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3.1 Vision

To ensure that there is an adequate supply of genuinely available housing land in locations where people wish to live and to create safe, healthy and attractive opportunities for urban living.

3.2 Context

- Wicklow County Housing Action Plan
- County Wicklow Housing Strategy (Working Paper) 2004-2010
- Residential Density: Guidelines for Planning Authorities (DoELG, 1999)
- Wicklow County Council/Bray Town Council Traveller Accommodation Programme 2005-2008
- Part V of the Planning and Development Act, 2000: Housing Supply Guidelines for Planning Authorities (DoELG, 2000)
- National Spatial Strategy 2002-2020 (DoELG, 2002)
- Strategic Planning Guidelines for the Greater Dublin Area (1999, 2000, 2001, 2002)
- Regional Planning Guidelines, Greater Dublin Area, 2004-2016
- DTO Strategy 2000-2016: A Platform for Change
- Outlook: The Ten Year Strategic Plan for County Wicklow (Wicklow County Development Board, 2002)
- Social Housing Design Guidelines (DoELG, 1999)
- Part M Building Regulations (DoELG, 2000)
- Planning and Development Act (2000-2002)

3.3 Bray Town Council Housing Strategy

3.3.1 Introduction

In accordance with Section 94(1) of the Act, the County Wicklow Housing Strategy (Draft) for the period 2004-2010 has been prepared as a joint strategy between Wicklow County Council, Wicklow Town Council, Arklow Town Council and Bray Town Council. Reference should be made to ‘Chapter 4: Housing Strategy’ of the ‘Wicklow County Development Plan 2004-2010’ and to the ‘County Wicklow Housing Strategy 2004-2010 Working Paper’ for a detailed description of the County Housing Strategy, which refers to the four planning authorities within the county.

It should be noted that the ‘Bray Town Council Housing Strategy’, as provided in this chapter takes precedence over the Wicklow County Housing Strategy, as provided in the ‘Wicklow County Development Plan 2004-2010’. The ‘Bray Town Council Housing Strategy’ shall relate to the period 2005-2011. Where the Manager considers that new or revised housing needs have been identified, the Manager may recommend that the Housing Strategy be varied accordingly.

3.3.2 Statutory Requirements

Part V of the 2000 Planning and Development Act states that a local authority must prepare a Housing Strategy and incorporate it into the Development Plan. A Housing Strategy must take into account the following:

- The existing need and the likely future need for housing.
- The need to ensure that housing is available for persons who have different levels of income.
- The need to ensure that a mixture of house types and sizes is developed to reasonably match the requirements of different categories of households, as may be determined by the planning authority, and including the special requirements of elderly persons and persons with disabilities.
- The need to counteract undue social segregation in housing between persons of different social backgrounds.

Overall, the strategy aims to encourage mixed and balanced housing development, and to provide for more sustainable patterns of development by ensuring that as far as possible, housing development is designed and located so as to make full use of public transport and to give access to education, employment, health and other services.

3.3.3 Review of Bray Housing Strategy 2001–2005 and Proposed Amendments

While the Housing Strategy for the period 2001-2005 was introduced in 2001, as yet it has not yielded a sufficient amount of social and affordable housing for Bray. This is due mainly to the restrictions of Part V of the 2000 Act, which mean that it can only be applied to: (a) land zoned for residential or mixed development, (b) developments of more than 4 houses, or for developments on land of more than 0.1ha, and (c) land which is the subject of planning applications submitted after the commencement of the 2000 Act. Since the introduction of the 2001-2005 Housing Strategy, most residential development in Bray has not fallen within these categories. In addition, the shortfall of free development land in the town has inhibited the Council's efforts with regard to the direct provision of social and affordable housing by the Housing Authority of Bray Town Council.

The Housing Strategy for the period 2005-2011 and policies for the implementation of the Strategy will aim to overcome the problems that have restricted the effectiveness of the out-going Strategy.

3.3.4 Housing Strategy 2005-2011

The Housing Strategy to be employed by the Council over the period of this Plan will:

- determine the overall housing needs that exist within Bray at present, and the projected need over the life of the current Development Plan;
- detail changes that are required to ensure that sufficient zoned and serviced land is available within the town and its environs to accommodate the estimated housing requirements of the Bray urban area during the lifetime of the Plan;
- ensure that an appropriate mix of dwelling types and sizes is planned to cater for a range of housing needs (e.g. smaller household sizes, first time buyers, single person households, people with disabilities, the elderly);
- ensure that the necessary social and affordable housing is provided through the implementation of Part V of the Planning and Development Act, 2000;
- encourage the development of mixed and balanced communities in order to counteract social segregation;
- set out an active role for the voluntary and co-operative housing sector.

3.3.5 Housing Demand Projection

Household need over the period 2005-2011 will arise from:

- an increase in the number of households;
- obsolescence of the existing stock (including existing habitable dwellings that become second homes);
- additional houses required to facilitate movement of persons within the stock of housing.

Of these, the first is the most significant in Bray, where the number of households is rising rapidly. Between 1996-2002, the population of the town and its environs¹ has increased by 10.8%, from 27,923 to 30,951. The majority of the new housing development within this period has been on the Bray Southern Cross Route, which is mostly outside the jurisdiction of Bray Town Council. During the same period, the number of households in the town and its environs increased by 14.7% from 8,666 in 1996 to 9,942 in 2002.

The projected increase in population from 2005-2011 is 14%. However, the projected increase in households is 30%. This greater proportional increase is as a result of decreasing average household size. Housing demand within the period 2005-2011 will require the provision of approximately 2,600 units.

Table 3.1: Projected population and households in Bray Town Council

Year	Population	Household Numbers	Average Household Size (ratio of total population to private households)
2002	26,244	8,690	3.02
2011	30,000	11,363	2.64
2016	31,000	12,400	2.5 (Source: Strategic Planning Guidelines for the Greater Dublin Area)

¹The Bray environs comprise parts of Dun Laoghaire-Rathdown and Wicklow County Councils

3.3.6 Capacity of Supply

Despite the significant increase in density and plot ratio proposed in this Development Plan, there will not be sufficient zoned and serviced land available within the jurisdiction of Bray Town Council, to meet the needs of the expected increase in households over the period to 2011. Due to the shortfall of available land within the confines of Bray Town Council, the Integrated Framework Plan for Land Use and Transportation (Refer to Section 3.4.2) will be prepared and implemented by Bray Town Council in conjunction with Wicklow County Council and Dun Laoghaire-Rathdown County Council. This Plan will provide a strategy to accommodate a large proportion of the future housing needs of the town up to 2011 and beyond. This additional land bank will be used to provide additional social and affordable housing.

3.3.7 Social and Affordable Housing Requirements

The anticipated future social and affordable housing requirements of the town have been calculated on a county-wide basis, in the 'County Wicklow Housing Strategy (Working Paper) 2004-2010'. Currently, there are approximately 800 people on the Bray Town Council housing list. On a county-wide basis, it is anticipated that future social and affordable housing needs up to 2010 will be an average of 42% of all households per annum. It is envisaged that Bray Town Council will achieve a reduction in the numbers seeking social and affordable housing, mainly through the provisions of Part V of the Planning and Development Act, 2000-2002.

3.3.8 Direct Provision of Social Housing Including Special Needs

It is recognised that there will continue to be a demand for social housing in Bray. The Council will continue to endeavour to meet the needs of households through a range of social housing options, including its own direct house building programme and assistance to other housing agencies. The Council is committed to promoting and facilitating the use of the full range of social housing options, as set out below.

3.3.8.1 Provision of New Social Housing

Between the period 2000-2003, 250 new social houses were provided in Bray. Starts for 2005 are projected to average 25 units, which will be provided mainly at Richmond Hill. 29 units at Schools Road (former Council Depot site) started 2004. Completions are assumed to average 30-40 dwellings, annually, over the period of the Plan. Within the functional area of the Town Council, housing schemes have recently been completed in Sycamore Drive (Fassaroe), Riverview (Upper Dargle Road), Oldcourt Close (Oldcourt) and Phase 2 Ballymorris (Killarney Road).

Due to the lack of available land within the town, the opportunities for providing new social housing schemes are limited. However, it is envisaged that the future social housing requirements over the period of the Plan will mainly be provided through requiring 20% of new residential developments to be reserved for social/affordable housing. The Council will continue its efforts to identify suitable sites within the town for the provision of social housing.

3.3.8.2 Housing Acquisition Programme

Each year as part of its housing programme, and where it proves economical to do so, the Council acquires dwellings at various locations throughout the town. To date a number of ex-Council and private houses have been acquired for this purpose. Acquisitions are expected to be approximately 7 houses per annum over the duration of the Plan.

3.3.8.3 Other Social Housing Options

A number of other schemes are available to eligible candidates, including:

- traditional housing loans;
- mortgage allowance scheme;
- extensions to Council houses;
- essential repairs grants;
- improvement works in lieu of local authority housing;
- tenant purchase scheme.

A contribution to the stock of available social housing is also made through returns to stock, where a vacancy has arisen because the previous occupant is now housed in a dwelling obtained on the open purchase or rental market.

An annual contribution of 20 units is estimated for all Wicklow Authorities combined over the lifetime of the Plan, covering the net returns to stock as defined above as well as the budgetary impact of tenant purchase.

3.3.8.4 The Role of the Voluntary Housing and Co-operative Sector

There are nine groups currently active in the Voluntary Housing Sector in Wicklow: Bray Women's Refuge, Sunbeam House Service, St. Vincent de Paul, Ardee Cheshire Homes, Peacehaven Trust, Newgrove Housing Association, Kare, Suaimhneas and Respond. There are various schemes at different stages from planning; to consideration; to Department of Environment, Heritage and Local Government approval received; to under-construction.

It is expected that the role of the voluntary housing sector (voluntary housing associations, co-operative associations, and community associations) will feature strongly over the course of the Development Plan. The Housing Strategy has been based on the expectation that through the implementation of Part V of the Planning and Development Act, 2000, planning authorities can work more closely with the voluntary housing sector to expand significantly their contribution to construction capacity across the town. This expectation of an enhanced role for the voluntary housing sector is in turn based on a belief that the sector has remained somewhat under-developed to date.

Specifically, voluntary housing bodies are assisted under the Capital Assistance Scheme with non repayment capital funding, and the Rental Subsidy Scheme, to provide accommodation to meet the special housing needs such as those of the elderly, people with disabilities, homeless persons or small families. Bray Town Council recognises the potential role of the voluntary sector in the provision of housing for special needs categories such as the elderly, people with disabilities and homeless people. Bray Town Council will aim to play a key 'enabling' and administrative role in the operation of the Capital Funding Schemes in order to assist approved Voluntary Housing Bodies.

3.3.8.5 Revitalisation of Existing Areas of Social Housing

- **Housing Estate Management:** To date four residents associations have been established or re-organised through the office of the Council's Estate Development Officer. These include Fassaroe, Oldcourt, Deerpark/Ard na Greine/Heatherwood/White Oaks and Giltspur Heights.
- **The R.A.P.I.D. Programme (Revitalise Areas by Planning Investment and Development)** has been in operation since late 2001. Bray is the only town in County Wicklow that has been designated under this programme. In Bray five local authority housing estates have been included in the RAPID Programme. They include Fassaroe, Oldcourt, Ballywaltrim Heights, Kilbride Grove and Ard Na Greine/Heatherwood/White Oaks/Deerpark/Cois Sleibhe. An Area Implementation Team (AIT) was established, which draws its membership from statutory agencies, community representatives and community organisations. The AIT has responsibility to implement the RAPID strategy at local level. The AIT has produced the Bray RAPID Programme Baseline Action Plan which was submitted to Central Government in December 2001.

3.3.8.6 Special Needs Accommodation

This includes the needs of the elderly, the physically disabled and persons with learning disabilities.

Purpose built dwellings will continue to be provided for these persons in accordance with need, either as part of the local authority housing programme or through the voluntary and co-operative sector.

3.3.8.7 Homeless Persons²

The needs of Bray's homeless people are wide ranging. Services required include initial accommodation, but also settlement and outreach services, health, education, training and social welfare services.

A Wicklow Homeless Strategy has been adopted. Under it, the local authority is responsible for the accommodation needs of the homeless. The role of the Homeless Forum, established as part of the Strategy, is to oversee the implementation of the Action Plan in the County.

3.3.8.8 Traveller Accommodation

Wicklow County Council/Bray Town Council have adopted the Traveller Accommodation Programme 2005-2008. The Programme addresses the accommodation needs of existing roadside families and prospective needs over a five year period. In order to deal adequately with illegal camping, the Council will have an ongoing programme of providing suitable accommodation for Travellers through measures including the provision of standard housing, halting sites and temporary/emergency sites.

² A person shall be regarded by the housing authority as being homeless if:

- there is no accommodation available which, in the opinion of the authority, he, together with any other person who normally resides with him or who might reasonably be expected to reside with him, can reasonably occupy or remain in occupation, of, or
- he is living in a hospital, county home, night shelter or other such institution, and is so living because he has no accommodation of the kind referred to in paragraph (a), and he is, in the opinion of the authority, unable to provide accommodation from his own resources. (Section 2, Housing Act, 1988).

3.3.9 Provision of Social and Affordable Housing through Part V of the Planning and Development Act, 2000

Based on projections for the annual rate of household formation and the numbers of households from these new formations who will meet the affordability criteria set out in Section 93 (1) of the 2000 Act, it is anticipated that future social and affordable housing need up to 2010 will be an average of 42% of all households per annum.

The Council proposes to vigorously pursue the provisions of Part V of the Planning and Development Act, 2000, in order to facilitate the provision of such social/affordable housing alongside private sector developments throughout the town. This will be done through requiring a 20% quota of social/affordable housing to be provided from each housing development within the town, on zoned lands for residential use or a mixture of residential and other uses (Refer to Section 3.4.1).

3.4 Policy for the Implementation of the Housing Strategy

In pursuit of its Housing Strategy, Bray Town Council will, in the execution of its own programmes, as well as in considering the planning applications and programmes of other agencies, developers and individuals, apply the policies set out in this section.

3.4.1 Planning Permissions and Part V of the Planning and Development Act, 2000

It is the policy of the Council to require a 20% quota of social/affordable housing, (in accordance with Part V, Planning and Development Act, 2000) to be provided from each housing development within the town, on zoned lands for residential use or mixture of residential and other uses. This requirement will be included as a condition of development, with the exception of an application for development of 4 or less houses, or for housing on land of 0.1 hectares or less (as specified in Section 97, Planning and Development Act, 2000 and as amended by the Planning and Development Act, 2002). It will be necessary for applicants to have pre-planning discussions with the Bray Town Council Housing Section, to ascertain the type and size of housing required, and to incorporate those housing types and floor areas (in accordance with the DoEHLG specifications) into the planning application drawings and specifications. Any application submitted otherwise will be treated as invalid.

The Council will operate Part V of the 'Planning and Development Act, 2000-2002' in a way that encourages and facilitates a level of supply, which will meet the demands of all sectors of the market. It would frustrate the objectives of the Housing Strategy if its implementation were to result in any undue slow-down, interruption of housing supply, or disruption of the housing market.

Conditions attached to planning permissions for residential development to which the 20% social/affordable quota applies will require developers to enter into an agreement with the Council to transfer to the Council either:

- (a) 20% of the land of the site, or
- (b) 20% of the floor area of the housing units

Only in exceptional circumstances will the Council consider alternative agreements. The only alternative agreements which the Council may consider, include a transfer to the Council of either:

- (c) a number of fully or partially serviced housing sites to the Council at an agreed cost, or
- (d) The provision of (a), (b) or (c) above at another area within County Wicklow. or
- (e) Money

The ratio of social to affordable houses to be provided, shall be assessed on a case by case basis, having regard to local housing needs, but at all times the 20% requirement shall be met.

In so far as it is known at the time of the agreement, the Council will indicate to the developer its intentions in relation to the provision of social/affordable housing, including a description of the proposed houses, on the land or sites to be transferred, where such lands form part or parts of the lands which are subject to the application for permission as is, or are specified by the agreement as being parts required to be reserved for the provision of housing.

It will be the Council's objective to finalise the agreement within two months at the latest of the grant of permission, in order to avoid delaying the start of housing development.

3.4.2 Integrated Framework Plan for Land Use and Transportation

It is the policy of the Council to prepare and implement an Integrated Framework Plan for Land Use and Transportation (IFPLUT) for Bray and its environs, in conjunction with Wicklow County Council and Dun Laoghaire-Rathdown County Council.

The Integrated Framework Plan for Land Use and Transportation (IFPLUT) will provide for the integrated, strategic and holistic development of the area of Bray Town Council and its environs. The Plan will have regard to the existing and future patterns and scales of development of the area in terms of local transport, housing, employment uses, retail and other land use requirements. It is envisaged that it will provide a strategy to accommodate a large proportion of the future housing needs of the town up to 2011 and beyond.

The existing boundaries of the administrative area of Bray Town Council will be reviewed with a view to extending them to include areas of the environs of the town which are currently located within the jurisdictions of the adjoining local authorities. It is a particular objective of this plan that the town boundary is extended to include the entire area of the Southern Cross.

An emphasis will be placed on achieving a joined-up and co-ordinated approach between the three relevant planning authorities such that the Bray Environs Area may in future be perceived as a single entity.

3.4.3 Promoting the Role of Housing Agencies

It is the policy of the Council to work in co-operation with voluntary and co-operative housing agencies in order to identify and agree opportunities for their participation in the construction of social and affordable houses.

3.4.4 Social Housing

It is the policy of the Council to promote and encourage the provision of housing accommodation in accordance with proposals outlined in the document 'Action on Housing 2000' and to seek an element of social housing in all new development areas.

3.4.5 Housing Mix

It is the policy of the Council to encourage a wide variety of different house types and sizes to meet the needs of different categories of households, in all new residential developments.

The Council will require all residential schemes of 25 units or more to provide a variety of house types and sizes. In addition, the Council will encourage smaller schemes to provide a mix of appropriate dwellings.

Apartments, duplexes, terraces, semi-detached, detached, retirement complexes and special needs housing should all be considered as possible elements of a housing mix.

3.4.6 Special Needs Housing

3.4.6.1 Accommodation of the Travelling Community

It is the policy of the Council to provide an adequate amount of suitable accommodation for Bray's Travelling Community through the implementation of the 'Wicklow County Council/Bray Town Council Traveller Accommodation Programme: 2005-2008', or as subsequently amended.

The Council will ensure that one in every sixteen local authority houses are provided for a member of the Travelling Community. In addition, it is proposed to redevelop and refurbish the existing 5 bay Silverbridge Halting site with a view to improving the living accommodation and facilities on site.

3.4.6.2 Accommodation for Homeless People

It is the policy of the Council to provide appropriate residential accommodation for homeless people, in conjunction with the relevant authorities and bodies.

In order to provide suitable accommodation for homeless people in the town, the Council will undertake the following measures:

- In conjunction with the relevant authorities, the Council will continue its effort to find a suitable location for the development of a hostel which will provide sheltered accommodation for homeless people within the town.
- In conjunction with housing associations, the Council will construct dwellings at appropriate locations to provide transitional accommodation which will provide temporary housing solutions for homeless people and other groups with special housing needs.

3.4.6.3 Accommodation of People with Disabilities

It is the policy of the Council to facilitate the provision of suitable accommodation for people with disabilities.

People with disabilities include people with physical/mobility disabilities, people who are blind or visually impaired, people who are deaf or hearing impaired, and people with learning disabilities. It is estimated that one in ten of the population has a disability.

The Council recognises the needs of the disabled, and provision for people with disabilities is generally made in new social housing developments for a number of adapted dwelling units which are designed to cater for these households. In addition, Wicklow County Council currently administers a Disabled Persons Grant Scheme to assist home owners and to enable any necessary/reasonable adaptations to a house, to accommodate the specific needs of a disabled resident. In addition, there is also a Disabled Persons (New House) Grant by which a grant can be paid to the homeowner by the Local Authority.

It is the policy of the Council that a certain percentage of social and affordable housing provision through Part V shall be set aside for people with mental, physical and intellectual disability, in particular on lands that may come available adjacent to disability services.

3.4.6.4 Elderly People

It is the policy of the Council to facilitate the alteration of dwellings to suit the needs of elderly people, and where appropriate, to re-locate elderly people to alternative accommodation which is more suited to their needs.

Special attention will be given to the elderly on low incomes in substandard, privately rented accommodation when planning and allocating accommodation for the elderly. Wherever possible, elderly people will be housed in the vicinity of their own area.

Bray Town Council recently completed a housing development comprising 18 units designed for the elderly at Ballymorris. It is the policy of the Council to develop further schemes designed specifically for the elderly.

The Council will examine the possibility of introducing a scheme that would facilitate elderly people transferring their homes to the Council in exchange for more suitable accommodation.

3.4.6.5 Key Considerations in the Provision of Housing for the Mobility Impaired

Where possible, all new housing for the mobility impaired (e.g. disabled, elderly) should meet the following requirements:

Location – Be accessible to public transport

Access – Pedestrian safety and ease of access should be catered for by ensuring that pavements are dished and best access practice is adhered to.

Accessible Design – Should suit the requirements of individual tenants and therefore requires direct and on-going consultation with the prospective tenant (with respect to size, design and accessories).

In addition, Part M of the Building Regulations (DoELG, 2000) will be enforced – Refer to Section 12.17 of ‘Chapter 12: Development Control Standards and Guidelines’.

3.4.7 Countering Social Segregation

It is the policy of the Council to encourage the development of sustainable communities in local authority housing estates, so as to avoid areas of social exclusion.

The problems of social exclusion are most prevalent in the local authority housing estates of the town. To counter balance the causes and effects of social exclusion, the Council will undertake the following measures in local authority housing estates:

- *Estate Management* – The Council will engage in an active programme of pro-active estate management with the aim of building better communities, promoting tenant involvement and counteracting anti-social behaviour. The Council will continue to establish residents associations in all local authority estates and to extend the role of tenants in the management of their own areas.
- *RAPID* – The Council will continue to support the RAPID scheme.
- *Community Facilities* – The lack of appropriate community facilities has been detrimental in the social development of housing estates and the establishment of sustainable communities. The Council will continue to develop new community facilities and maintain existing facilities, including community buildings, children’s play areas etc. The Council will engage in public consultation with those directly affected by such facilities and will pursue joint partnership with the local community.

It should be noted that problems of social exclusion requires the involvement of a variety of sectors and authorities, including the relevant policing, health, employment and education authorities. Neighbourhood renewal must be approached in a holistic fashion, taking regard of education, employment, crime and health factors, as well as the physical refurbishment of housing and open areas. Renewal of these estates must be done in partnership with local residents.

3.5 Other Policy

3.5.1 High Residential Densities

It is the policy of the Council to promote higher overall residential densities.

In order for Bray to consolidate, overall residential densities must be increased, [as recommended under the terms of the ‘Residential Density Guidelines for Planning Authorities’ (DoELG, 1999)], in addition to the delivery of well designed urban environments and priority for public transport. In time this will lead to a more compact urban form, relative to the size of the population, and will reduce the growth in overall demand for travel through supporting the provision and use of public transport.

As a general rule the minimum and maximum density for new residential developments shall be 20 and 50 units per acre (i.e., 49 and 124 units per hectare) respectively. These densities may not be appropriate in all instances but will serve as a general guidance rule for developers particularly in A1 zoning areas. The Council will only allow higher densities up to 50 units per acre at appropriate sites.

The Council will only permit developments at higher residential densities where it is satisfied that the proposed development is of a very high quality, it protects residential amenity and it satisfies the relevant criteria, including in particular those provided in the 'Residential Density Guidelines for Planning Authorities' (DoELG, 1999).

3.5.2 Infill Residential Development

It is the policy of the Council to encourage infill housing developments on appropriate sites where there is adequate and appropriate access for public and other services and where the proposals respect the existing character of the area.

Potential sites for infill development may range from small gap infill, unused or derelict land and backland areas, up to larger sites that are assembled from a multiplicity of ownerships.

Infill housing should have regard to the surrounding environment and the existing character of the street and/or immediate area in terms of height, mass, proportion, density and materials used, and should require adequate and appropriate access for public and other services. Generally, proposals will be required to maintain existing building lines and to respect existing roof pitches, fenestration and other details.

Infill housing will not always be appropriate in Victorian and Edwardian townscapes, which are high quality areas, rich in built heritage. Intensifying the scale and massing of buildings in such areas may adversely affect local character and damage the local heritage of the area.

3.5.3 Quality Residential Environments

It is the policy of the Council to promote high quality residential environments.

The creation and maintenance of quality residential environments is dependent on the delivery of well designed residential environments. Good design can help promote sustainable development, improve the quality of the existing environment, attract business and investment, and reinforce civic pride and a sense of place. It can help secure public acceptance of new development and higher densities. The Council will promote quality residential development that:

- create places for people which are attractive, locally distinctive and appropriate to their surroundings, and which are safe, convenient, adaptable and easy to maintain;
- respect and enhance features of value and local character and promote biodiversity;
- reduce reliance on the private car, support movement by pedestrians and cyclists, provide adequate and convenient access to public transport and connect well with the wider locality;
- respect residential amenity and privacy.

In implementing this policy the Council will evaluate proposals for new residential development in accordance with the criteria set out in 'Chapter 12: Development Control Standards and Guidelines'.

3.5.4 Sustainability and Energy Efficiency

~~It is the policy of the Council to promote sustainable building designs and materials that optimise the energy efficiency of buildings.~~

~~During the design process, regard should be had to the implications for the sustainability and energy efficiency of all aspects of building design. Appropriate design decisions in relation to layout, levels of insulation, amount and orientation of glazing, utilisation of solar energy, heating system and fuel type, construction materials and measures to limit the use of potable water can contribute greatly to ensuring sustainability.~~

~~The Council encourages the minimisation of waste production during the construction process and the recycling of construction waste.~~

Please refer to Variation No.1 page 160 for amended text.

3.5.5 Protecting Civic, Community and Educational Lands

It is the policy of the Council to retain D type zoned land that is reserved for civic, community and educational uses and to retain these institutions and the open character of their lands.

Bray contains a number of sites that are reserved for civic, community and educational uses and which are located on open lands. Due to the lack of residential accommodation in Bray, these sites have come under increased pressure to transfer portions of land for housing purposes. In light of the projected population increase of the town, the Council considers that the majority of D type zoned land must be maintained and preserved in order to ensure that a sufficient amount of civic, community and educational services are available to meet future demand for these services.

In circumstances where an existing institution wishes to terminate, reduce or relocate its activities, the Council will endeavour to reserve the use of the lands for other institutional uses.

3.5.6 Ardbrae Park

It is the policy of the Council to promote and facilitate the development of Ardbrae Park, as identified on the 'Land Use Zoning and Specific Objectives Map', in accordance with the 'Ardbrae Park Action Plan'.