

8 | Natural, Architectural & Archaeological Heritage



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8.1 Vision

To provide the highest quality environment containing impressive architecture and natural features, with a distinctive townscape, where heritage contributes strongly to the character and identity of the town, and to the quality of life of residents and workers.

8.2 Context

- National Heritage Plan (Department of Arts, Heritage, Gaeltacht and the Islands, 2002)
- National Biodiversity Plan (Department of Arts, Heritage, Gaeltacht and the Islands, 2002)
- Architectural Heritage Protection: Guidelines for Planning Authorities (DRAFT)
- Framework and Principles for the Protection of the Archaeological Heritage (Department of Arts, Heritage, Gaeltacht and the Islands, 1999)
- Tree Preservation- Guidelines for Planning Authorities (DoE, 1994)
- Framework and Principles for the Protection of the Archaeological Heritage' (Dept. Arts, Heritage, Gaeltacht and the Islands, 1999)
- National Monuments Acts 1930-1994
- Regional Planning Guidelines, Greater Dublin Area, 2004-2016

8.3 Strategy

Heritage comprises monuments, archaeological and heritage objects, architectural heritage, wrecks, inland waterways, landscapes, seascapes, geology, flora, fauna and wildlife habitats.

Bray has both a rich and diverse natural and architectural heritage, comprising important natural landmarks such as Bray Head and seafront, and a number of structures of historical and architectural importance, which date back to the Victorian era. This heritage provides the town with a resource of tremendous social, educational, recreational and aesthetic value. In economic terms, it is of fundamental importance to the maintenance and development of the town's tourism industry. For present and future generations who will live and visit the town, the historic, cultural and natural heritage of the town has the ability to enhance and enrich the context of everyday existence.

In recent years, significant economic growth and changing population, consumption and settlement patterns have impacted on the environmental quality of the town. In light of the increased pressure that the town's heritage is under, and of the greater awareness of the value of the resource, the heritage of Bray must be vigorously protected and enhanced.

8.4 Policy

8.4.1 Wicklow County Heritage Plan

It is the policy of the Council to support the implementation of the County Wicklow Heritage Plan 2004-2008.

Protection of heritage begins at the local level, requiring everybody to become actively involved in the preservation and enhancement of it. In recognition of this fact, Wicklow County Council has adopted the County Wicklow Heritage Plan. This is a five year strategy and action plan which seeks to advance protection, increase awareness and collect information of heritage in the county. The Council is one of a number of bodies represented on the Wicklow Heritage Forum (a partnership committee responsible for implementing the Plan). The Council has a significant role to play in ensuring the implementation of actions contained in the Heritage Plan.

8.4.2 Promoting Public Knowledge

It is the policy of the Council to promote public knowledge of heritage and biodiversity, in conjunction with the relevant authorities.

For conservation strategies to be successful, it is vital that local communities are fully aware of the importance of what is being protected, why it has this importance, and how the activities of local people can impact on conservation. The Council will raise public awareness of heritage and biodiversity through education based initiatives, with the involvement of local schools, the Library Service, and through the establishment of an Internet based section on heritage and biodiversity on the Bray Town Council website. A well informed population is more likely to support local initiatives and to create pressure for wider environmental improvements.

8.4.3 Views and Prospects

It is the policy of the Council to preserve the views and prospects that are identified in Table 8.1, through restricting development that would intrude significantly on or materially alter the view or prospect.

Bray's landscape contains a number of sites, areas and vantage points from which views over local landmarks, lands and the sea may be obtained. In addition to scenic views, the town contains a number of important prospects. These are areas of special amenity value or interest, and prominent landscapes that are visible from the surrounding area.

In evaluating planning applications located in the foreground of identified views and prospects, consideration will be given to the effect that such development may have on the view or prospect.

Table 8.1

Protected Views and Prospects	
1	The view of Bray Head and the Little Sugar Loaf from the town generally.
2	The prospect towards the River Dargle, its flood plain and adjoining steep-sided wooded slopes from N11.
3	The prospect of the town's steep western wooded slopes between St. Valery's Bridge and Kilcrouney, from the N11
4	The view down the Swan River Valley, from both sides of the bridge on Killarney Road.
5	The view down the River Valley from below Granite Cottage off Boghall Road towards Oldcourt House.
6	The prospect of the Western side of Bray Head from Killarney Road (between Springfield Cemetery and Fairy Hill).
7	The prospect of the western side of Bray Head from the Southern Cross route.
8	The view from below Fiddler's Bridge leading to Bray Head back along the Esplanade towards Martello Terrace and the Sailing Club, particularly of the houses along Strand Road.
9	The view from Hedge End on Herbert Road across the wooded area towards King Edward Road.
10	The view from the fenced area above Mount Herbert on Herbert Road towards Fassaroe.
11	The view from the high ground near the Sunnybank Inn of the churches in Bray namely, St. Paul's, the Holy Redeemer and Christ Church.

I2	The view from the Harbour Bridge of the Maltings and the former power station chimney.
I3	The view from Oldcourt Drive towards the Sugar Loaf Mountain and Little Sugar Loaf.
I4	The view of Loreto Convent and the spire of Christ Church from Fiddler's Bridge on Bray Head.

8.4.4 Natural Heritage

8.4.4.1 Protection of Natural Habitats

It is the policy of the Council to protect important natural wildlife habitats.

The Council will strive to ensure the protection and enhancement of important features such as the coast, cliffs, rivers, trees, parkland, and boundaries comprising hedgerows, ditches and stone walls. These features form an important network of habitats and corridors which allow wildlife to exist and flourish. The Council will adopt any necessary measures to achieve this objective.

8.4.4.2 Tree Protection

It is the policy of the Council to protect trees, in particular native and broadleaf species, which are of conservation, and/or amenity value.

The Council will seek to preserve and enhance the amenity of the town by preserving in so far as possible, that part of its appearance attributable to trees, woodlands and hedgerows. Due to the nature of their particular conservation or amenity importance, the Council will consider making Tree Preservation Orders (TPO's) (in accordance with Section 205, Planning and Development Act, 2000) for the groups of trees that are listed in Table 8.2 below.

The Council will discourage the felling of mature trees to facilitate development, and will encourage tree surgery rather than felling where possible. Development that requires the felling of mature trees of special interest, even though they may not be listed in the Development Plan, will be discouraged. The Council will require existing mature trees that are worthy of preservation to be incorporated into any proposed development, where this is appropriate. In such cases, development to be occupied by people will not be permitted within falling distance of such trees.

Where development is proposed in landscapes of which mature trees are a feature, the Council may request the submission of a comprehensive tree survey with the application. Details to be included in the survey will include:

- the location and type of all trees of 3 metres in height or more;
- the girth and spread of each tree;
- the height and the species of each tree;
- a report from a competent tree specialist regarding the condition of the trees.

Where the survey identifies trees that are suitable for preservation, the Council may require that they be protected by the erection of a 1.5m high railing or fence (during construction) around the area at the drip line (or at any other such area as may be agreed with the Council).

In some instances, the Council may require a detailed landscaping scheme to accompany the planning application. Planting details will be required, including the type and density of species to be planted and a likely timescale within which this would be completed.

Table 8.2

Proposed Tree Preservation Orders	
1	Kilbride (generally)
2	Violet Hill
3	Brook House School and Killarney Glen, Herbert Road
4	Kilbride Hill
5	Ballywaltrim Grove, Killarney Road
6	Oldcourt House and Vevay House, Swan River Valley
7	Grounds of Loreto Convent
8	Grounds of Presentation College
9	Bray Head
10	Church Road (including along Eastern Side of the Church Road/Killarney Road junction)
11	Duncairn Terrace, Quinsborough Road
12	Swan River to Bray Bridge (The Maltings)
13	Small woodland on the ecclesiastical remains, Fairyhill housing estate
14	Florence Road
15	Ballywaltrim Lane
16	Group of trees at entrance of Elgin Wood, Killarney Road
17	Wooded slopes east of River Dargle
18	Wooded slopes from St. Valery's Bridge to Kilcronev
19	Ledwidge Crescent

8.4.4.3 Bray Head

It is the policy of the Council to protect and enhance the character, setting, and natural and geological heritage of Bray Head in order to ensure its existing and future amenity, recreational and scientific value is secured. In recognition of the area's scenic value and vulnerability to development pressure, it is the policy of the Council to secure a 'Special Amenity Area Order' (SAAO) designation for Bray Head in consultation with Wicklow County Council .

In order to implement the proposal to designate Bray Head as a SAAO it is an objective of the Council to complete this objective within the lifetime of the Plan.

Bray Head is one of the most important natural and amenity assets in Bray and accordingly, it must be preserved as open space and protected from development pressures.

Owing to the presence of important coastal habitats of sea cliffs and dry heath, and due to its high scenic value, Bray Head has long been recognised as an area of prime importance for nature conservation. It is an area of local, National and European importance, and as such is afforded strict protection due to its designation under the EU Habitats Directive as a 'Candidate Special Area of Conservation' (cSAC) and as a proposed 'Natural Heritage Area' (NHA). In addition, the area is also a site of geological and geomorphological importance.

Bray Head is an area of enormous recreational and social value, and is frequented regularly by the town's residents and visitors. Care must be taken to ensure that the damaging effects of overuse, in terms of erosion and pollution are mitigated, and to ensure that the area is sustainably managed for its future conservation and preservation.

In order to protect Bray Head from the harmful effects of overuse, the Council will, in consultation with Wicklow County Council, secure a 'Special Amenity Area Order' (in accordance with Sections 202 and 203 of the Planning and Development Act, 2000) for the area. SAAO's are made for areas of outstanding beauty or areas of special recreational value, having regard to any benefits for nature conservation. The Order must state the objectives of the planning authority in relation to the preservation or enhancement of the character or special features of the area, including objectives for the prevention or limitation of development in the area. Regard will be paid to the recommendations of the SRUNA Report in the preparation of the SAAO.

The Council is committed to ensuring that access by the public to Bray Head via the existing Public Rights of Way is retained, protected and preserved. In particular, the Council is committed to ensuring that the Cliff Walk is retained, maintained and improved. This will require commitment and co-operation on behalf of Bray Town Council, Wicklow County Council, Greystones Town Council and other relevant authorities/bodies.

The Council will develop a public nature park on the lands which were formerly a public park and golf course and protect access to Raheenaclogh as the oldest known building in Bray.

The Council will require any development proposal in the vicinity of, or affecting in any way Bray Head, to provide sufficient information to show how the proposal will impact upon the area, and will include proposals for appropriate amelioration. The Council will consult the 'National Parks and Wildlife Service' of the 'Department of Environment, Heritage and Local Government' (DoEHLG) regarding any proposals for development which may have an impact on the conservation value of the area.

8.4.5 Architectural Heritage

8.4.5.1 Record of Protected Structures

It is the policy of the Council to preserve and protect structures included in the Record of Protected Structures (RPS). This includes protecting the character and setting of the protected structure through the control of the design of new developments in the vicinity, by protecting adjoining streetscapes, site features and views to and from, where appropriate. In determining applications for the development of any structure on the RPS, regard will be paid to 'Architectural Heritage Protection: Guidelines for Planning Authorities'. All planning applications for the development of protected structures will be referred to the Heritage Section of the Department Environment, Heritage and Local Government (DoEHLG), prior to the making of a decision.

A Record of Protected Structures (RPS) (Table 8.3) has been compiled to protect the architectural heritage structures of the town which are of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest. In relation to a protected structure, the meaning of the term 'structure' includes the interior of the structure, the land lying within the curtilage of the structure, and any other structures lying within that curtilage and their interiors, and all fixtures and features which form part of the interior or exterior of these structures. The Council will strongly resist the demolition of protected structures unless the Council is satisfied that exceptional circumstances exist.

In the context of the protection of the architectural heritage, the term 'character' should be taken as referring to the exact (as opposed to the generalised) appearance of a structure, and also to the settlement, toning-down and colouration of a material or finish due to age or weathering. The 'character' of a particular structure that is protected should emanate from, but not be limited to, the elements that contribute to its special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest. This includes the interior and rear of these structures.

It is recognised that the best method of conserving historic buildings and prolonging their functional and cultural life is to keep them in active use. While a degree of compromise will be required in adapting a protected structure to meet the requirements of modern living, it is important that its special interest is not damaged. There may be some structures which are of such rarity or quality that they cannot be altered without unacceptable damage to their character and special interest. The planning authority will consider whether it is appropriate in such cases to permit any alterations to the protected structure.

In order to prolong their cultural life, it may be necessary for protected structures to accommodate change or new uses. Change may be necessitated by the requirement that a structure yields an economic return to pay at least for its maintenance, that it be made safe from fire for its occupants, or that improvements be made in access to it or in its security. It will often be necessary to permit new extensions to structures that are protected, in order to make them fit for modern living and to keep them in viable economic use. Extensions shall only be permitted when it is considered that the new extension is necessary. Extensions should complement the original structure in terms of scale, materials, and detailing design while reflecting the values of our time. Any proposed material change of use of protected structures should be compatible with the fabric, character and special interest of the structure.

There are many structures in the town which do not merit inclusion to the RPS, however have some degree of architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest, or contribute to the amenity or character of the town. The opportunity should always be taken of examining the possibility of re-using and integrating such structures in new developments.

The planning authority may, at any time review the RPS to make an addition or deletion to the list. On foot of the publication of the 'National Inventory of Architectural Heritage Survey' for the town, the Council will consider the Survey with a view to including additional structures to the RPS. Any additions or deletions will be considered with regard to the relevant guidelines: 'Architectural Heritage Protection: Guidelines for Planning Authorities (Draft)'.

Table 8.3: Record of Protected Structures

RPS Number	Location	Street Number
1	Adelaide Road	No.1-8 Waverley Terrace
2	Boghall Road	Belcourt Lodge
3	Boghall Road	Copper Lodge
4	Boghall Road	Granite Lodge
5	Church Road	Pembroke Lodge/Lansdowne
6	Church Road	Christchurch
7	Church Road	Ryecroft
8	Church Road	The Rectory (Former)
9	Church Terrace	No.1-5 Church Terrace
10	Dublin Road	No.29 and 30 Dublin Road (Pace Institute)
11	Eglington Road	No.1-11 (including No.1-5 Longford Tee)
12	Fairyhill Housing Estate	Ecclesiastical remains
13	Florence Road	No. 1-13 Florence Terrace
14	Florence Road	Methodist Church
15	Florence Road	Arno
16	Galtrim Road	No.1-7 Novara Terrace
17	Galtrim Road	No.1-14 Galtrim Road
18	Herbert Road	Mount Herbert
19	Herbert Road	Ardmore
20	Herbert Road	St. Bricins
21	Herbert Road	The Olde Rectory (B&B)
22	Herbert Road	Brook House
23	Herbert Road (Kilbride)	Violet Hill
24	Herbert Road (Kilbride)	Kilbride Hill
25	Kilbride	Church of Ireland Church
26	Killarney Road (Kilbride)	Masey Cottage
27	Killarney Road	Ardcairn
28	Killarney Road	No. 1-7 Pembroke Cottages, Killarney Villas
29	Killarney Road	Glenlucan
30	King Edward Road	Ard Soluis
31	King Edward Road	Ard na Greine
32	King Edward Road	Silverdale
33	King Edward Road	Cambrae
34	King Edward Road	Kylemore
35	King Edward Road, Killarney Road, Vevay Road and Church Road	Stone Boundary Walls
36	Little Bray	St. Peter's Church and old graveyard (excluding new graveyard)
37	Lower Dargle Road	An Lar (Dry Rain)

38	Main Street (Junction of Sidmonton Road and Loreto Avenue, and elsewhere)	Victorian Pillar Boxes
39	Main Street	Town Hall and Wyvern
40	Main Street	Heritage Centre and monument
41	Main Street	No.90- F. Doyle
42	Main Street	Church of the Holy Redeemer
43	Main Street	St. Paul's Church
44	Main Street	No.4 (Gaffneys) and No.5 (Kings)
45	Main Street	No.108 (Former Offices of Alliance and Dublin Consumers Gas Co.)
46	Meath Road	Dargan Court
47	Meath Road	Earlsbrook House
48	Meath Road	No.1-8 Milward Terrace
49	Meath Road	Richmond Terrace, including 'St. Albans' and 'Bayview'
50	Meath Road	No.1-2 Claremont Terrace
51	Mill Lane	The Maltings
52	Novara Avenue	No.1-11 Alexandra Terrace
53	Novara Avenue	Wellington
54	Novara Avenue	Sidmonton Cottage
55	Novara Avenue	Ferndale
56	Oldcourt	Oldcourt House
57	Oldcourt	Sunbeam House
58	Oldcourt	Oldcourt Castle
59	Parnell Road	No.2-4 Old Brighton Terrace
60	Putland Road	Presentation College
61	Quinsborough Road	No.1-12 Prince of Wales Terrace
62	Quinsborough Road	St. Andrew's Presbyterian Church
63	Quinsborough Road	No.9- 'H.Taylor and Company' (Ladbrokes)
64	Quinsborough Road	Former Manse of Presbyterian Church
65	Quinsborough Road	No.1-12 Goldsmith Terrace
66	Quinsborough Road	No.1-10 Duncairn Terrace
67	Quinsborough Road	No.15 (Lawlors Pharmacy)
68	Quinsborough Road	Bray Post Office
69	Seapoint Road	Seapoint House
70	Seapoint Road	No.1 Seapoint Road
71	Sidmonton Place	Toner House
72	Sidmonton Square	No.1-6 Sidmonton Square
73	Station Road (off Quinsborough Road)	Railway Station
74	St. Laurence's Terrace	Brabazon Cottages
75	Strand Road	The Esplanade Hotel (including former Lacey's Hotel)
76	Strand Road	Bella Vista
77	Strand Road	No.1-8 Martello Terrace
78	Strand Road	Martello Tower

79	Strand Road	No.1-5 Royal Marine Terrace
80	Strand Road	No.1-12 Brennan's Terrace
81	Strand Road	The Porterhouse
82	Strand Road	Jim Doyles and Sons
83	Strand Road	Seanchara Restaurant and B&B
84	Strand Road	No.1-4 Esplanade Terrace
85	Strand Road	Strand Hotel
86	Strand Road	Dunluce
87	Strand Road	Tree of Idleness
88	Strand Road	Altona
89	Strand Road	Neptune House
90	Strand Road	Kelly's Bath House
91	Strand Road	No.1-4 Mount Norris Villas
92	Strand Road	Bray Head Hotel
93	Strand Road	No.1-6 Fontenoy Terrace
94	Strand Road	The Battery
95	Off Strand Road	St. Mary's Terrace
96	Vevay Road	Conservatory and Loreto Convent
97	Vevay Road	St. Patrick's NS (Royal Drummond Institute)
98	Vevay Road/Church Road	Marino Centre
99	Wyndham Park	Culloden
100	Wyndham Park	No.1-7 Wyndham Park

8.4.5.2 Architectural Conservation Areas

It is the policy of the Council to consider making Architectural Conservation Areas to preserve the character of areas of special interest.

The Council shall designate a place, area, group of structures or townscape, that is of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest, or that contributes to the appreciation of a protected structure, as an Architectural Conservation Area (A.C.A.).

Having regard to the requirements of Part IV of the Planning and Development Act, 2000, the Council will investigate the designation of A.C.A.'s for the following areas:

- (i) Sidmonton Square
- (ii) King Edward Road

If the Council considers that all or part of these areas are of special importance to the civic life; or the architectural, historical, cultural or social character of Bray; a scheme may be prepared setting out the development objectives of the preservation and enhancement of the A.C.A.

8.4.6 Archaeological Heritage

It is the policy of the Council to secure the preservation (i.e. preservation in-situ or, as a minimum preservation by record) of all archaeological monuments included in the Record of Monuments and Places and of sites, features and objects of archaeological interest generally.

The archaeological heritage of Bray includes structures, constructions, groups of buildings, developed sites, recorded monuments as well as their contexts, and moveable objects, situated on land and underwater. Archaeological heritage is not confined to the archaeological sites within the Record of Monuments and Places. It includes any archaeological site that may not have been recorded yet, as well as archaeology beneath the ground surface, as well as the context of any site.

It is an objective of the Council to undertake the following:

- secure the preservation of all sites and features of historical and archaeological interest;
- preserve the integrity of existing archaeological monuments in their settings;
- ensure that development in the vicinity of a site of archaeological interest shall not be detrimental to the character of the archaeological site or its setting by reason of its location, scale, bulk or detailing.

Under Section 12 of the National Monuments (Amendment) Act, 1994 the townlands of Bray, Little Bray, Bray Commons (within Bray Town Council) and Ravenswell are included on the Record of Monuments and Places (Sheet No.004, Monument Number W1004-001).

All applications for proposed developments that may have serious implications for archaeological heritage shall include an archaeological assessment, which includes measures to avoid or minimise potential effects on archaeological heritage. In assessing planning applications, the planning authority will have regard to areas of archaeological potential, as outlined in 'The Urban Archaeological Survey of County Wicklow'.

In securing the preservation of archaeological heritage, the planning authority will have regard to the advice and recommendations of the National Monuments Section of the Department of Environment, Heritage and Local Government, both in respect of whether or not to grant permission and in respect of the conditions to which permission, if granted, should be granted. In addition, the Council will have regard to the guidelines provided in 'Framework and Principles for the Protection of Archaeological Heritage' (Department of the Arts, Heritage, Gaeltacht and Islands, 1999).

8.4.7 Bray Heritage Centre

It is the policy of the Council to further develop and improve the resources of the Bray Heritage Centre, in conjunction with the relevant authorities.

The Council will support the development of the Bray Heritage Centre, so that it becomes a centre for cataloging the history of Bray, particularly in relation to its history as a Victorian seaside town.