



FASSAROE PROPOSED ACTION AREA PLAN | CO. WICKLOW

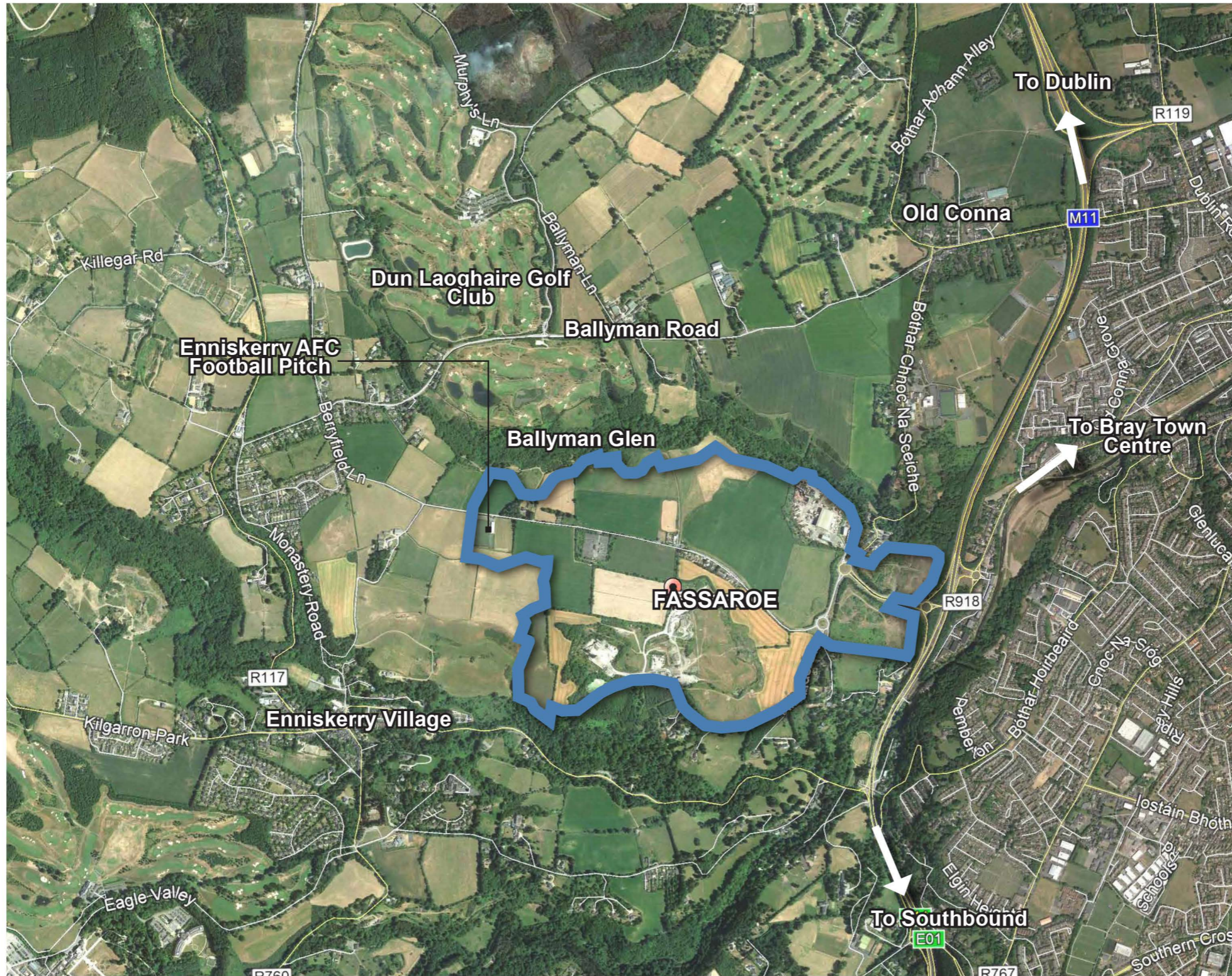
JANUARY 2022

M^CCROSSAN O ROURKE MANNING ARCHITECTS | ALBERT PLACE WEST HARCOURT LANE DUBLIN 2



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1.1 SITE LOCATION AND CONTEXT
Photographic record 1/2



Aerial Plan.



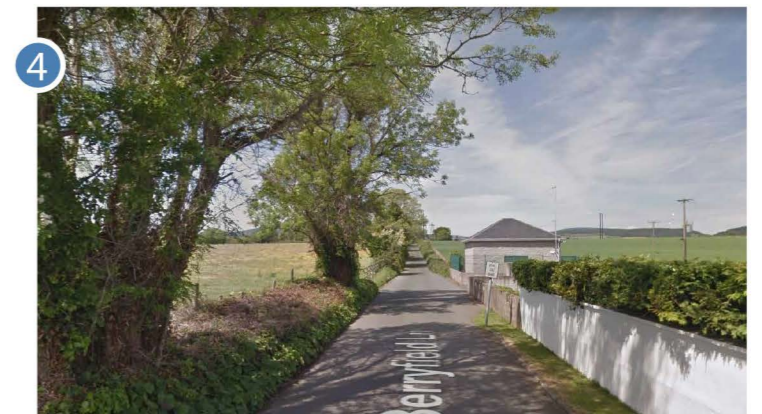
Thornhill Road roundabout looking NW



Looking SE towards Bray



Berryfield Lane looking NW



Berryfield Lane looking West at pump station



Looking NE



Open space looking NE



Looking East towards Bray.

1.2 SITE LOCATION AND CONTEXT
Photographic record 2/2



Aerial Plan.



Looking SE



Looking NE towards Bray



Berryfield Lane at ESB substation looking west



Berryfield Lane looking East



Looking NW over course

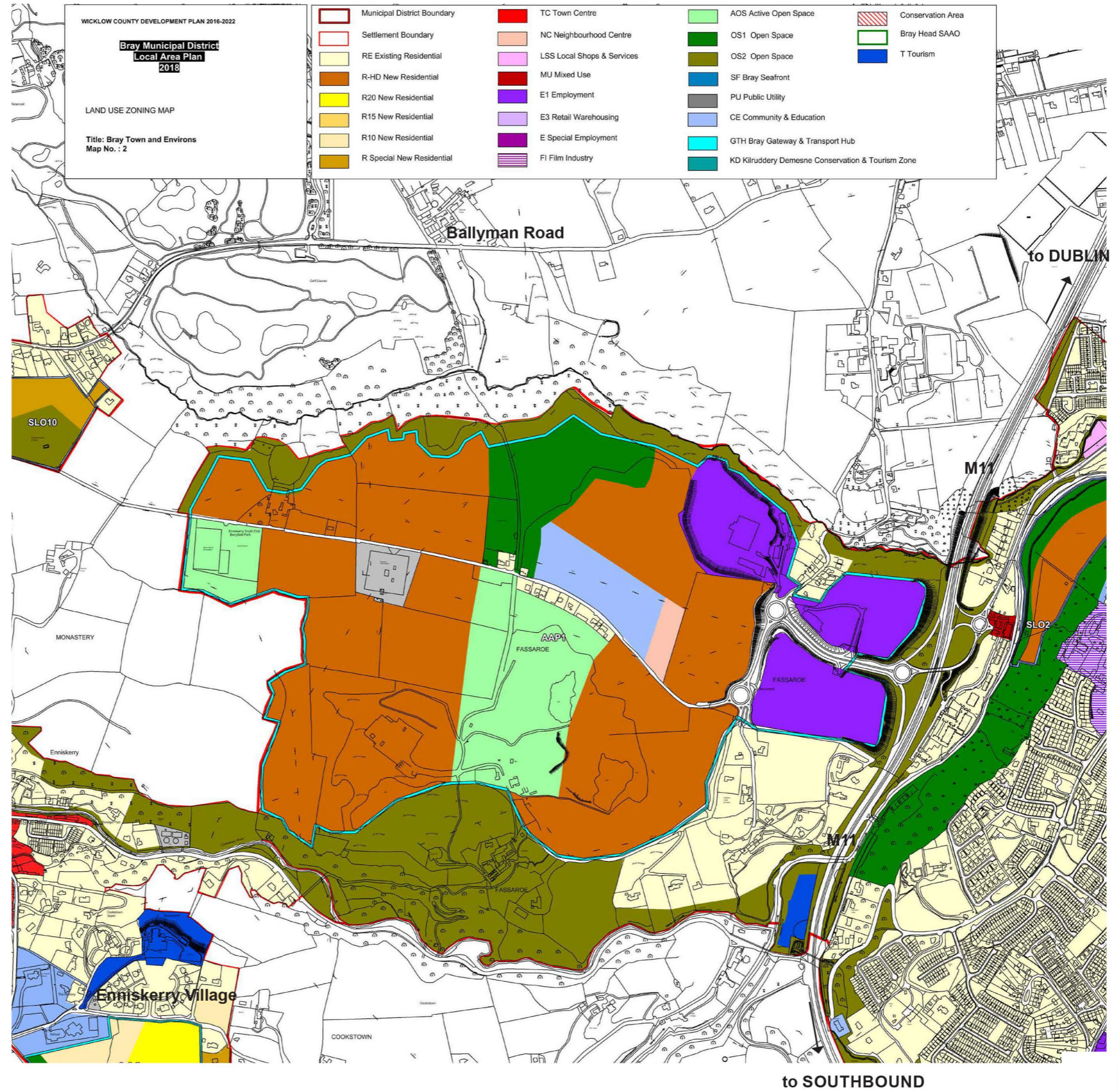


Looking NE over golf course



Looking South over football Fields

2.0 LAND USE ZONING MAP





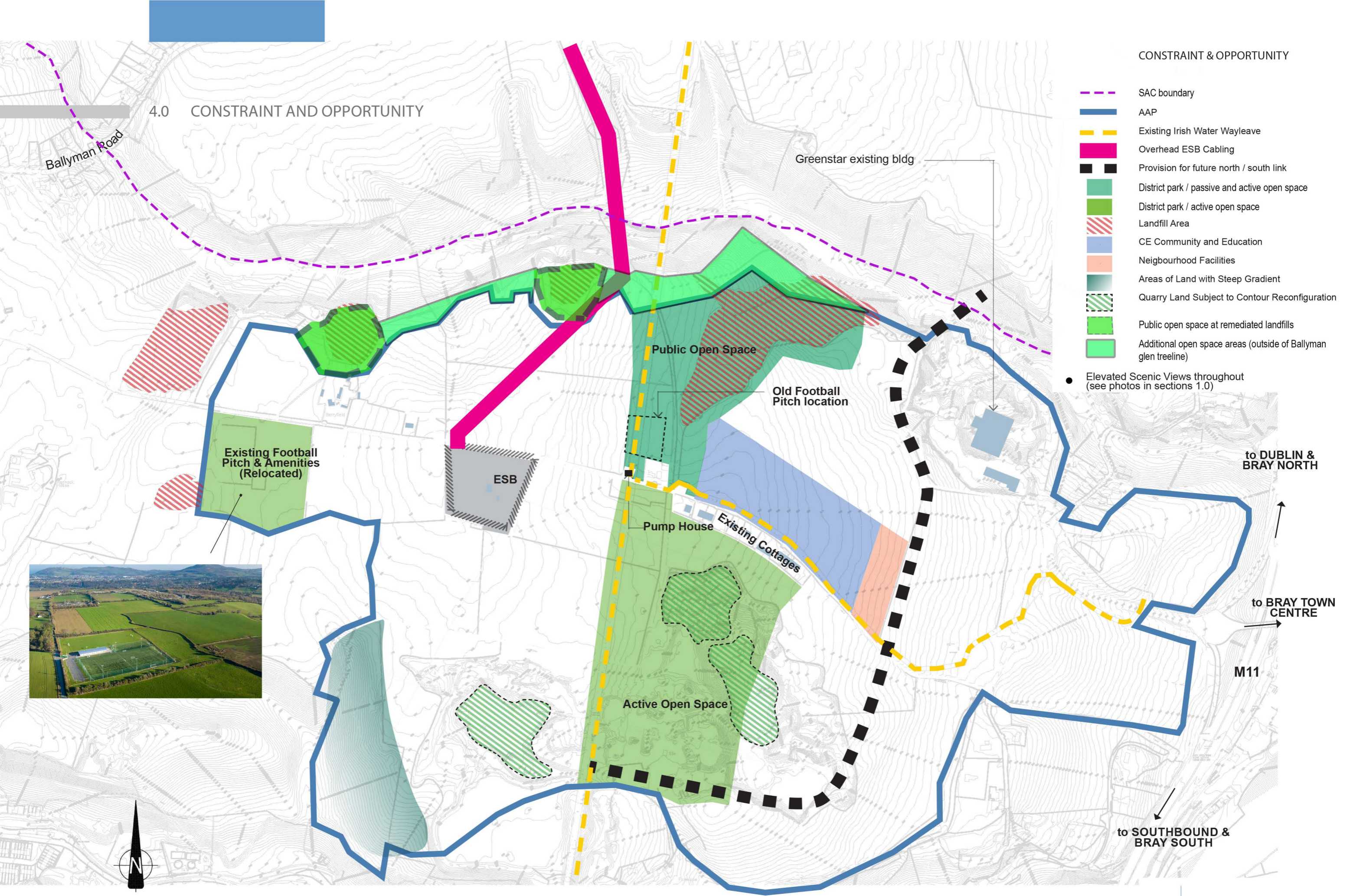
LEGENDS













- █ N11/M11 Upgrade
 - ▤ Existing Luas Green Line
 - █ LUAS Extension to Bray
 - ▤ Possible LUAS Connection to Fassaroe as per LAP
 - █ Bus Connects Corridor - Bray to Dublin City (3 min Peak Hour Frequency)
 - █ Bus Service - Fassaroe to Bray Dart (5 min Peak Hour Frequency)
 - █ Bus Service - Fassaroe to Woodbrook Dart (10 min Peak Hour Frequency)
 - ▤ Existing Dart Line
 - █ Ballyman Link Road
 - █ Action Area Plan Boundary
- * Based on provisions of Bray and Environs Transport Study and Bray MD Local Area Plan



4.0 CONSTRAINT AND OPPORTUNITY

CONSTRAINT & OPPORTUNITY
















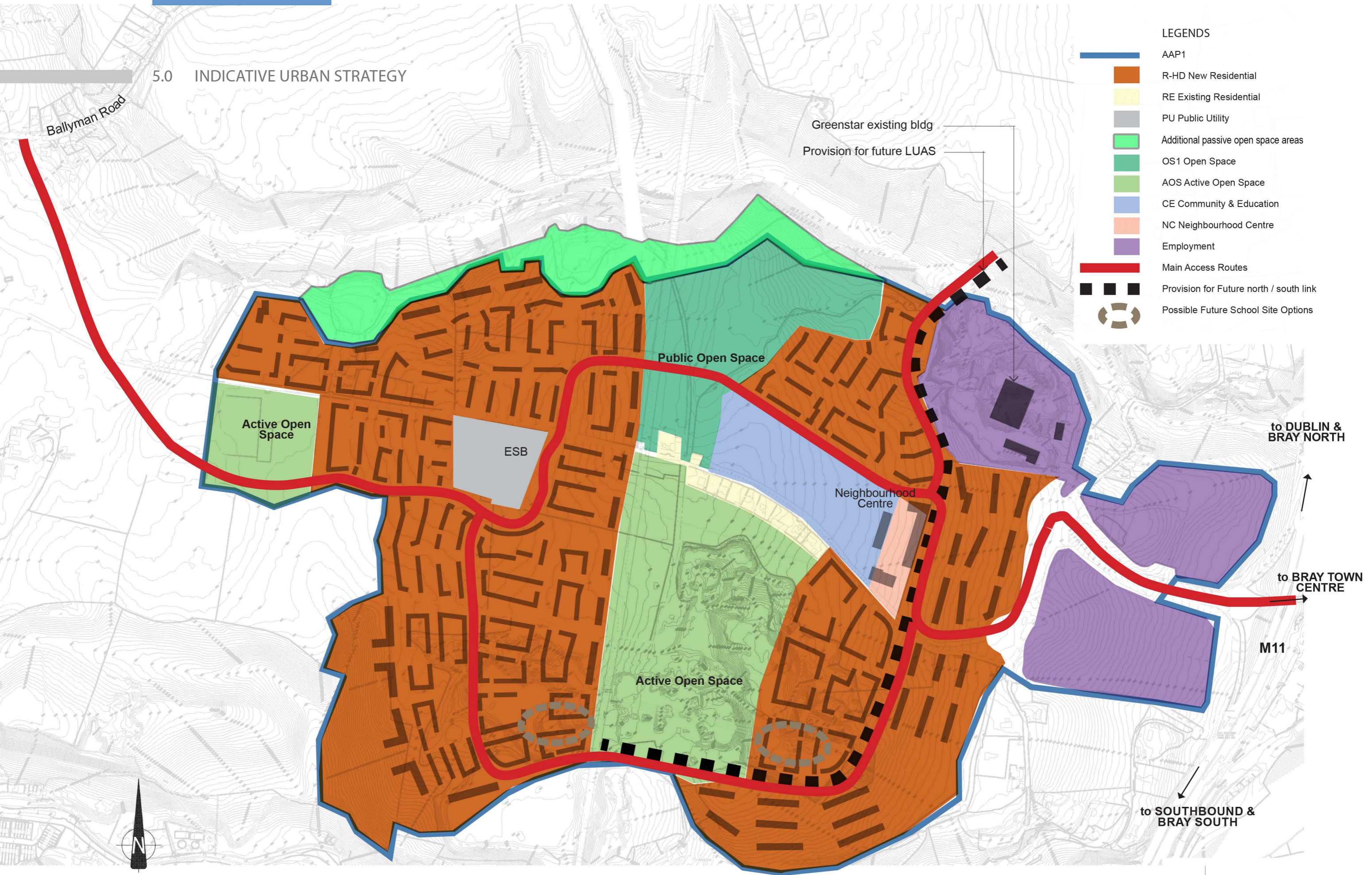
-  SAC boundary
-  AAP
-  Existing Irish Water Wayleave
-  Overhead ESB Cabling
-  Provision for future north / south link
-  District park / passive and active open space
-  District park / active open space
-  Landfill Area
-  CE Community and Education
-  Neighbourhood Facilities
-  Areas of Land with Steep Gradient
-  Quarry Land Subject to Contour Reconfiguration
-  Public open space at remediated landfills
-  Additional open space areas (outside of Ballyman glen treeline)
-  Elevated Scenic Views throughout (see photos in sections 1.0)



5.0 INDICATIVE URBAN STRATEGY










LEGENDS

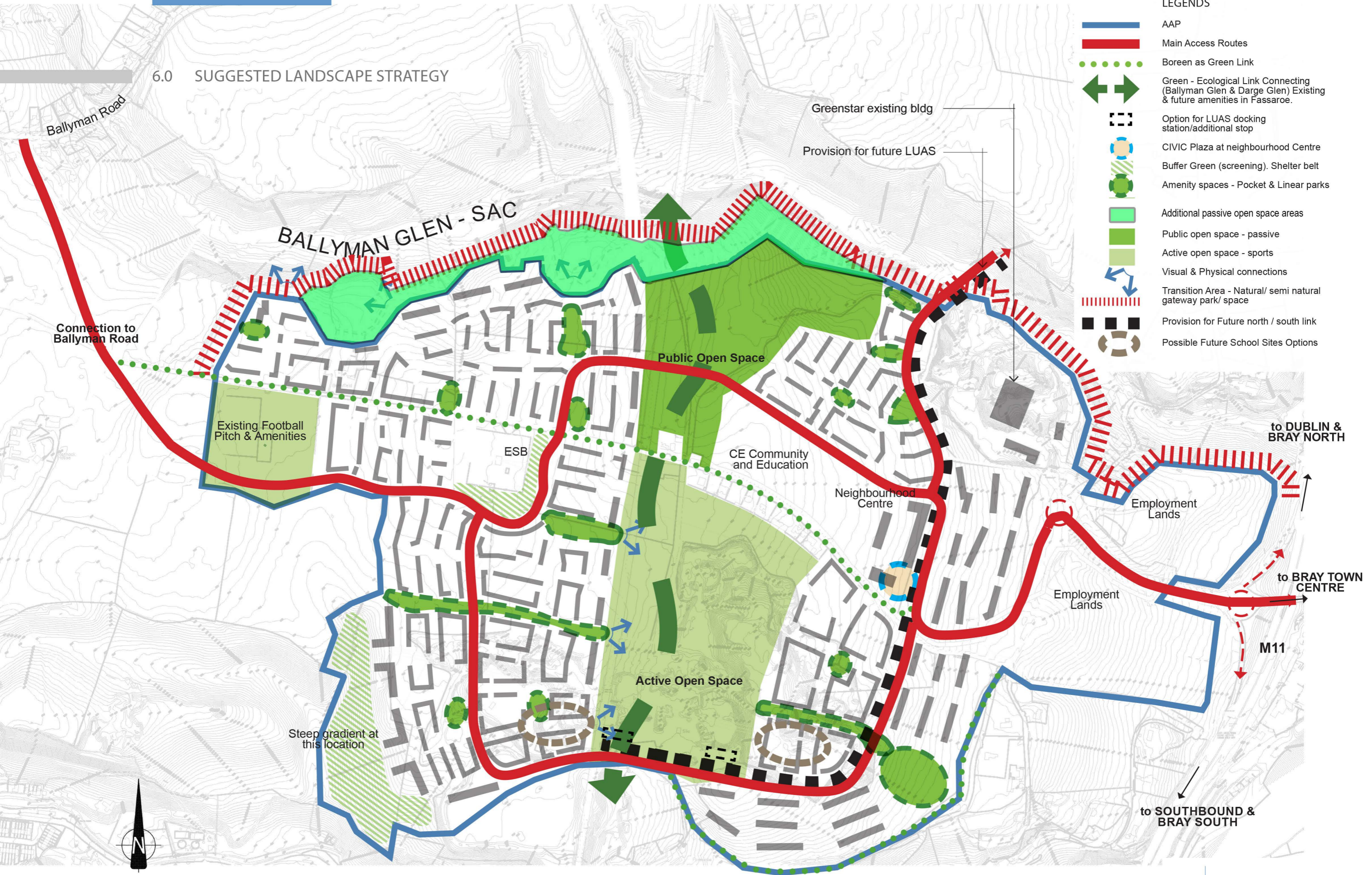
-  AAP1
-  R-HD New Residential
-  RE Existing Residential
-  PU Public Utility
-  Additional passive open space areas
-  OS1 Open Space
-  AOS Active Open Space
-  CE Community & Education
-  NC Neighbourhood Centre
-  Employment
-  Main Access Routes
-  Provision for Future north / south link
-  Possible Future School Site Options



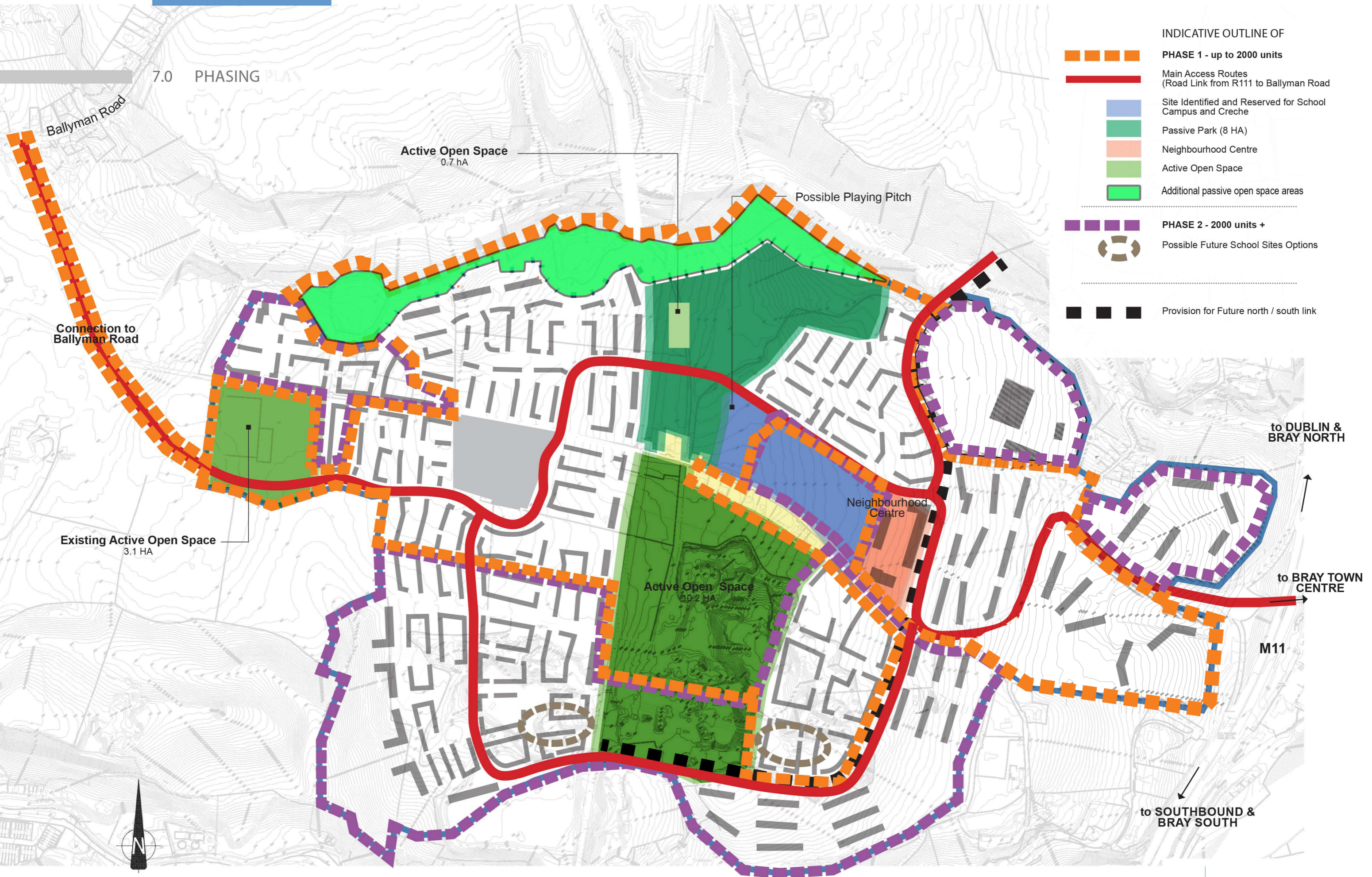
6.0 SUGGESTED LANDSCAPE STRATEGY

LEGENDS

-  AAP
-  Main Access Routes
-  Boreen as Green Link
-  Green - Ecological Link Connecting (Ballyman Glen & Darge Glen) Existing & future amenities in Fassaroe.
-  Option for LUAS docking station/additional stop
-  CIVIC Plaza at neighbourhood Centre
-  Buffer Green (screening). Shelter belt
-  Amenity spaces - Pocket & Linear parks
-  Additional passive open space areas
-  Public open space - passive
-  Active open space - sports
-  Visual & Physical connections
-  Transition Area - Natural/ semi natural gateway park/ space
-  Provision for Future north / south link
-  Possible Future School Sites Options



7.0 PHASING PLAN



INDICATIVE OUTLINE OF

- PHASE 1 - up to 2000 units**
- Main Access Routes (Road Link from R111 to Ballyman Road)
- Site Identified and Reserved for School Campus and Creche
- Passive Park (8 HA)
- Neighbourhood Centre
- Active Open Space
- Additional passive open space areas
- PHASE 2 - 2000 units +**
- Possible Future School Sites Options
- Provision for Future north / south link

