre in 8 minutes

# 3. Other Sustainable Modes of Transport

PEDESTRIAN AND CYCLE INFRASTRUCTURE CONNECTION TO BRAY SERVING PHASE 1  
ALREADY BUILT AND TO BE DELIVERED IN INITIAL APPLICATION BY COSGRAVE



Existing cycle / pedestrian provision already built by Cosgrave

Proposed cycle / pedestrian provision to be built by Cosgrave

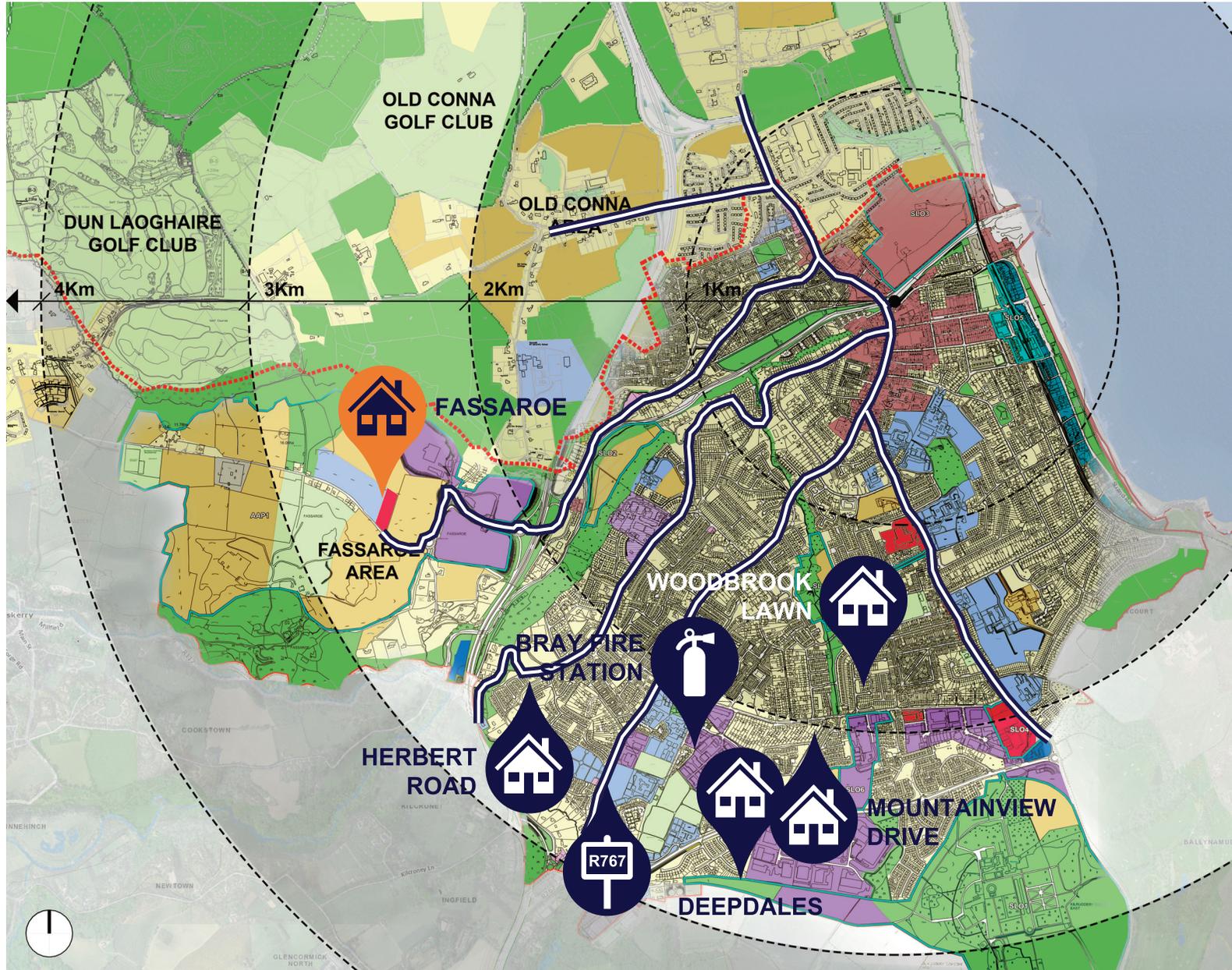
# 3. Other Sustainable Modes of Transport

PEDESTRIAN AND CYCLE INFRASTRUCTURE CONNECTION TO BRAY SERVING PHASE 1  
GREENWAY CONNECTION TO BE DELIVERED BY WCC (EARLY 2023, PART 8)



# 4. Connectivity and Accessibility

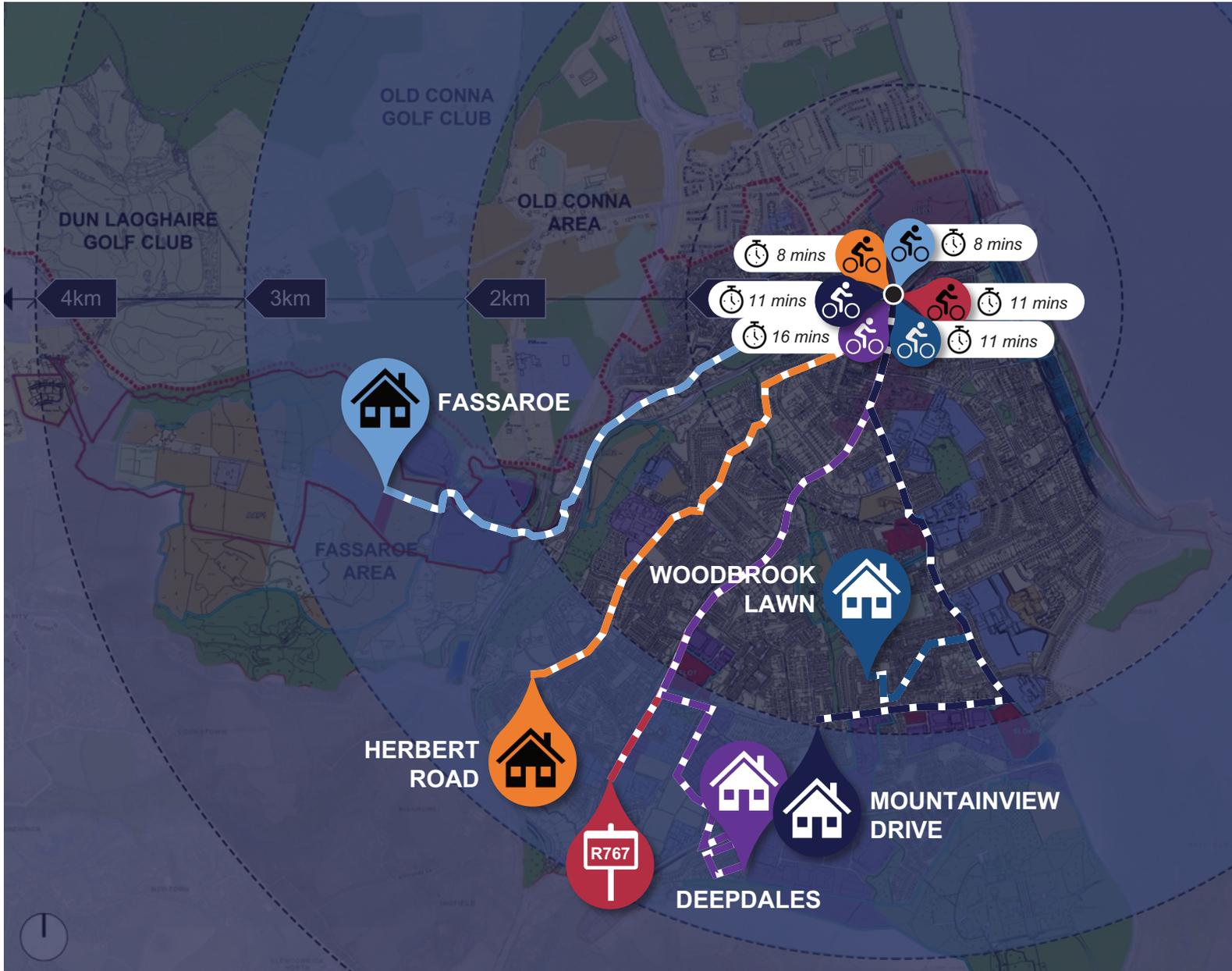
Equidistant  
To Bray Town  
Centre As Existing  
Residential  
Areas Also  
Accessed From  
Radial Routes  
To Town Centre



# 4. Connectivity and Accessibility



## Similar Travel Times Around Bray



	
Fassaroe to Bray town centre	8 MINS
Herbert Road to Bray town centre	8 MINS
R767 to Bray town centre	11 MINS
Deepdales to Bray town centre	16 MINS
Woodbrook Lawn to Bray town centre	11 MINS
Mountainview Drive to Bray town centre	11 MINS

# Cycle to DART Station in Less than 15 Minutes



# 5. Access to Services for Phase 1

ON-SITE AND SITE ADJACENT SERVICES WITHIN EASY WALKING AND CYCLING DISTANCES

## Childcare and Educational Services

## Retail, Retail Services, Commercial and Community Services

## Recreation and Open Space

### Existing:

#### ST. GERARD'S SCHOOL

Co Educational Montessori, Junior School and Senior Schools  
📍 *Less than 1km from Thornhill Road Roundabout*

#### LITTLE HARVARD CRECHE

📍 *Less than 1km from Thornhill Road Roundabout*

### Existing:

#### TEXACO STATION AND SPAR SHOP

at Monastery Road / R117  
📍 *Approx 1.5km to the west of site*

### Existing:

#### ENNISKERRY YC AFC

3.1 ha delivered previously by Applicant  
📍 *On-site at Fassaroe*

### Proposed:

#### ON-SITE PROPOSED CRECHE:

733sq.m. approx (capacity for approx. 138 No. childcare spaces)

### Proposed:

**INITIAL PHASE OF NEIGHBOURHOOD CENTRE** (to be delivered in two phases over time as population expands):

- 1,385sq.m. retail / retail services /commercial and cafe space proposed (to be subdivided into individual units)
- Community Concierge - 490sq.m.

#### RETAIL / CAFÉ KIOSK

in proposed District Park: 108sq.m.

### Proposed:

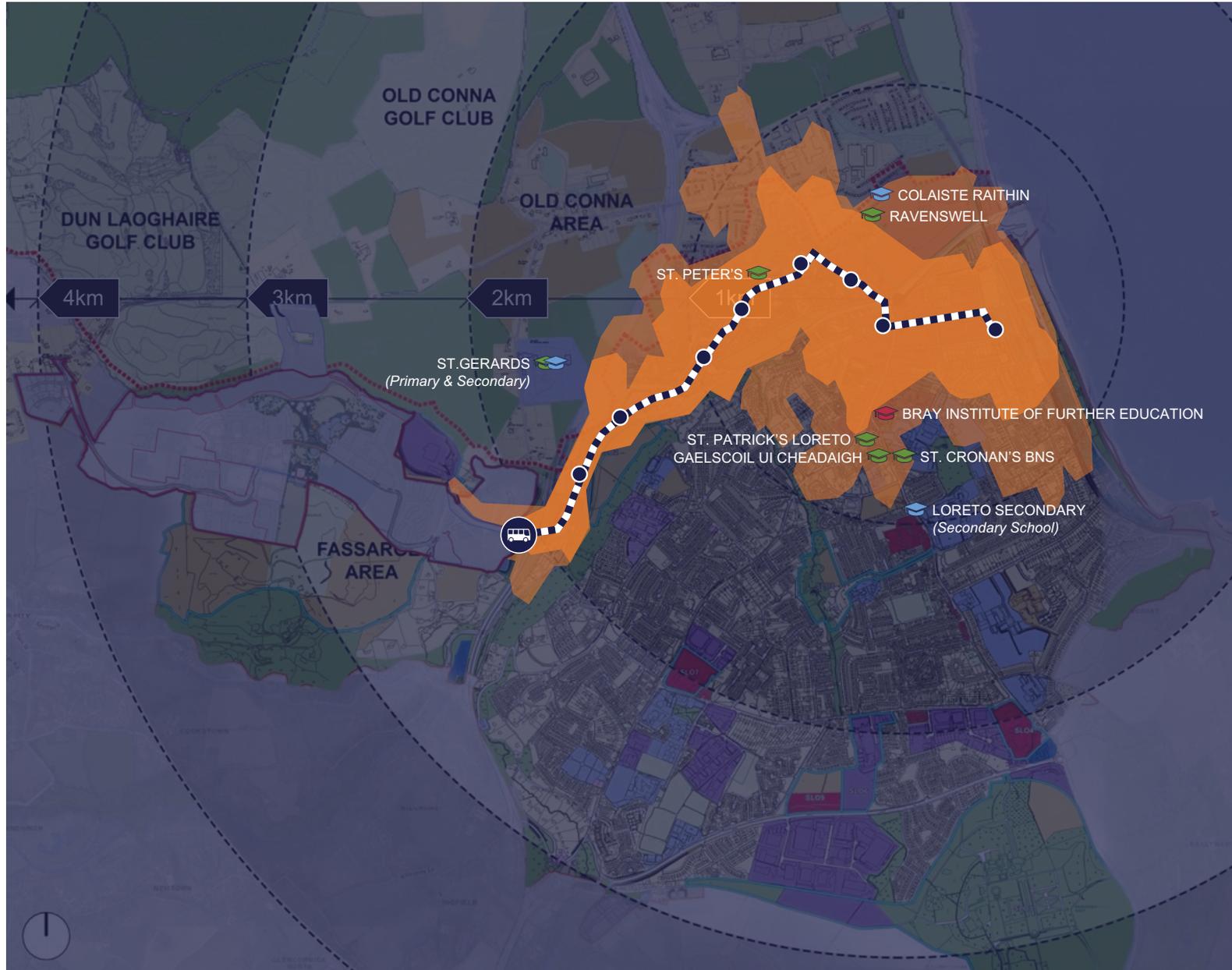
**15.3 HA OF DISTRICT PARK** proposed for Passive (11.5ha) and Active Open Space (3.8ha)

#### POCKET PARK / AMENITY AREAS

within proposed residential areas

# 5. Access to Services for Phase 1

EXISTING EDUCATIONAL SERVICES IN BRAY ACCESSIBLE BY CYCLING AND PUBLIC TRANSPORT



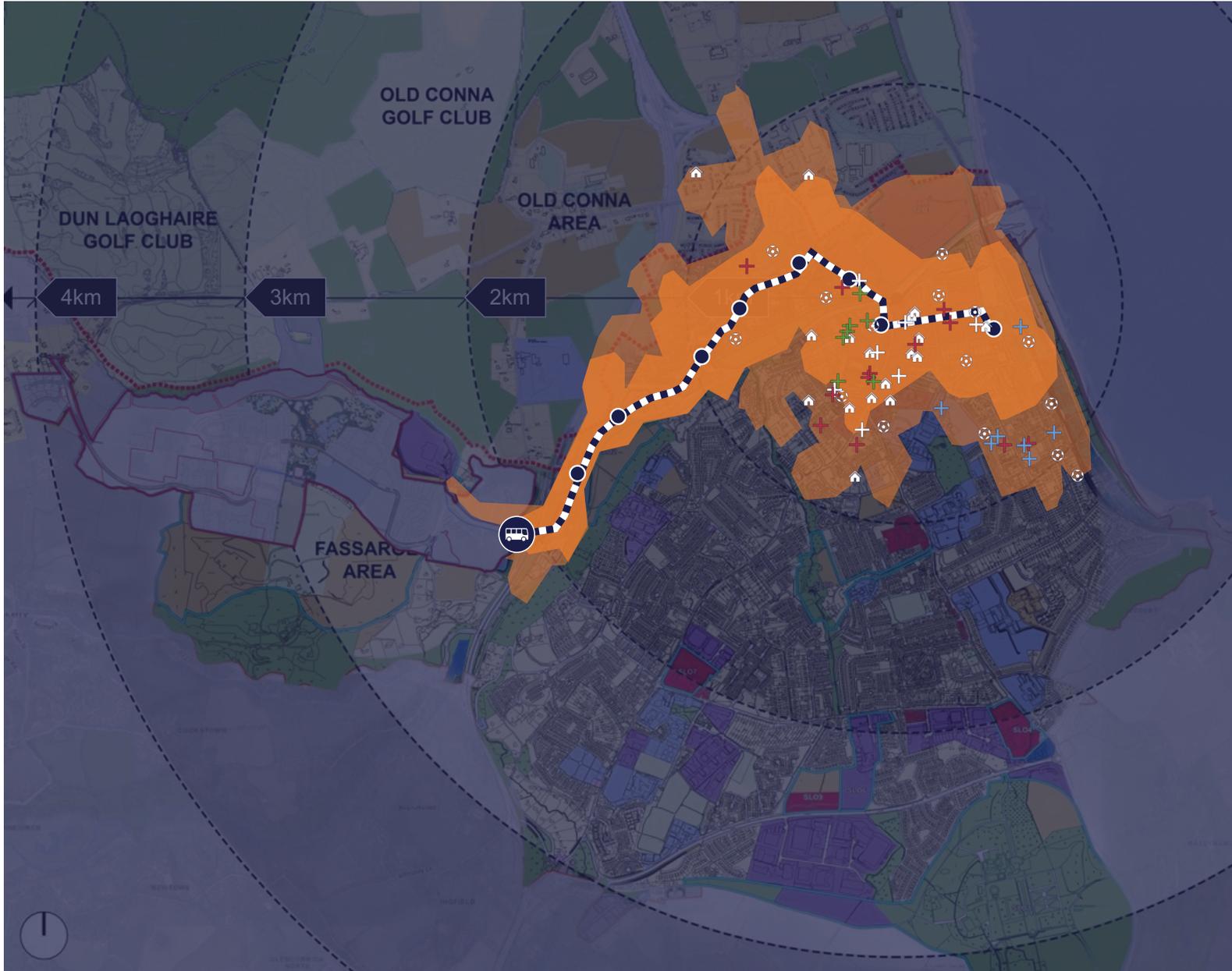
Bus Stop Walking  
Catchments from  
No.185 Bus  
Route and School  
Bus Service

-  PRIMARY SCHOOL
-  SECONDARY SCHOOL
-  ADULT EDUCATION

-   4 MINS WALKING DISTANCE FROM BUS STOP
-   8 MINS WALKING DISTANCE FROM BUS STOP

# 5. Access to Services for Phase 1

EXISTING COMMUNITY, SPORT AND MEDICAL SERVICES IN BRAY ACCESSIBLE BY CYCLING AND PUBLIC TRANSPORT



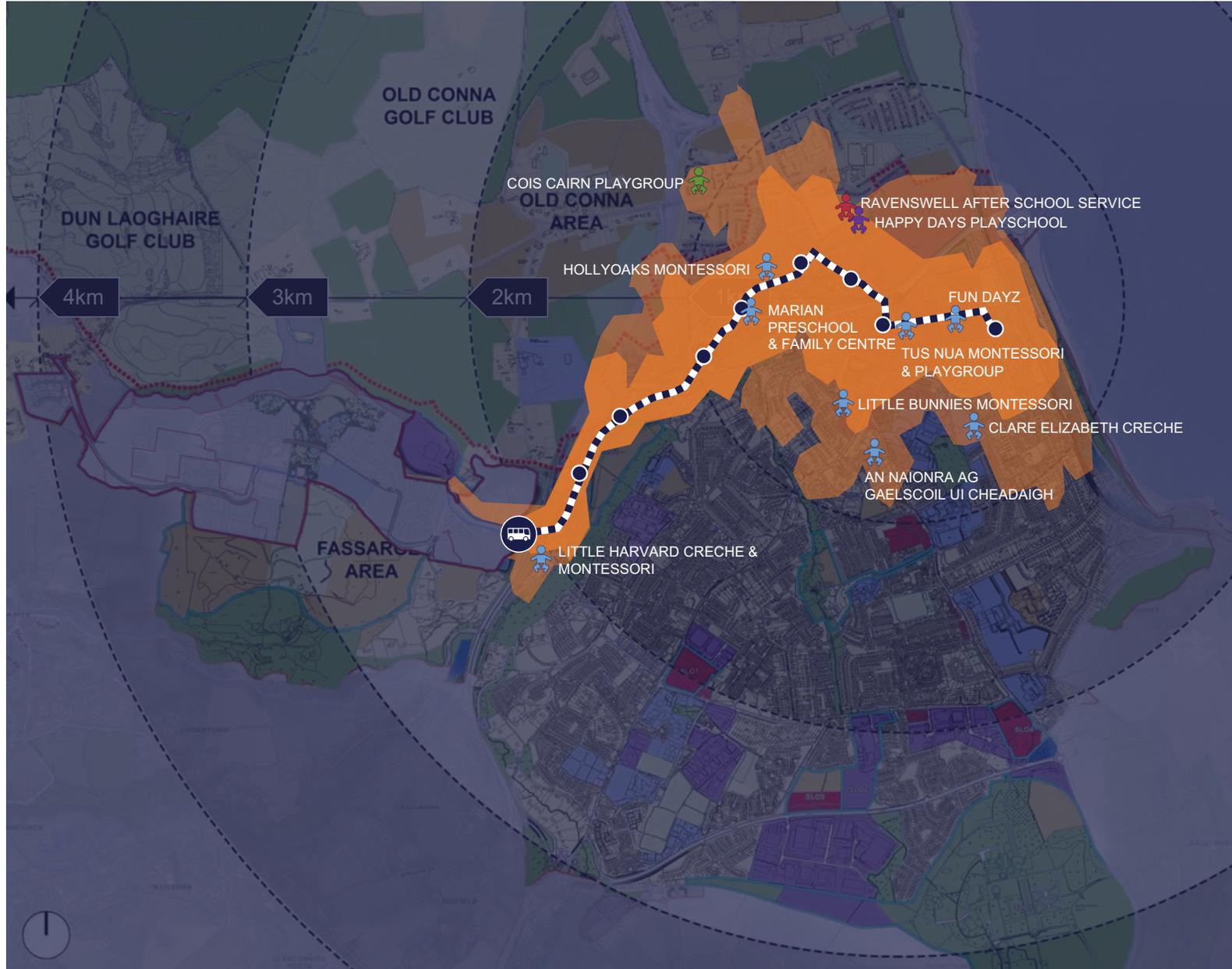
## Bus Stop Walking Catchments from No.185 Bus Route

-  COMMUNITY SERVICES
-  SPORTS & RECREATION
-  DENTAL
-  MEDICAL
-  PHARMACY
-  NURSING HOME

-   4 MINS WALKING DISTANCE FROM BUS STOP
-   8 MINS WALKING DISTANCE FROM BUS STOP

# 5. Access to Services for Phase 1

EXISTING CHILDCARE SERVICES IN BRAY ACCESSIBLE BY PUBLIC TRANSPORT



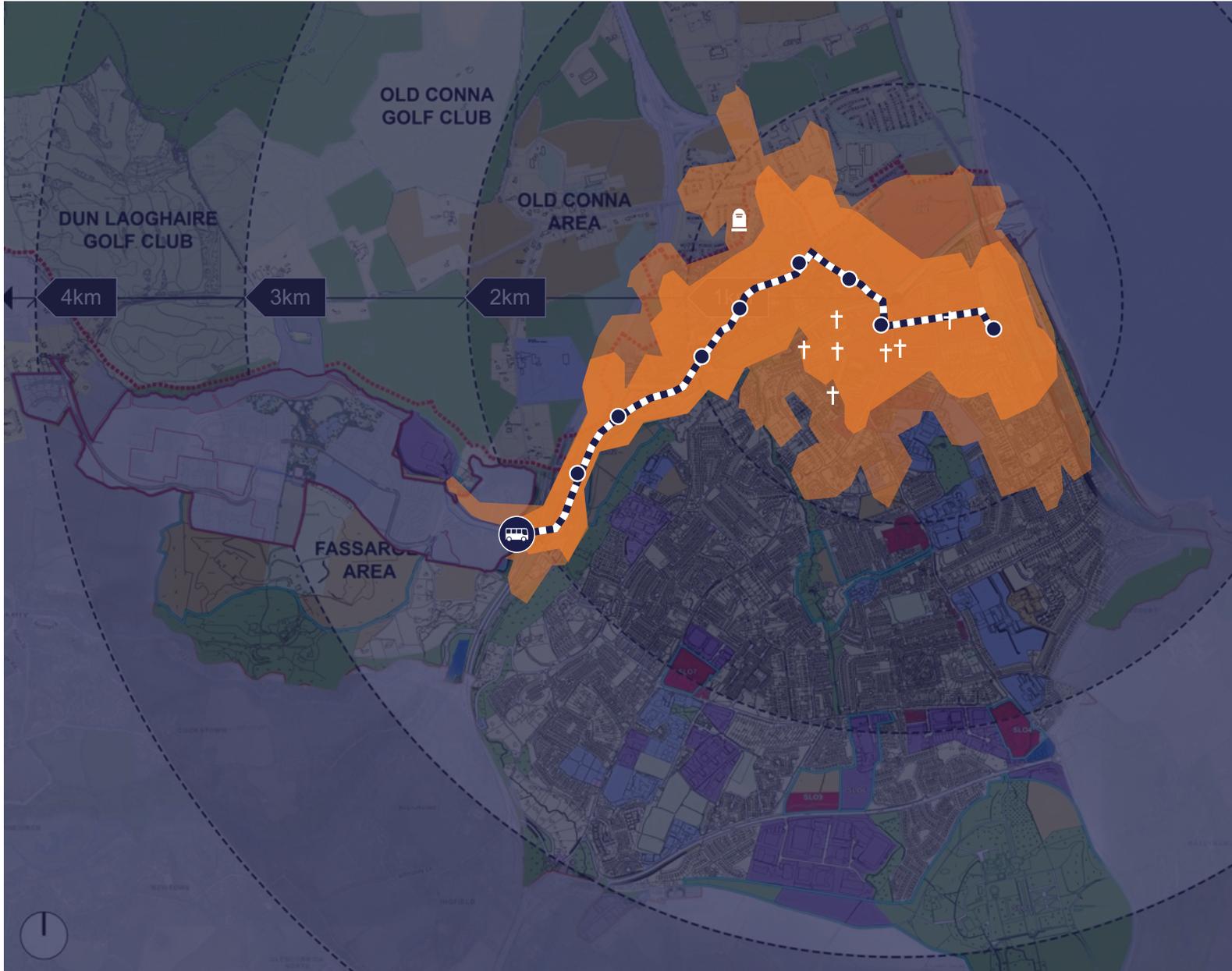
## Bus Stop Walking Catchments from No.185 Bus Route

-  PLAYGROUP
-  CRÉCHE / PRESCHOOL
-  PLAYSCHOOL
-  AFTER SCHOOL

-   4 MINS WALKING DISTANCE FROM BUS STOP
-   8 MINS WALKING DISTANCE FROM BUS STOP

# 5. Access to Services for Phase 1

EXISTING FAITH SERVICES IN BRAY ACCESSIBLE BY CYCLING AND PUBLIC TRANSPORT



## Bus Stop Walking Catchments from No.185 Bus Route

✝ FAITH

🏛 CEMETARY

🕒 4 MINS WALKING DISTANCE FROM BUS STOP

🕒 8 MINS WALKING DISTANCE FROM BUS STOP

# Phased Delivery of Sustainable Community at Fassaroe'

Fassaroe provides a canvas for the creation of a highly sustainable community, a place enhanced by rich onsite amenities provided by Cosgraves who are recognised as leaders in Placemaking in Ireland.



# Phased Delivery of Housing; Public Transport; Educational and Social Services; Retail and Commercial; Open Space and Recreation; and Employment



	BRAY MD LAP Phase 1				BRAY MC LAP Phase 2 (by Others)	TOTAL
	CPG Phase 1	CPG Phase 2	CPG Phase 3	CPG Phase 4	SUB-Phasing TBD	
<b>TIMELINE</b>	<b>2022 - 2025</b>	<b>2026 -2029</b>	<b>2030 - 2035</b>	<b>2036 - 2040</b>		
<b>HOUSING</b>	<b>650</b>	<b>574</b>	<b>575</b>	<b>498</b>	<b>2000</b>	<b>4297</b>
Apartments	409	319	520	252		1500
Houses	241	255	55	246		797
<b>INFRASTRUCTURE</b>	Road Link from N11 to Ballyman Road (By Developer)  Cycle and Pedestrian Link to Dargle Road including new Bridge (By Developer)  Dargle River Greenway connecting developer provided pedestrian / cycle route across N11 to Bray town centre (Greenway to be provided by WCC under Part 8 Procedures - due for completion early 2023)  Remediation of Historic Landfill Sites (By WCC and Developer)	N11 / M11 Junction 4 to junction 14 Improvement Scheme -Based on current estimated programme, likely that upgrade works will be completed during this Phase.	Possible provision of N-S Link (Fassaroe to Old Conna) - timing, nature and delivery to be determined by WCC Fassaroe Implementation Plan / Old Conna LAP (By Local Authorities)	Possible provision of N-S Link (Fassaroe to Old Conna) - timing, nature and delivery to be determined by WCC Fassaroe Implementation Plan / Old Conna LAP (By Local Authorities)	Fassaroe Development Roads to overall Fassaroe AAP Phase 2 lands	
<b>PUBLIC TRANSPORT &amp; SUSTAINABLE TRAVEL</b>	<b>Pedestrian / Cycle Provision</b>  Accessible hierarchy of streets with pedestrian / cycle connectivity prioritised through layout and design within Fassaroe.  Pedestrian / cycle pathway provision already in place by Developer at eastern side of site to Fassaroe interchange.  Proposed additional pedestrian / cycle infrastructural measures above (by Developer and WCC) will provide safe and segregated pedestrian / cycle connection to Bray town centre.  Pedestrian / cycle travel times to Bray Town Centre c.30 mins walk and 8 min cycle. This is comparable to cycle times from existing residential areas of Bray to town centre e.g. Herbert Road and Woodbrook Lawn; and less than cycle travel time from areas such as Deepdales and Mountainview Drive.	Cycle / pedestrian connections provided at Phase 1  Accessible hierarchy of streets with pedestrian / cycle connectivity prioritised through layout and design within Phase 2.	Cycle / pedestrian connections provided at Phases 1 & 2  Accessible hierarchy of streets with pedestrian / cycle connectivity prioritised through layout and design within Phase 3.	Cycle / pedestrian connections provided at Phases 1, 2 & 3  Accessible hierarchy of streets with pedestrian / cycle connectivity prioritised through layout and design within Phase 4.	Cycle / pedestrian connections provided at Phases 1, 2, 3 and 4  Accessible hierarchy of streets with pedestrian / cycle connectivity prioritised through layout and design within Fassaroe southern lands.	

# Phased Delivery of Housing; Public Transport; Educational and Social Services; Retail and Commercial; Open Space and Recreation; and Employment



	BRAY MD LAP Phase 1				BRAY MC LAP Phase 2	TOTAL
	CPG Phase 1	CPG Phase 2	CPG Phase 3	CPG Phase 4	SUB-Phasing TBD	
<b>PUBLIC TRANSPORT &amp; SUSTAINABLE TRAVEL</b>	<p><b>Bus Service Provision</b> Physical infrastructure provision (bus stops) within Fassaroo street layout proposals - sited based on typical walking catchments to maximise ease of access for all residents.</p> <p>Existing Bus Service Nos. 185 and 84X proposed to be rerouted to Fassaroo.</p> <p>New Fassaroo Bus Services comprising:</p> <ul style="list-style-type: none"> <li>• increased frequency of No. 185 and No. 84X services</li> <li>• school transport service by Developer.</li> </ul> <p>Existing and proposed services will connect to:</p> <ul style="list-style-type: none"> <li>• Bray Town Centre</li> <li>• Bray DART Station</li> <li>• Connection to Bus Services to Dublin City Centre</li> <li>• Connection to Bus Services to Dún Laogahire</li> </ul> <p>The proposed detailed phased frequency of delivery of services is in line with estimated population increases and age profiles. See separate 'Public Transport Access Strategy' by Atkins for detailed phased bus services proposals which have been subject of discussion with NTA.</p>	<p>Increased frequency of bus service provision commenced in Phase 1.</p> <p>See separate 'Public Transport Access Strategy' by Atkins for detailed phased bus services proposals which have been subject of discussion with NTA.</p>	<p>Increased frequency of bus service provision commenced in Phase 1.</p> <p>Detailed phased bus services for Phase 3 to be determined following preparation of Fassaroo Implementation and Monitory Plan by WCC (post Phase 1 application)</p>	<p>Increased frequency of bus service provision commenced in Phase 1.</p> <p>Detailed phased bus services for Phase 4 to be determined following preparation of Fassaroo Implementation and Monitory Plan by WCC (post Phase 1 application)</p>	<p>Increased frequency of bus service provision commenced in Phase 1.</p> <p>Detailed phased bus services for Fassaroo southern lands (Phase 2 per Bray MD LAP) to be determined following preparation of Fassaroo Implementation and Monitory Plan by WCC (post Phase 1 application)</p>	
<b>TRAFFIC MANAGEMENT MEASURES</b>	<p>Traffic Management Measures at Fassaroo Interchange as agreed by WCC with TII in November 2020 (to be implemented by WCC )</p> <p>Bus Priority on Upper Dargle Road including the approach to Sunnybank Junction (to be delivered by WCC under Part 8 Procedures by early 2023)</p> <p>Bus Priority on Dublin Road - Castle Street (to be delivered by WCC under Part 8 Procedures by early 2023)</p>	<p>No further management measures required at Fassaroo Interchange - traffic modelling undertaken confirms management measures undertaken in Phase 1 are sufficient to serve Phase 2</p>	<p>Any additional measures to be determined following preparation of Fassaroo Implementation and Monitory Plan by WCC (post Phase 1 application)</p>	<p>Any additional measures to be determined following preparation of Fassaroo Implementation and Monitory Plan by WCC (post Phase 1 application)</p>	<p>Any additional measures to be determined following preparation of Fassaroo Implementation and Monitory Plan by WCC (post Phase 1 application)</p>	

# Phased Delivery of Housing; Public Transport; Educational and Social Services; Retail and Commercial; Open Space and Recreation; and Employment

	BRAY MD LAP Phase 1				BRAY MC LAP Phase 2	TOTAL
	CPG Phase 1	CPG Phase 2	CPG Phase 3	CPG Phase 4	SUB-Phasing TBD	
<b>RETAIL &amp; COMMERCIAL SERVICES</b>	<p>Phased Delivery of Neighbourhood Centre - 1,385sq.m. approx retail/commercial - Delivery of a number of small / medium units to provide for day to day convenience and personal services requirements</p> <p>Café / Retail Kiosk in District Park</p> <p>Existing services within Bray accessible by:</p> <ul style="list-style-type: none"> <li>• public bus services - 20 No. buses per day to Bray TC proposed in Yr 1 up to 35 No. buses per day in Yr 4</li> <li>• cycle time - 8 minutes</li> <li>• walk time - 30 minutes</li> </ul>	<p>On-site services provided in Phase 1</p> <p>Existing services within Bray accessible by:</p> <ul style="list-style-type: none"> <li>• public bus services - 36 No. buses per day to Bray TC proposed in Yr 5 up to 54 No. buses per day in Yr 8.</li> <li>• cycle time 8 mins</li> <li>• walking time 30 mins</li> </ul>	<p>Phased Delivery of Neighbourhood Centre - balance of NC provision per Bray MD LAP requirements (total of approx. 2,500sq.m. convenience and 1,000sq.m. comparison)</p> <p>Existing services within Bray accessible by:</p> <ul style="list-style-type: none"> <li>• public bus services</li> <li>• cycle time 8 mins</li> <li>• walking time 30 mins</li> </ul>	<p>Full on-site Neighbourhood Centre provision completed in Phase 3</p> <p>Existing services within Bray accessible by:</p> <ul style="list-style-type: none"> <li>• public bus services</li> <li>• cycle time 8 mins</li> <li>• walking time 30 mins</li> </ul>	<p>Full on-site Neighbourhood Centre provision completed in Phase 3</p> <p>Existing services within Bray accessible by:</p> <ul style="list-style-type: none"> <li>- public bus services</li> <li>- cycle time 8 mins</li> <li>- walking time 30 mins</li> </ul>	
<b>EDUCATION, SOCIAL AND COMMUNITY SERVICES</b>	<p>Resident amenities within Apartment Buildings:</p> <ul style="list-style-type: none"> <li>• Concierge / meeting space and residents gym serving Blocks 1 &amp; 2</li> <li>• Residents Lounge serving apartments at Neighbourhood Centre</li> </ul> <p>Creche to be provided (733sq.m.)</p> <p>Site Reserved for school campus</p> <p>Existing facilities within walking distance c. 500m from Fassaroe:</p> <ul style="list-style-type: none"> <li>• St. Gerards Montessori, Junior and Senior School - Thornhill Rd - c. 500m from Fassaroe</li> </ul> <p>Existing Facilities within catchment of Bus Services to Bray:</p> <ul style="list-style-type: none"> <li>• 5 No. Primary Schools</li> <li>• 2 No. Secondary Schools</li> </ul> <p>Proposed school bus service in addition to public bus service. School bus service proposes 2 No. buses per day in Yr 1 up to 4 No. buses per day in Yr 4.</p> <p>See separate 'Public Transport Access Strategy' by Atkins for detailed phased bus services proposals which have been subject of discussion with NTA.</p>	<p>On-site services provided at Phase 1.</p> <p>Residential amenities within Apartment Buildings:</p> <ul style="list-style-type: none"> <li>• concierge and gym facilities within some apartment buildings</li> </ul> <p>Primary School (subject to delivery by Dept of Education and Skills). Population levels / population profile by Phase 2 can be expected to be generating demand for junior infants intake levels sufficient to justify demand for a primary school. (see Technical Note in Appendix of 'Public Transport Access Strategy' by Atkins.</p> <p>Existing schools services within walking, cycle and bus catchments.</p> <p>Proposed school bus service in addition to public bus service. School bus service proposes 4 No. buses per day in Yr 5 up to 6 No. buses per day in Yr 8.</p>	<p>Secondary School (subject to delivery by Dept of Education and Skills) - Population levels / population profile by Phase 3 / 4 can be expected to be generating demand for sufficient intake levels to justify demand for a secondary school.</p> <p>Frequency / need for school bus services to Bray to be reviewed following provision of on-site school services by Dept. of Education and Skills.</p>		<p>Potential for additional school services on Fassaroe southern lands if demand justifies.</p>	

# Phased Delivery of Housing; Public Transport; Educational and Social Services; Retail and Commercial; Open Space and Recreation; and Employment



	BRAY MD LAP Phase 1				BRAY MC LAP Phase 2	TOTAL
	CPG Phase 1	CPG Phase 2	CPG Phase 3	CPG Phase 4	SUB-Phasing TBD	
<b>OPEN SPACE &amp; RECREATIONAL SERVICES</b>	Existing on Site: Enniskerry Youth Club Football Club (provided by Developer) - 3.1 ha Neighbourhood Centre • Community Concierge service 490sq.m. Passive Park - 11.5 ha Active Open Space - 3.8 ha Residents gym serving Blocks 1 & 2	Open Space and recreational services provided at Phase 1	Open Space and recreational services provided at Phase 1	Open Space and recreational services provided at Phase 1	Further Active Open Space - to reach total minimum of 14ha within entire Fassaroe lands	
<b>EMPLOYMENT / COMMERCIAL DEVELOPMENT</b>			Initial development of Employment Zoned lands (post upgrade of M11))	Continued development of Employment Zoned lands	Completion of development of Employment Zoned Lands	

# Phase 1

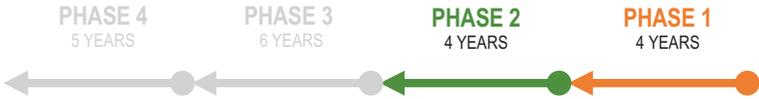


## PHASE 1 PROVISION:

- Part V allocation 70+ units
- District park - Passive & active open space (11.5 Hectares)
- Multipurpose pitches - Active open space (3.8 Hectares)
- Kiosk
- Link street connection from Bray to Ballyman Rd
- Creche
- Neighbourhood centre (approximately 1385m2 commercial + 63 apartments)
- Pedestrian / cyclist bridge

	Apartments	<b>409</b>
	Houses	<b>241</b>
<b>Total Number of Units</b>		<b>650</b>

# Phase 2



**PHASE 2 PROVISION:**

Primary school (subject to delivery by department of education)

	Apartments	<b>319</b>
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	Houses	<b>255</b>
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Total Number of Units		<b>574</b>
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# Phase 3

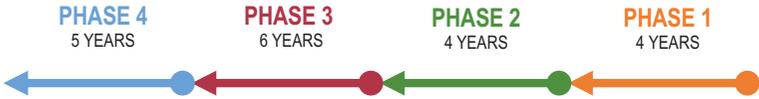


**PHASE 3 PROVISION:**

- Secondary school (subject to delivery by department of education)
- Portion of Area of employment
- Extension of neighbourhood centre

	Apartments (estimated)	<b>520</b>
	Houses (estimated)	<b>55</b>
Estimated Total Number of Units		<b>575</b>

# Phase 4



**PHASE 4 PROVISION:**

Remaining of area of employment

	Apartments (estimated)	252
	Houses (estimated)	246
Estimated Total Number of Units		498

# Bray MD Lap Phase 2 Southern Fassaroe Lands



11ha Active Open Space



Approx 2000 Residential Units

# AAP



-  AAP1
-  R-HD new residential
-  RE existing residential
-  PU public utility
-  Additional passive space areas
-  OS1 open space
-  AOS active open space
-  CE community & education
-  NC neighbourhood centre
-  Employment
-  Main access routes
-  Provision for future north/south link
-  Possible future school site options