



Wicklow County Council

Comhairle Contae Chill Mhantáin

SITE APPRAISAL REPORT

FOR

7 Social Housing Units (Design & Build) @

Merrymeeting Phase 3, Rathnew, Co. Wicklow



Date: 18th April 2024
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For & on Behalf of
Wicklow County Council

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1.0 Site Capacity

Proposed site 'A' is 0.1565 and site 'B' 0.0173. The combined sites are of 0.1738 ha (0.4294 acres) are located in the townland of Rathnew, Wicklow Town, less than 1km to the south of the town centre within a mixed-tenure, mixed-income residential neighborhood. The enclosed site location plan highlights the extent of the site within the ownership of the Local Authority. The site is accessed by an existing high quality single carriageway, flanked on both sides by footpath and cycle tracks with public lighting provision. Visibility from the existing entrance onto the local road is adequate and the extent of the proposed development will not have significant impact on the capacity of the priority junction. The site is a sloping site, with a railway line (Main Dublin – Rosslare Line) running along the northern boundary, with a roadway to the southern and western boundaries and proposed development land on the eastern boundary. The site is serviced by foul sewer, surface water sewer and water main.



Figure 1: Aerial Image showing the two proposed sites in red for Merry-Meeting Phase 3
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This is an infill development however it still allows for 14% of open space for the whole development. This open space is illustrated in drawing MMV-P8-005.

It is proposed that the site be developed for the construction of 7 social housing units within the area and to encourage infill opportunities and better use of under-utilised lands which are close to centres and public transport routes.

1.1 Accommodation Brief

The proposed development of 7 social units comprises of:

Units	Type	No. of units	Total Area
A1	5 no. 1B/2P/1Storey units each 48. m ²	5	240 m ²
	2no.1B/2P/1Storeyunits each 49 m ²	2	98 m ²
Totals:		7	338 m²

Proposed site 'A' is 0.1565 and site 'B' 0.0173.

Total combined sites = 0.1738 ha

Therefore actual units per Hectare = $7/0.1738 = 40$ units.

This design meets the County Development Plan 2022-2028 requirement for Outer Suburban / Greenfield sites minimum density of 35 - 50 dwellings per hectare and the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities.

Sustainable Community Proofing

As noted the site lies within a mixed tenure, mixed income neighbourhood. It is generally accepted that 500m to 1000m (5-10minute walk) represents 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 600m walk from the village.

Within 500m- 1000m (5-10 minutes' walk):

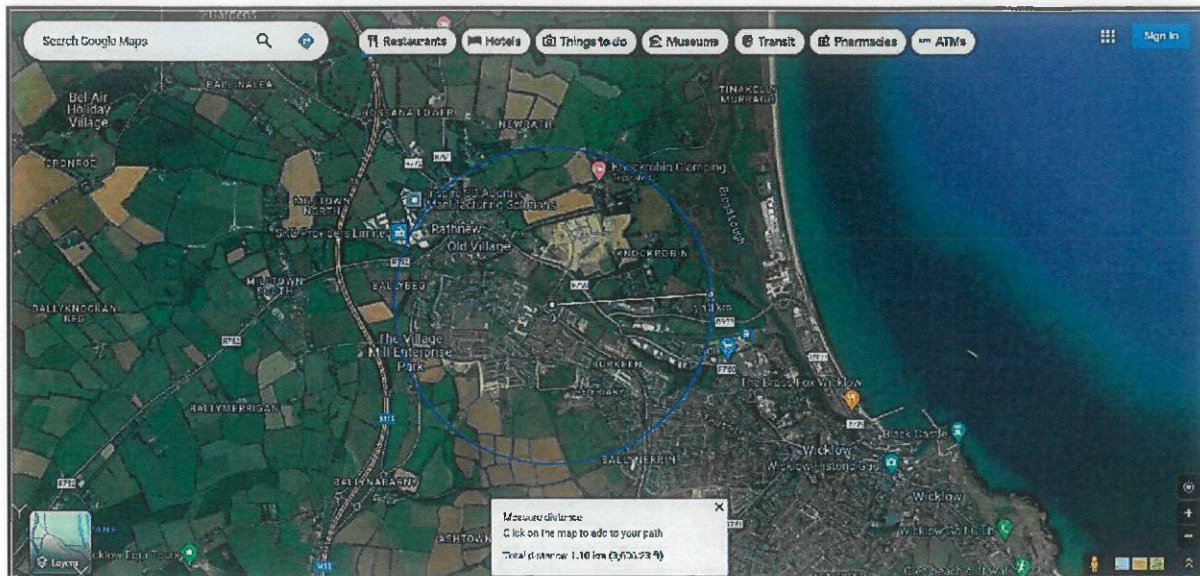
- Shopping Outlet (Pharmacy, Centra, Take Away & Hairdressers)
- St Coens N.S (Boys & Girls School)
- Wicklow Community College
- Rathnew Soccer & GAA Clubs
- Gaelscoil Cill Mhantain

Within 1,100m (15 minutes' walk) see map below:

- Village centre
- R.C Church
- Primary Care Centre

Public Transport:

- Bus Eireann 133 Service every on the hour from 6am to 10pm. Bus stop 750m away.
- Irish Rail service is in Wicklow Town (Rosslare-Dublin Line) 2.6km away with 10 services a day (5 each way).
- Taxi services from Wicklow Town 3km away.



Given its proximity to the village, 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.

3.0 Site Constraints/Abnormals

The site where the proposed 6 units are to be located (site A) has some made up ground from Phase I, but suitable foundations will be provided based on S.I reports. The ground also slopes evenly towards the Main Dublin/Rosslare Railway runs adjacent to site. The in-fill unit (site B) within Phase I will be tight for access/egress and its also beside existing live residential. There is existing main sewer and surface water pipelines running through site.

3.1 Site Area

As noted previously, the area of the subject sites (Phase 3) measures approximately 0.1738 hectares

3.2 Statutory Land Use Zoning:

In the Wicklow Town & Rathnew Development Plan 2022-2028 has zoned the site as R2, which is for medium density up to 28 units per hectare.

3.3 Planning History

Existing development under Part 8 (PRR18/919).The proposal is infill in an existing developed estate.

3.4 Flood Zone:

The CFRAM Maps indicate that predicted flood levels will not impact on the development site.

3.5 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 Areas of Conservation (SACs). In addition this subject site does not contain any protected structure or recorded monuments. A screening report of the proposed development by Moore Group Consultant, concluded that an Appropriate Assessment was not required.

3.8 Site Optimisation

It is proposed to develop the site under a Design & Build Framework for Type 2 projects.

4.0 Conclusion

The site at Merry-Meeting, Rathnew, Wicklow Town, lies within walking distance to local facilities and amenities. The proposed densities are in accordance with the planning requirements. The development of the site for residential use will offer an appropriate location for social housing. The houses are particularly suitable as Age Friendly units. This site will also, contribute to the creation of sustainable mixed communities in accordance with national and local statutory planning policy.