

# 1 | Introduction



## 1.1 Introduction to Bray Development Plan (2005-2011)

The Bray Development Plan will set out an overall strategy for the proper planning and sustainable development of the administrative area of Bray Town Council for the period 2005 to 2011. The Plan will provide for, and control, the physical, economic and social development of the town, in the interests of the overall common good.

It will provide the means by which the specific objectives and activities of the private and public sector will be co-ordinated, to ensure that they are implemented in a mutually integrated, consistent, sustainable and supportive manner. It will promote and encourage development, conserve and protect the environment and make the best possible use of resources.

The Planning and Development Act, 2000 indicates the mandatory objectives that must be included in the Bray Development Plan. To this accord, the Plan includes objectives for:

- the zoning of land for particular land use purposes;
- the provision of infrastructure including transport, energy and communication facilities, water supplies, waste recovery and disposal facilities, waste water services and ancillary facilities;
- the conservation and protection of the environment including archaeological and natural heritage, and the conservation and protection of sites;
- the integration of the planning and sustainable development of the area with the social, community and cultural requirements of the area and its population;
- the preservation of the character of the landscape where the proper planning and sustainable development of the area requires it, including the preservation of views and prospects and the amenities of places and features of natural beauty or interest;
- the protection of structures, or parts of structures, which are of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest;
- the development and renewal of areas in need of regeneration;
- the provision of accommodation for Travellers, and the use of particular areas for that purpose;
- the preservation, improvement and extension of amenities and recreational amenities;
- the control of establishments affected by the provisions of the Major Accidents Directive;
- the provision of services for the community including schools, crèches and other education and childcare facilities.

## 1.2 Structure of Bray Development Plan

The Plan consists of a written statement and a series of maps, which provide the development objectives for the area.

### 1.2.1 The Written Statement

The written statement comprises a series of chapters, which outline the development objectives for the administrative area of Bray Town Council. The written statement is made up of the following elements:

- The Overall Strategy provides the Strategic Vision and Strategic Policy Objectives of the Plan. These are framed within the general planning and development context within which the Plan is set.
- The core of the Plan is made up of numerous chapters that focus specifically on providing detailed development objectives in relation to the following land uses:
  - Housing
  - Retail and Town Centre
  - Economic Development and Tourism
  - Community
  - Transport
  - Natural, Architectural and Archaeological Heritage
  - Recreation and Open Space
  - Public Services
  - Bray Seafront Area

Each of the above chapters includes the following elements:

- *Vision*: This identifies the overall vision for the proper planning and sustainable development of the particular development type.
- *Context*: This outlines the national, regional and local context within which each chapter is framed. It provides the relevant strategies and guidelines to which the Plan shall have regard.
- *Strategy*: The Strategy identifies the existing situation within Bray and provides the background and reasoning for the specific policies and objectives.
- *Policies*: The policies set out the specific and detailed aims of the Council for the proper planning and sustainable development of the town.
- Chapters 12 and 13 provide the 'Development Control Standards and Guidelines' and the 'Land Use Zoning Objectives' for the Plan.
- Chapters 14-16 include Area Action Plans, which provide specific standards and guidelines for the development of mixed-use areas, including Bray Golf Club Lands, Bray Harbour and North Beach, and Rehills Land.
- The final component of the Plan comprises Appendices.

## 1.2.2 Maps

The maps provide a graphic representation of the written statement of the Plan. They indicate land use and other development standards together with various objectives of the Council.

The maps do not purport to be accurate survey maps from which site dimensions or other survey data can be measured. Should any conflict arise between the written statement and the map, the written statement shall prevail.

The Plan relates to the functional area of Bray Town Council, as delineated on the map. Parts of the built-up area of Bray are located in the adjoining functional areas of Wicklow County Council and Dun Laoghaire-Rathdown County Council and the planning and development of these areas is governed by the appropriate Development Plans of these Councils.

## 1.3 National Plans, Policies and Strategies

The Plan will, in so far as is practicable, be consistent with such national plans, policies or strategies as the Minister determines relate to proper planning and sustainable development. These plans, policies and strategies provide the national and regional context within which the Plan is made. The relevant documents relating to the formulation of policies are provided in the 'Context' section of each Chapter.

The Planning and Development Act, 2000 states that in making a Development Plan, a planning authority shall have regard to the Development Plans of adjoining planning authorities and shall co-ordinate the objectives in the Development Plan with the objectives in the Plans of those authorities, except where the planning authority considers it to be inappropriate or not feasible to do so. The development objectives included in the Development Plans for Wicklow County and Dun Laoghaire-Rathdown County have been considered along with the potential significant effects that the implementation of the Bray Development Plan will have on the areas of Wicklow County Council and Dun Laoghaire-Rathdown County Council.

## 1.4 Financial Considerations

This Development Plan has taken account of prevailing economic conditions as they affect public and private investment. The nature of the statutory Development Plan process is such that no budget is agreed in advance for the implementation of the Development Plan and no funding is guaranteed. The implementation of the Development Plan is dependent on factors largely outside the control of Bray Town Council; on the one hand the funding of major infrastructural projects by Central Government and on the other hand by the willingness of the private sector to invest in new developments.

Given the degree of difficulty in predicting the allocation of state funding in future years, the various policy measures and objectives put forward in this Plan will be subject to regular review. Particular objectives may be modified or deleted and new works, which may become necessary, and are not included in the specific objectives, may be initiated, depending on the availability of finance and the sanctioning of works by Central Government.

## 1.5 Plan Period

Although set within the context of a twenty year planning horizon, the period of this Plan is six years from the date of adoption, unless circumstances dictate that the Plan should be reviewed earlier, or a variation of the Plan is made.

## 1.6 Plan Implementation

The implementation of the Bray Development Plan will secure the future development of Bray and its environs in a sustainable and integrated manner. The Plan will provide a platform for the development of a healthy economy and environment, which in turn will create conditions for social progress and a better quality of life. These benefits will be realised in a manner that meets the requirements of the town's present population, while also safeguarding the physical, economic and social environment of the town for the enjoyment of future generations.

Any publications or standards referred to in this Plan that are required to be complied with, are those relevant at the time of drafting the Plan. The requirements of succession or other relevant documents produced subsequently, should also be complied with.