

16 | Rehills Land Area Action Plan



16.1 Introduction

The Rehills Land Area Action Plan pertains to the area of land zoned F4 on the Land Use Zoning and Objectives Map.

Map C illustrates an Area Action Plan for the Rehills Land area. This map is strictly indicative only and the Council will consider modifications, so long as (i) the area of each zone is provided, (ii) the overriding objectives for each zone are complied with, and (iii) the modifications comply with the proper planning and sustainable development of the area. The Action Plan provides a planning framework in which the development of the Rehills Land area may be facilitated, and appropriate proposals developed.

Due regard shall be given to the general development standards and other general provisions of Chapters 1-13 of the Bray Development Plan, 2005. However, in the event of inconsistency between these general provisions and the objectives of the Rehills Land Area Action Plan, the latter shall take precedence.

16.2 Context

Rehills Land is located on the eastern side of the River Dargle at the edges of the western boundary of the Town Council. The site is bounded to the east by a steep sloped wooded area, zoned E1, and on all other sides by the River Dargle and a residential component. The adjacent woods and river mean that the site is defined by significant natural amenity assets. At present the site is not accessible in terms of pedestrian/vehicular traffic, although land has been reserved for the construction of a bridge on the northern side of the 'La Vallee' Office Block (within the F2 zoned area). This will ensure that the site will be accessible from the Dargle Road.

16.3 Action Plan Objectives

To provide for a mixed use development including tourist/hotel, leisure, recreational, office, open space and residential land uses. The development must be of an exceptionally high urban design quality. In particular, proposals must take account of the special natural characteristics of the site and its surrounding context. The development must respect the residential amenity of adjoining residential areas, as well as the protected views and prospects from the N11. In order to ensure no damage to the River Dargle, all development proposals must include appropriate measures for the protection of the riverbank. In addition, all development proposals must include a flood impact assessment. Where appropriate, this assessment shall include appropriate measures for the protection of the subject site and other lands in its vicinity, from flooding. The only access to the site shall be from the new bridge on the Dargle Road.

Taking the F4 zone as a whole, the following development standards shall apply:

- Maximum plot ratio = 0.6
- Maximum site coverage = 55%
- Maximum density = 50/acre

16.4 Zone 1: Mixed Use (4.5 acres)

In Zone 1, the following standards and principles shall apply:

- A maximum height of 4 storeys above ground level shall be permitted in Zone 1. Residential development shall only be permitted as ancillary to all other uses. Residential development shall be permitted to comprise a maximum of 15% of the gross building floor area of the zone. Residential units should be strategically located in order to provide overlooking and security throughout the zone.
- Recreation facilities, restaurant/café, Hotel and commercial recreational facilities should have easy access to/overlook the public park (Zone 2) and should take advantage of the riverside location.
- Public walkways, plazas and open spaces with continuity, ease of movement and legibility.
- An appropriate work of art at a suitable location.
- Utilisation of sound design principles and variety in built form to create a sense of place with its own identity.

Acceptability of Uses in Zone 1

Acceptability	Description of Use
Permitted in Principle	Commercial Recreational Buildings
	Cultural Use
	Hotel
	Open Space
	Offices
	Recreation Facility
	Residential
	Restaurant/Café
	Recycling facilities
	Sports Club
Not Normally Permitted but Open for Consideration	Crèche/nursery school
	Enterprise centre
	Health care

16.5 Zone 2: Active and Passive Open Space (6 acres)

Creation of an attractive, landscaped public park to include:

- provision of new landscaped public park;
- appropriate planting, walkways, signage, picnic areas and seating to form a pleasant and successful outdoor public open space;
- provision of road access and public car parking with suitably located toilet and washroom facilities;
- the park is to be of contemporary design, which will attract wide public use;
- the park will run adjacent to the River Dargle, so that the amenity/leisure potential of the river is realised. The park shall link into the River Dargle pedestrian/cycle path that runs along the southern banks of the Dargle riverbank, linking the Harbour/Town Centre area of the town to development in Zone 1;
- a pedestrian bridge shall be constructed from the Dargle Road.

Acceptability of Uses in Zone 2

Acceptability	Description of Use
Permitted in Principle	Open Space
	Public Services
	Recycling facilities

16.6 Zone 3: Residential (3 acres)

This zone is to provide for new residential development in accordance with the policies of the Development Plan. The following specific requirements shall apply:

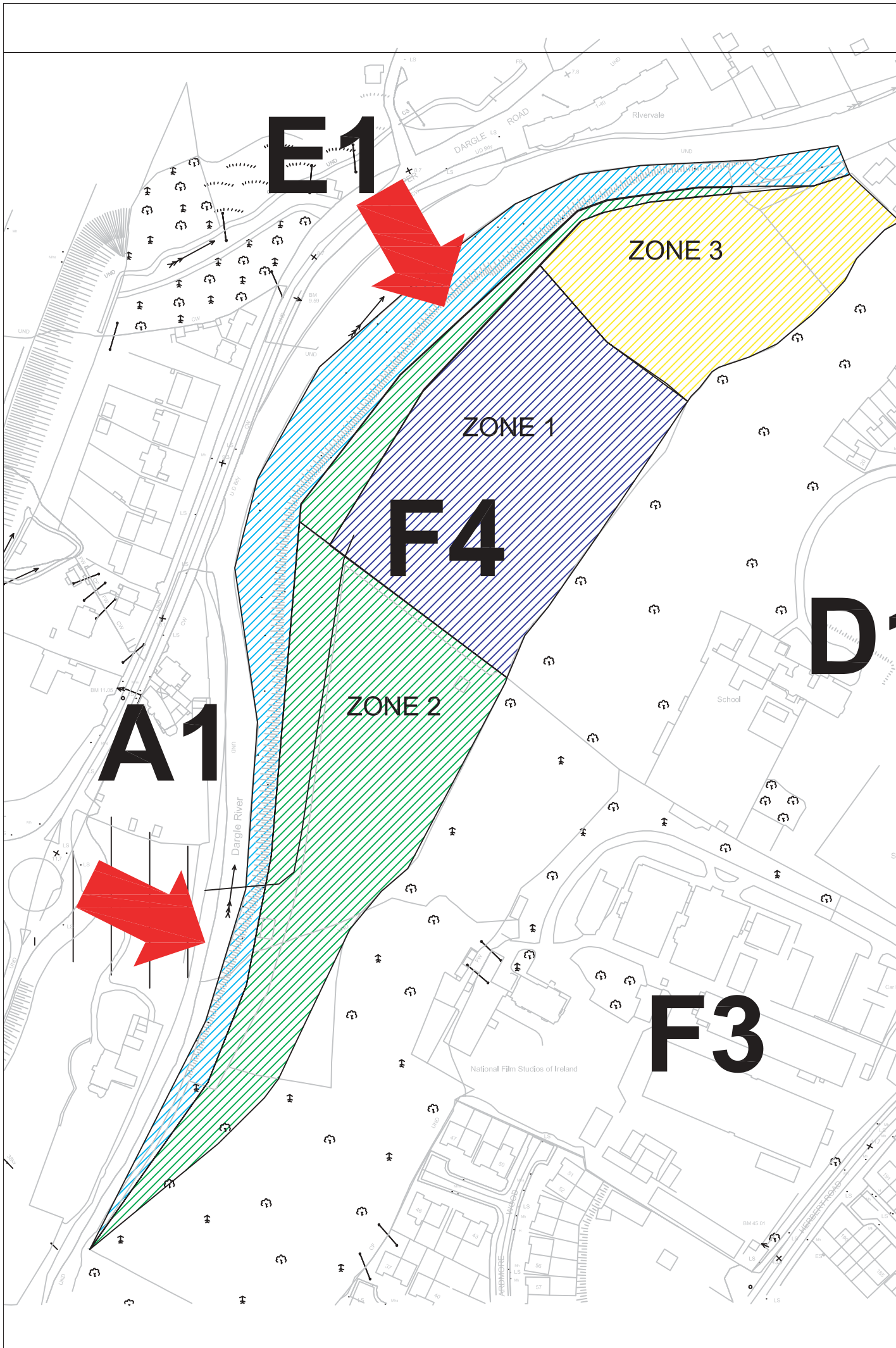
- high quality urban design will be required within residential layouts for the purpose of protecting the environmental quality and amenity of the area;
- developments shall promote the creation of socially mixed communities and cater for varied lifestyle requirements, building types and settings. A variety of different house types and sizes will be required;
- a maximum height of 4 storeys above ground level shall be permitted at riverside locations in Zone 3. A maximum height of 2 storeys above ground level shall be permitted in locations that are adjoining existing residential developments;
- where appropriate, buildings shall face onto public open space to ensure supervision.

Acceptability of Uses in Zone 3	
Acceptability	Description of Use
Permitted in Principle	Crèche/Nursery School
	Open Space
	Private Garage
	Public Services
	Residential
Not Normally Permitted but Open for Consideration	Bed and Breakfast
	Commercial Recreational Buildings
	Community Facility
	Cultural Use
	Doctor/Dentist
	Education
	Guest House
	Halting Sites
	Health Centre
	Hotel
	Local Neighbourhood Services
	Neighbourhood Shops
	Public House
	Recreational Facility/Sports Club
	Residential Institution
	Restaurant
	Retirement Home
	Small Home Based Economic Activity

16.7 Planning Applications

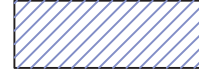
Where appropriate, planning applications in respect of the above Area Action Plan must be accompanied by the following:

- Design Brief/Urban Design Strategy/Landscaping Scheme/Tree Survey
- Mobility Management Plan
- Environmental Impact Statement
- Flood Impact Statement
- Area Action Plan – Details to accompany submission of planning application
- Any other information, which the planning authority considers appropriate.

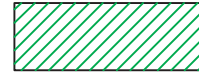


AREA ACTION PLAN ZONES

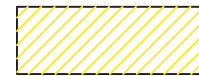
ZONE 1. MIXED USE DEVELOPMENT



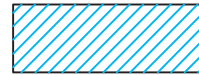
ZONE 2. ACTIVE AND PASSIVE OPEN SPACE



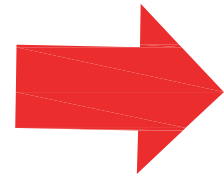
ZONE 3. RESIDENTIAL



PRESERVED FOR RIVER FLOOD PROTECTION.



PROTECT VIEWS AND PROSPECTS



1

Sports Ground

Park

MAP C Rehill's Land Area Action Plan

scale 1: 2500

DRAWING NUMBER