



Wicklow County Council

Comhairle Contae Chill Mhantáin

SITE APPRAISAL REPORT

FOR 54 SOCIAL DWELLINGS @

HAWKSTOWN PH2, MARLTON ROAD, CO. WICKLOW.



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1.0 Site Capacity

The overall site area for Phase 2 Hawkstown is 1.7 hectares. It is bounded on the East by the existing Phase 1 Hawkstown development and the R171 road, by existing bungalows to the North along Ashtown lane, and by agricultural land to the West and South boundary. This sloping site consists of a green field, which is proposed to be accessed through the existing Hawkstown Phase 1 development from the adjacent R171.



Figure 1: Location Map showing proposed site in Red in relation to the R171

In the County Development Plan the site is zoned R3-Low Density. However while the LAP indicates that the density should be in the region of 20 units/ha, we have proposed 32 units/ha, due to the replacement of the Sustainable Residential Developments in Urban Areas-Guidelines for Planning Authorities with the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities. These Guidelines focus on sustainable residential development and the creation of compact settlements. As per Table 3.5 of this document (Density ranges Key Towns and Large Towns) it is recommended that a density range of 30 to 50 units per ha is applied to Key Town/Large Town – Suburban / Urban Extension sites. As per the Regional Spatial & Economic Strategy 2019-2031 document, Wicklow Town is identified as Key Town as per Table 4.2 Settlement Hierarchy.

The site falls significantly from East to West, as a result this has a major impact on the achievable density, It also impacts the design of the internal service road and proposed units in order to comply with current regulations for Site Development Works for Housing Areas and Part M of the T.G.D. Therefore the proposed design has been considered with the existing topography in mind as much as possible.

2.0 Accommodation Brief

The proposed development of 19 social units comprises of:

- 2 no. 1B/2P/Single Storey units each 49.4 m² (2 x 49.4 = 98.8 m²)
- 11 no. 1B/2P/Two Storey GF units each 51.5 m² (11 x 51.5 = 566.5 m²)
- 11 no. 1B/2P/Two Storey FF units each 55.8 m² (11 x 55.8 = 613.8 m²)
- 16 no. 2B/4P/Two Storey units each 86.7 m² (16 x 86.7= 1387.2 m²)
- 14 no. 3B/5P/Two Storey units each 101.5 m² (14 x 101.5= 1421 m²)

Total proposed Floor area = 4087.3 m²

54 units in area of approximately 1.7Ha.

Therefore **actual units per Hectare** =54/1.7Ha= **32 units**.

We consider the proposed density is appropriate and in-keeping with the existing context. It is in excess of the LAP density guideline of 20UPH, and complies with the minimum standard of 30UPH in Table 6.1 of the Wicklow County Development Plan and is within the recommended guidelines of the Sustainable Residential Development & Compact Settlements document.

The proposal provides a good mix of dwelling types and approximates to the proportion of each dwelling size as recorded on the waiting list.

3.0 Design of units

The proposal encompasses a diverse mix of dwelling types, reflecting the distribution of sizes recorded on the waiting list. Terraced and Semi-detached are predominant, with floor areas aligned with the target benchmarks of Quality Housing for Sustainable Communities (QHfSC).

The development will incorporate a mix of housing types to cater to a diverse range of residents' needs. This includes both apartments and houses, in one, two, three bed units providing options for individuals, families, disabled, multi-generational and elderly accommodation. The design of the proposed units in Phase 2 will complement the house types in Phase 1, both estates will be distinguishable but will share some common features such as brick cladding.

The design adheres to best practices outlined in the Sustainable Residential Development in Urban Areas Guidelines for Planning Authorities (2009), characterized by simple vernacular.

4.0 Drainage Surface Water

Proposed surface/rainwater strategy. 'Nature-based solutions to the Management of Rainwater and Surface Water Runoff in Urban Areas, Best Practice Interim Guidance Document', published by the Department of Housing, Local Government and Heritage.

While preparing a surface/rainwater management strategy, it should be noted that reducing the impermeable area of a site is the first step in creating a sustainable rainwater management plan, this will be considered

throughout the design of the project. It is proposed to infiltrate surface water runoff to ground. The following are proposed in order to allow surface water to drain to ground and will be further developed in the detailed design stage;

- Soakpits in individual gardens, draining the roofs of the dwellings,
- Permeable paving and/or grasscrete at driveways and parking spaces, draining roads, footpaths and driveways,
- Swales and infiltration trenches, draining roads and footpaths.

An Attenuation tank was installed in the main Public Open Space area in Phase 1 to accommodate surface water runoff from any future development in Phase 2 of the site.

5.0 Sustainable Community Proofing

The site lies adjacent to a number of existing mixed tenure, mixed income neighborhoods. The 'pedshed' - a suitable distance from which residents should be able to access local services and convenience shopping. (Ref QHfSC pages 7, 31). The site lies at less than 20 minute walk from the town centre and offers other essential amenities closer such as:

- Educate together secondary school approx. 24 min walk.
- Wicklow Primary school approx. 10 min walk.
- Wicklow Town Centre 20 min walk 1.8km

The site is situated within a good mix of social and private dwellings. Given its proximity to the town, retail units, educational, recreational and healthcare facilities the development of the site for residential use will offer an appropriate location for social housing and would contribute to the creation of sustainable mixed communities in accordance with the national and local planning policy. All the units in the scheme are part M compliant. The two Bungalow units and the Ground Floor apartment units are designed for wheelchair accessible residents.

6.0 Residential Amenity

Residential units have been meticulously designed to minimize overlooking , thereby safeguarding the amenities of existing properties. Ample open spaces are allocated to each unit, ensuring functional and acceptable amenity space serving the properties.

7.0 Trees and Hedgerows

It is proposed to retain where possible all existing hedgerows along the Northern, Southern and Western boundaries. The existing mature trees on the site will be surveyed and assessed by a suitably qualified Arborist prior to construction and where possible the trees will be incorporated into the development.

8.0 Public Open Space

Exceeding the minimum requirement, the site offers substantial public open space, promoting passive surveillance through strategic placement within visual range of proposed and existing units. Design features such as windows on gable side walls ensure connectivity with open spaces.

9.0 Car Parking & Bicycle Facilities

Parking provisions cater to the needs of residents, with off-street parking allocated based on unit size. On-street parking spaces, including disabled parking spots, are provided to enhance accessibility. Provisions for EV charging points, environmentally friendly lighting, and bicycle parking underscore a commitment to sustainable transportation solutions. All two bedroom units are provided with on street or off street parking for a minimum

of one car. The three bedroom units are provided with a minimum of two parking spaces. The one bedroom units have off street parking with access to both standard and disabled parking spaces within a reasonable distance. There is a total of 82 car parking spaces comprising of 64no. on street parking space which include 7no. disabled parking spaces, 7 no Ev and 18no off street parking. Bicycle parking will be provided as per the CDP requirements and will be included in the detailed design going forward.

10.0 Roads

Road infrastructure, comprising 5.5-meter-wide roads and 2-meter-wide footpaths, complies with Design Manual for Urban Roads and Streets (DMURS) standards, enhancing pedestrian safety and connectivity. No transport impact assessment was carried out on the proposed development due to the small size of the proposed development. The proposed access to the new development is through the existing estate, there should be no significant impact on traffic volumes.

10.1 Statutory Land Use Zoning

Aligned with zoning regulations for new residential areas, the proposed development conforms to established land use guidelines, R3.

11.0 Planning History

Previous planning application on the site, notably the construction of 40 units and associated site works (Planning Application No. 19552), provide contextual insights into the site's development trajectory.

12.0 Flood Zone

The risk of flooding on the proposed development site has been considered using available primary sources of flooding information. The assessment demonstrates that the entirety of the site is not at risk from flooding from either a 1 in 100 year or a 1 in 1000 year storm event. In assessing the flooding risk, the proposed development is considered to be appropriate in this location.

Prior to construction the development will be further assessed to ensure that the storm water disposal is in accordance with Wicklow County Council policy on storm water and best practice for Sustainable Urban Drainage Systems.

13.0 Statutory Environmental, Archaeological and Architectural Designations:

The subject site does not impact on statutory environmental designations such as Special Protection Areas (SPAs), Natural Heritage Areas (NHAs) or Special Area of Conservation (SACs). An EclA and AA screening report has been carried and is included in the documentation.

In addition the subject site does not contain any protected structure or recorded monuments. An archaeological desktop and field study of the site has been conducted. Also there is nothing indicated on the Heritage Maps in the Local Area Plan 2022-2028 in relation to this site.

14.0 Site Conditions

Thorough site investigation works were carried out in Phase 1 of the development site, including trial pits excavation and material sampling, to assess ground conditions, with findings informing construction planning.

14.1 Services

It is proposed to connect to the existing main services infrastructure, including water, sewage, gas, telecommunications, and electricity service connections located in Phase 1 of the development. Sustainable drainage systems are integral to surface water drainage design.

14.2. Topography & Bearing Capacity

As stated previously, the site falls significantly from West to East and this has had a significant impact on the design of the residential units and roads. The challenging topography of the site may result in further changes to the overall design and site layout at detailed design stage. Site investigation works will inform construction planning.

15.0 Conclusion

Positioned within walking distance of local facilities and amenities, the proposed development at Hawkstown Phase 2, Marlton Road, Wicklow promises to meet planning requirements while contributing to the creation of sustainable mixed communities in accordance with national and local statutory planning policy.