



Comhairle Contae Chill Mhantáin
Wicklow County Council

16no. residential units at:

Ballyguile, Wicklow Town, Co. Wicklow
Site Appraisal Report



16no Units at Ballyguile, Wicklow Town, Co. Wicklow

DATE: JUNE 2026

REPORT PREPARED BY:
STEPHEN EARLS, MRIAI, EXECUTIVE ARCHITECT, WCC



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1.0 SITE CAPACITY

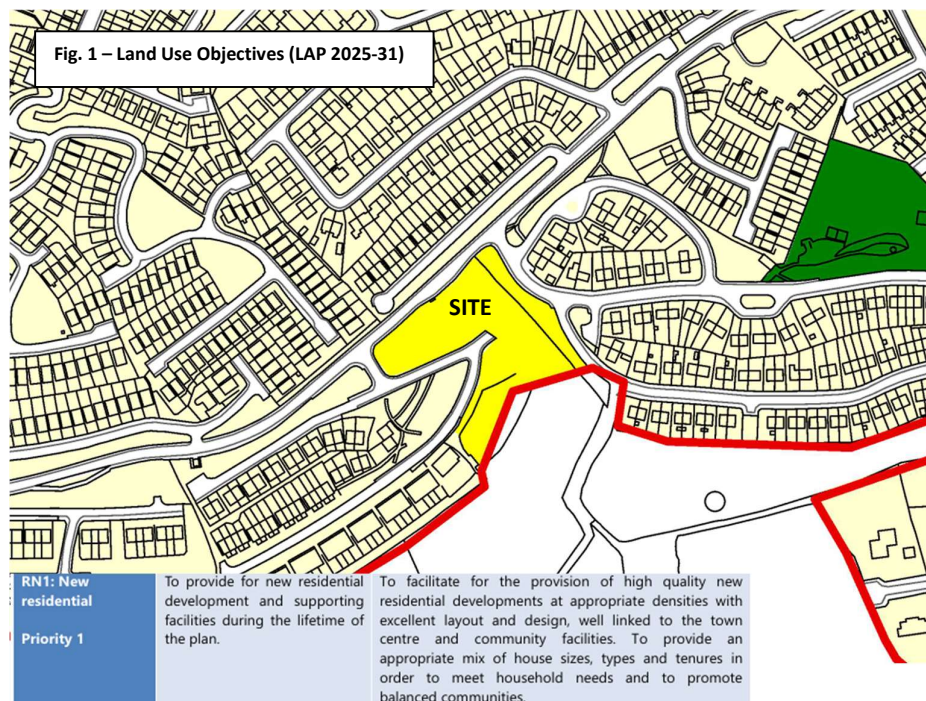
The subject site extends to approximately 0.39 hectares and is located on Ballyguile Road, Wicklow Town, within an established residential area to the west of the town centre. The site is bounded by existing residential development and benefits from direct vehicular access from Ballyguile Road together with a proposed connection to Belmont Close, enhancing permeability and integration with the surrounding neighbourhood. The proposed layout provides for 16 residential dwellings, together with associated parking, public open space, internal roads and pedestrian connections.

The site is located within the settlement boundary of Wicklow Town, which is identified as a Key Town in both the Wicklow County Development Plan 2022–2028 and the Regional Spatial and Economic Strategy (RSES) for the Eastern and Midland Region. Under the Wicklow Town–Rathnew Local Area Plan 2025–2031, the lands are zoned RN – New Residential, with the objective of providing for new residential development and associated uses while ensuring the protection and enhancement of residential amenity.

The Local Area Plan promotes the consolidation of the existing urban area through the efficient use of serviced residentially zoned lands in accordance with the principles of compact growth set out in the National Planning Framework and the Regional Spatial and Economic Strategy. The site is well served by existing infrastructure, local services, schools, public transport and community facilities, making it an appropriate location for additional residential development.

The *Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities* (2024) identify Key Towns as appropriate locations for increased residential densities, with developments generally ranging from 35 to 100 dwellings per hectare, depending on site characteristics, accessibility and design quality.

The proposed development comprises 16 dwellings on a site area of 0.39 hectares, equating to a residential density of approximately 41 dwellings per hectare. This represents an efficient use of serviced RN – New Residential zoned land and is consistent with the compact growth objectives of the Wicklow Town–Rathnew Local Area Plan 2025–2031, the Wicklow County Development Plan 2022–2028 and the Sustainable Residential Development and Compact Settlements Guidelines (2024).



1.1 ACCOMODATION BRIEF

The proposed development comprises a total of 16 residential units on a site area of approximately 0.39 hectares. The scheme has been designed to provide a balanced mix of dwelling types that respond to identified housing need while integrating with the established residential character of the surrounding area.

The proposed accommodation schedule is as follows:

Unit Type	No. of Units	Percentage
1-Bedroom Apartments	8	50%
2-Bedroom Houses	8	50%
Total	16	100%

The development provides a mix of apartments and family housing, offering a range of accommodation suitable for single-person households, couples, smaller families and older persons seeking to remain within the community. This mix supports the delivery of sustainable and inclusive communities by providing a diversity of housing options within an established residential area.



2.0 SUSTAINABLE COMMUNITY PROOFING

The proposed development site at Ballyguile, Wicklow Town is located within an established residential neighbourhood comprising a mix of housing types and tenures. The redevelopment of this underutilised site for the provision of 16 new units represents an opportunity to deliver high-quality residential accommodation within walking distance of a wide range of community services, facilities and public transport, supporting the principles of sustainable compact growth.

It is generally accepted that a distance of 500m (approximately a 5-minute walk) to 1,000m (approximately a 10-minute walk) represents an appropriate catchment within which residents should be able to access local services and day-to-day amenities.

Within approximately 500m (5 minutes' walk):

- Holy Rosary National School.
- Dominican College Wicklow.
- Childcare facilities.
- Local convenience shops.
- Church and other community facilities.
- Ballynerrin Playground and nearby public open spaces.
- Bus stop located directly adjacent to the site on Ballyguile Road, providing regular public transport services.

Within approximately 1,000m (10–15 minutes' walk):

- Wicklow Town Centre, including supermarkets, cafés, restaurants, retail services, banks, the post office and other commercial facilities.
- Additional primary and secondary schools.
- Wicklow Library.
- Wicklow Harbour and waterfront amenities.
- Healthcare services, including GP surgeries, dental practices and pharmacies.
- Sports and leisure facilities.
- Additional community, cultural and recreational facilities.



Fig. 3 – 500m catchment

In terms of public transport, the site benefits from excellent accessibility. A bus stop is located immediately adjacent to the site on Ballyguile Road, providing regular services to Wicklow Town Centre and surrounding areas. Wicklow Train Station, located a short distance from the site, provides regular commuter and intercity rail services along the Dublin–Rosslare line. The site also benefits from

convenient access to the N11/M11 national road network.

The redevelopment of this previously developed site represents an efficient use of serviced land within the built-up area of Wicklow Town, in accordance with the principles of sustainable development and compact growth. The proposed development will enhance the appearance of the site through the delivery of 16 high-quality homes, make effective use of existing infrastructure and services, and contribute positively to the continued consolidation of the surrounding residential area.

The site is currently vacant and underutilised, detracting from the visual amenity of the area. Its redevelopment will improve the streetscape, increase passive surveillance, reduce opportunities for anti-social behaviour and illegal dumping, and provide a safe, attractive and sustainable residential environment for future occupants.

3.0 SITE CONSTRAINTS AND OPTIMISATION

3.1 PLANNING HISTORY

A review of the available planning records indicates that there is no recent or relevant planning history associated with the subject site.

The site is located within an established residential area. Belmont Close, Ballyguile, together with the surrounding residential development, forms part of the immediate context of the site and demonstrates the established residential character of the area.

The most recent significant residential development in the vicinity is the Sessile Oaks development at Ballyguile Beg, which was granted planning permission under Wicklow County Council Reg. Ref. 15595 and subsequently permitted on appeal by An Bord Pleanála Ref. PL27.245688 for a development of 28 dwellings. This development further reinforces the established residential character of the area and demonstrates the continued delivery of residential development within this part of Wicklow Town.

The proposed development for 16 dwellings is considered appropriate having regard to the surrounding pattern of development and will provide for the redevelopment of an underutilised site within the existing built-up area of Wicklow Town, making efficient use of existing infrastructure and services in accordance with the principles of sustainable development and compact growth.



3.2 FLOOD RISK

The subject site has been assessed with regard to flood risk. The Office of Public Works (OPW) Flood Maps and the Strategic Flood Risk Assessment accompanying the Wicklow County Development Plan have been examined.

The available mapping confirms that the site is not located within Flood Zone A or Flood Zone B and is not identified as being at risk from fluvial or coastal flooding. The site is also situated at an elevation of approximately 87m above Ordnance Datum (mOD), well above the areas of Wicklow Town identified as being susceptible to flooding. Accordingly, there is no evidence to indicate that the proposed development would be subject to flood risk.

The proposed development is therefore considered appropriate at this location and is consistent with the *Planning System and Flood Risk Management Guidelines for Planning Authorities* (DEHLG/OPW, 2009, as amended) and the flood risk policies and objectives of the Wicklow County Development Plan.

3.3 AA SCREENING AND EIA SCREENING

An Appropriate Assessment (AA) Screening Report and an Environmental Impact Assessment (EIA) Screening Report have been prepared in support of the proposed development and accompany this application.

The AA Screening Report assesses the potential for the proposed development to have likely significant effects on any European Site (Natura 2000 site), either alone or in combination with other plans or projects. The assessment concludes that, having regard to the nature, scale and location of the proposed development, together with the absence of any ecological or hydrological connectivity to European sites, it can be excluded, on the basis of objective scientific information, that the proposed development will have a likely significant effect on any European site. Accordingly, the report concludes that Stage 2 Appropriate Assessment is not required.

The EIA Screening Report assesses the proposed development in accordance with the Planning and Development Regulations 2001 (as amended) and the criteria set out in Annex III of the EIA Directive. Having regard to the characteristics, location and potential impacts of the proposed development, the report concludes that the proposal is not likely to give rise to significant effects on the environment and that the preparation of an Environmental Impact Assessment Report (EIAR) is not required.

The findings of both screening reports demonstrate that the proposed development is not likely to result in significant ecological or environmental effects and support the proposed residential development at this location.

3.4 SERVICES & SUSTAINABLE URBAN DRAINAGE (SuDS)

The subject site is well served by existing public infrastructure and utilities. Existing mains services, including water supply, foul drainage, electricity and telecommunications, are available within the surrounding public road network and adjacent residential developments.

The proposed development will connect to the existing public water supply and foul sewer network, subject to the agreement of Uisce Éireann. A Pre-Connection Enquiry has been submitted to Uisce Éireann, and confirmation has been received that the proposed development can be serviced, subject to the requirements set out in the Connection Agreement.

Electricity and telecommunications infrastructure are available in the vicinity of the site and will be extended to serve the proposed development as required. Surface water drainage will be managed through a Sustainable Drainage System (SuDS) in accordance with the recommendations of the project consulting engineers and the requirements of the planning authority.

The availability of existing services and infrastructure confirms that the site is suitably serviced for the proposed residential development and supports the efficient redevelopment of this underutilised site within the existing urban area.

The proposed development incorporates a Sustainable Drainage System (SuDS) designed in accordance with the principles of the Greater Dublin Strategic Drainage Study (GDSDS) and best practice in sustainable surface water management. The SuDS strategy is designed to manage both the quantity and quality of surface water runoff while ensuring that post-development discharge rates do not exceed greenfield runoff rates.

The proposed SuDS measures include permeable paving with a voided stone sub-base, attenuation of roof water through the permeable pavement system where feasible, an underground GeoBloc attenuation tank providing approximately 80m³ of storage, a HydroBrake flow control device restricting discharge to 2.0 litres/second, and a bypass petrol/oil interceptor to improve the quality of surface water prior to discharge to the public surface water network. Infiltration systems were discounted following BRE365 testing, which confirmed that the site is unsuitable for infiltration. The proposed SuDS strategy will ensure that surface water runoff from the development is appropriately managed, attenuated and treated prior to discharge, thereby reducing flood risk and protecting the receiving environment.



3.5 TRAFFIC AND PARKING

The proposed development has been designed to provide an appropriate level of car and cycle parking in accordance with the standards set out in the Wicklow County Development Plan 2022–2028.

A total of 16 car parking spaces are proposed. Secure bicycle parking is also provided to encourage sustainable travel. The proposed development will be accessed via the existing residential estate road serving the adjoining development. As such, no new access onto the public road network is required, and the proposed development will utilise an established and appropriate means of vehicular and pedestrian access.

Having regard to the modest scale of the proposed development, comprising 16 dwellings, the proposal is significantly below the indicative threshold of 100 dwellings set out in the Transport Infrastructure Ireland (TII) Traffic and Transport Assessment Guidelines (2014) for the preparation of a Traffic and Transport Assessment.

The proposed parking provision, together with the site's proximity to Wicklow Town Centre, local schools, neighbourhood services and a bus stop immediately adjacent to the site on Ballyguile Road, supports a balanced and sustainable approach to accessibility and mobility.

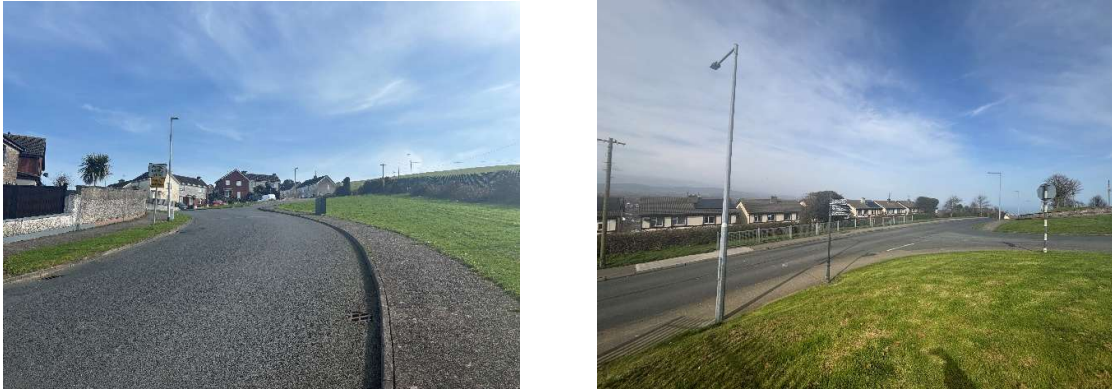


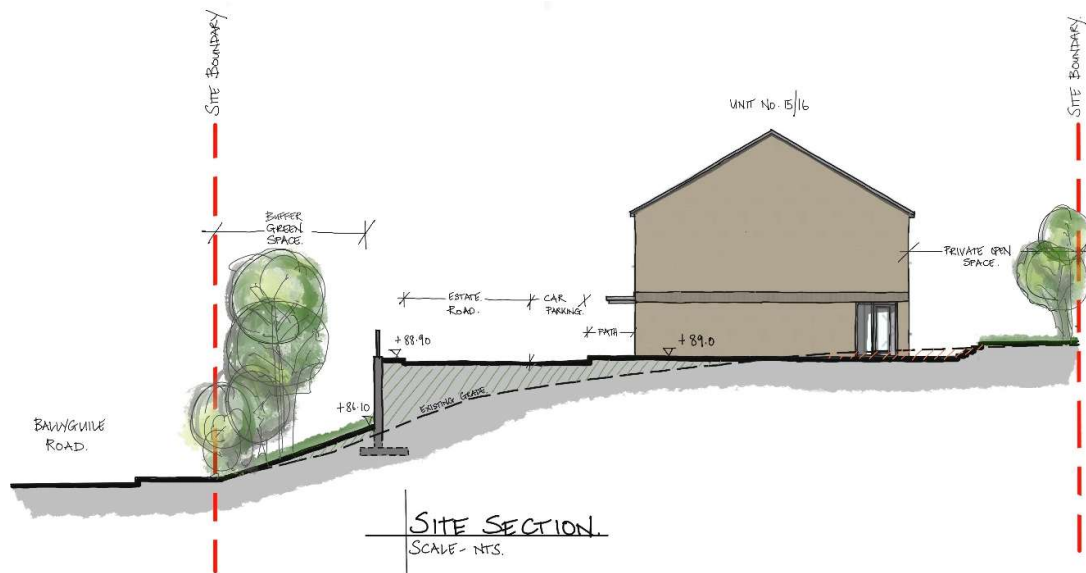
Figure 6 & 7 - . Estate road and Ballveuille road adjoining the subject site

3.6 TOPOGRAPHY & GROUND CONDITIONS

The site is characterised by varying topography, with ground levels ranging from approximately 82.5mOD to 107.5mOD across the site. The proposed layout has been carefully designed to respond to the existing contours, minimising earthworks where practicable while ensuring appropriate levels, accessibility and surface water management.

A programme of site investigation works was undertaken in December 2025, comprising cable percussive boreholes, trial pits, soakaway testing and plate bearing tests, together with laboratory analysis of recovered samples.

The investigation identified areas of made ground overlying competent natural soils. The findings informed the engineering design and foundation strategy for the proposed development, and no abnormal ground conditions were identified that would preclude the development of the site for residential use.





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1.0 SITE CAPACITY

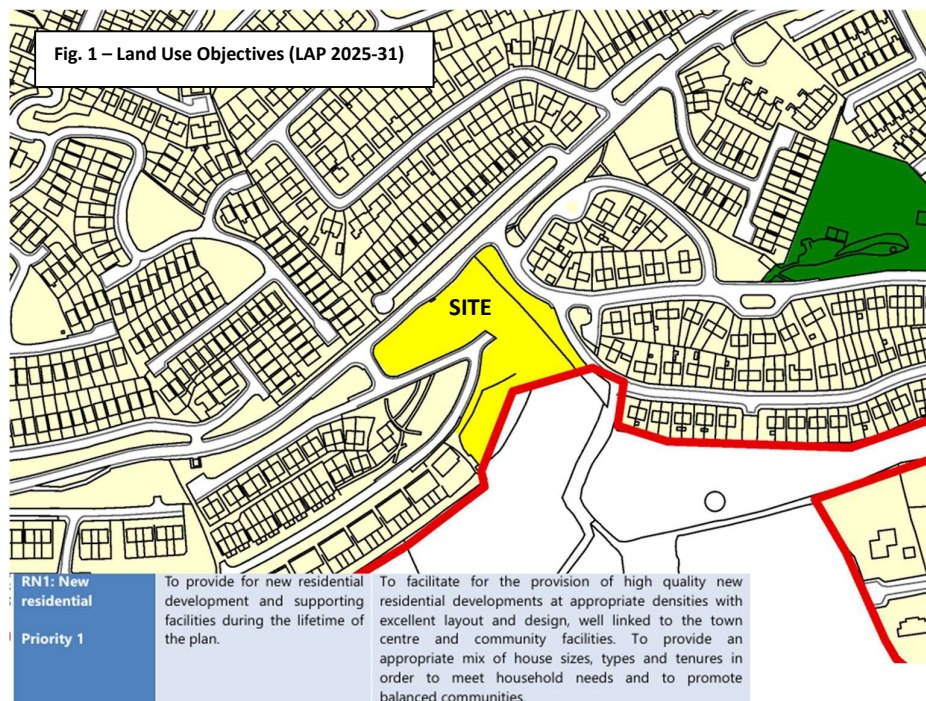
The subject site extends to approximately 0.39 hectares and is located on Ballyguile Road, Wicklow Town, within an established residential area to the west of the town centre. The site is bounded by existing residential development and benefits from direct vehicular access from Ballyguile Road together with a proposed connection to Belmont Close, enhancing permeability and integration with the surrounding neighbourhood. The proposed layout provides for 16 residential dwellings, together with associated parking, public open space, internal roads and pedestrian connections.

The site is located within the settlement boundary of Wicklow Town, which is identified as a Key Town in both the Wicklow County Development Plan 2022–2028 and the Regional Spatial and Economic Strategy (RSES) for the Eastern and Midland Region. Under the Wicklow Town–Rathnew Local Area Plan 2025–2031, the lands are zoned RN – New Residential, with the objective of providing for new residential development and associated uses while ensuring the protection and enhancement of residential amenity.

The Local Area Plan promotes the consolidation of the existing urban area through the efficient use of serviced residentially zoned lands in accordance with the principles of compact growth set out in the National Planning Framework and the Regional Spatial and Economic Strategy. The site is well served by existing infrastructure, local services, schools, public transport and community facilities, making it an appropriate location for additional residential development.

The *Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities* (2024) identify Key Towns as appropriate locations for increased residential densities, with developments generally ranging from 35 to 100 dwellings per hectare, depending on site characteristics, accessibility and design quality.

The proposed development comprises 16 dwellings on a site area of 0.39 hectares, equating to a residential density of approximately 41 dwellings per hectare. This represents an efficient use of serviced RN – New Residential zoned land and is consistent with the compact growth objectives of the Wicklow Town–Rathnew Local Area Plan 2025–2031, the Wicklow County Development Plan 2022–2028 and the Sustainable Residential Development and Compact Settlements Guidelines (2024).



1.1 ACCOMODATION BRIEF

The proposed development comprises a total of 16 residential units on a site area of approximately 0.39 hectares. The scheme has been designed to provide a balanced mix of dwelling types that respond to identified housing need while integrating with the established residential character of the surrounding area.

The proposed accommodation schedule is as follows:

Unit Type	No. of Units	Percentage
1-Bedroom Apartments	8	50%
2-Bedroom Houses	8	50%
Total	16	100%

The development provides a mix of apartments and family housing, offering a range of accommodation suitable for single-person households, couples, smaller families and older persons seeking to remain within the community. This mix supports the delivery of sustainable and inclusive communities by providing a diversity of housing options within an established residential area.



The proposed dwellings have been designed in accordance with the Design Manual for Quality Housing (2022) Quality Apartments Guidelines for Planning Authorities (2023), the Sustainable Residential Development and Compact Settlements Guidelines (2024) and the Design Manual for Urban Roads and Streets (DMURS), ensuring that all units achieve appropriate standards of residential amenity, daylight, private open space and accessibility.

The scheme incorporates 16 car parking spaces, public open space, landscaped areas, bicycle parking and a connected internal layout, with pedestrian and vehicular access provided from Ballyguile Road via Belmont Close. The proposed layout promotes permeability and safe movement throughout the development while integrating with the surrounding residential neighbourhood.

Overall, the proposed accommodation mix represents an efficient and sustainable use of serviced residential land, delivering high-quality homes that contribute to the housing objectives of the Wicklow County Development Plan 2022–2028 and the Wicklow Town–Rathnew Local Area Plan.

2.0 SUSTAINABLE COMMUNITY PROOFING

The proposed development site at Ballyguile, Wicklow Town is located within an established residential neighbourhood comprising a mix of housing types and tenures. The redevelopment of this underutilised site for the provision of 16 new units represents an opportunity to deliver high-quality residential accommodation within walking distance of a wide range of community services, facilities and public transport, supporting the principles of sustainable compact growth.

It is generally accepted that a distance of 500m (approximately a 5-minute walk) to 1,000m (approximately a 10-minute walk) represents an appropriate catchment within which residents should be able to access local services and day-to-day amenities.

Within approximately 500m (5 minutes' walk):

- Holy Rosary National School.
- Dominican College Wicklow.
- Childcare facilities.
- Local convenience shops.
- Church and other community facilities.
- Ballynerrin Playground and nearby public open spaces.
- Bus stop located directly adjacent to the site on Ballyguile Road, providing regular public transport services.

Within approximately 1,000m (10–15 minutes' walk):

- Wicklow Town Centre, including supermarkets, cafés, restaurants, retail services, banks, the post office and other commercial facilities.
- Additional primary and secondary schools.
- Wicklow Library.
- Wicklow Harbour and waterfront amenities.
- Healthcare services, including GP surgeries, dental practices and pharmacies.
- Sports and leisure facilities.
- Additional community, cultural and recreational facilities.



Fig. 3 – 500m catchment

In terms of public transport, the site benefits from excellent accessibility. A bus stop is located immediately adjacent to the site on Ballyguile Road, providing regular services to Wicklow Town Centre and surrounding areas. Wicklow Train Station, located a short distance from the site, provides regular commuter and intercity rail services along the Dublin–Rosslare line. The site also benefits from

convenient access to the N11/M11 national road network.

The redevelopment of this previously developed site represents an efficient use of serviced land within the built-up area of Wicklow Town, in accordance with the principles of sustainable development and compact growth. The proposed development will enhance the appearance of the site through the delivery of 16 high-quality homes, make effective use of existing infrastructure and services, and contribute positively to the continued consolidation of the surrounding residential area.

The site is currently vacant and underutilised, detracting from the visual amenity of the area. Its redevelopment will improve the streetscape, increase passive surveillance, reduce opportunities for anti-social behaviour and illegal dumping, and provide a safe, attractive and sustainable residential environment for future occupants.

3.0 SITE CONSTRAINTS AND OPTIMISATION

3.1 PLANNING HISTORY

A review of the available planning records indicates that there is no recent or relevant planning history associated with the subject site.

The site is located within an established residential area. Belmont Close, Ballyguile, together with the surrounding residential development, forms part of the immediate context of the site and demonstrates the established residential character of the area.

The most recent significant residential development in the vicinity is the Sessile Oaks development at Ballyguile Beg, which was granted planning permission under Wicklow County Council Reg. Ref. 15595 and subsequently permitted on appeal by An Bord Pleanála Ref. PL27.245688 for a development of 28 dwellings. This development further reinforces the established residential character of the area and demonstrates the continued delivery of residential development within this part of Wicklow Town.

The proposed development for 16 dwellings is considered appropriate having regard to the surrounding pattern of development and will provide for the redevelopment of an underutilised site within the existing built-up area of Wicklow Town, making efficient use of existing infrastructure and services in accordance with the principles of sustainable development and compact growth.



3.2 FLOOD RISK

The subject site has been assessed with regard to flood risk. The Office of Public Works (OPW) Flood Maps and the Strategic Flood Risk Assessment accompanying the Wicklow County Development Plan have been examined.

The available mapping confirms that the site is not located within Flood Zone A or Flood Zone B and is not identified as being at risk from fluvial or coastal flooding. The site is also situated at an elevation of approximately 87m above Ordnance Datum (mOD), well above the areas of Wicklow Town identified as being susceptible to flooding. Accordingly, there is no evidence to indicate that the proposed development would be subject to flood risk.

The proposed development is therefore considered appropriate at this location and is consistent with the *Planning System and Flood Risk Management Guidelines for Planning Authorities* (DEHLG/OPW, 2009, as amended) and the flood risk policies and objectives of the Wicklow County Development Plan.

3.3 AA SCREENING AND EIA SCREENING

An Appropriate Assessment (AA) Screening Report and an Environmental Impact Assessment (EIA) Screening Report have been prepared in support of the proposed development and accompany this application.

The AA Screening Report assesses the potential for the proposed development to have likely significant effects on any European Site (Natura 2000 site), either alone or in combination with other plans or projects. The assessment concludes that, having regard to the nature, scale and location of the proposed development, together with the absence of any ecological or hydrological connectivity to European sites, it can be excluded, on the basis of objective scientific information, that the proposed development will have a likely significant effect on any European site. Accordingly, the report concludes that Stage 2 Appropriate Assessment is not required.

The EIA Screening Report assesses the proposed development in accordance with the Planning and Development Regulations 2001 (as amended) and the criteria set out in Annex III of the EIA Directive. Having regard to the characteristics, location and potential impacts of the proposed development, the report concludes that the proposal is not likely to give rise to significant effects on the environment and that the preparation of an Environmental Impact Assessment Report (EIAR) is not required.

The findings of both screening reports demonstrate that the proposed development is not likely to result in significant ecological or environmental effects and support the proposed residential development at this location.

3.4 SERVICES & SUSTAINABLE URBAN DRAINAGE (SuDS)

The subject site is well served by existing public infrastructure and utilities. Existing mains services, including water supply, foul drainage, electricity and telecommunications, are available within the surrounding public road network and adjacent residential developments.

The proposed development will connect to the existing public water supply and foul sewer network, subject to the agreement of Uisce Éireann. A Pre-Connection Enquiry has been submitted to Uisce Éireann, and confirmation has been received that the proposed development can be serviced, subject to the requirements set out in the Connection Agreement.

Electricity and telecommunications infrastructure are available in the vicinity of the site and will be extended to serve the proposed development as required. Surface water drainage will be managed through a Sustainable Drainage System (SuDS) in accordance with the recommendations of the project consulting engineers and the requirements of the planning authority.

The availability of existing services and infrastructure confirms that the site is suitably serviced for the proposed residential development and supports the efficient redevelopment of this underutilised site within the existing urban area.

The proposed development incorporates a Sustainable Drainage System (SuDS) designed in accordance with the principles of the Greater Dublin Strategic Drainage Study (GDSDS) and best practice in sustainable surface water management. The SuDS strategy is designed to manage both the quantity and quality of surface water runoff while ensuring that post-development discharge rates do not exceed greenfield runoff rates.

The proposed SuDS measures include permeable paving with a voided stone sub-base, attenuation of roof water through the permeable pavement system where feasible, an underground GeoBloc attenuation tank providing approximately 80m³ of storage, a HydroBrake flow control device restricting discharge to 2.0 litres/second, and a bypass petrol/oil interceptor to improve the quality of surface water prior to discharge to the public surface water network. Infiltration systems were discounted following BRE365 testing, which confirmed that the site is unsuitable for infiltration. The proposed SuDS strategy will ensure that surface water runoff from the development is appropriately managed, attenuated and treated prior to discharge, thereby reducing flood risk and protecting the receiving environment.



3.5 TRAFFIC AND PARKING

The proposed development has been designed to provide an appropriate level of car and cycle parking in accordance with the standards set out in the Wicklow County Development Plan 2022–2028.

A total of 16 car parking spaces are proposed. Secure bicycle parking is also provided to encourage sustainable travel. The proposed development will be accessed via the existing residential estate road serving the adjoining development. As such, no new access onto the public road network is required, and the proposed development will utilise an established and appropriate means of vehicular and pedestrian access.

Having regard to the modest scale of the proposed development, comprising 16 dwellings, the proposal is significantly below the indicative threshold of 100 dwellings set out in the Transport Infrastructure Ireland (TII) Traffic and Transport Assessment Guidelines (2014) for the preparation of a Traffic and Transport Assessment.

The proposed parking provision, together with the site's proximity to Wicklow Town Centre, local schools, neighbourhood services and a bus stop immediately adjacent to the site on Ballyguile Road, supports a balanced and sustainable approach to accessibility and mobility.

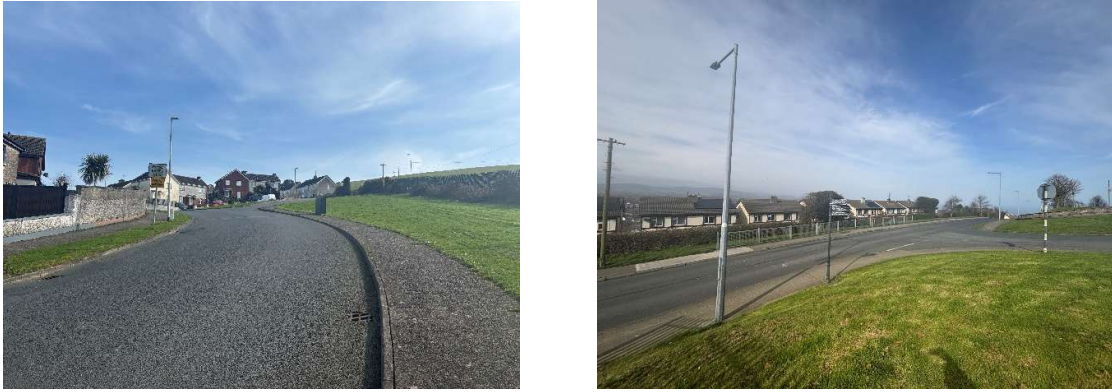


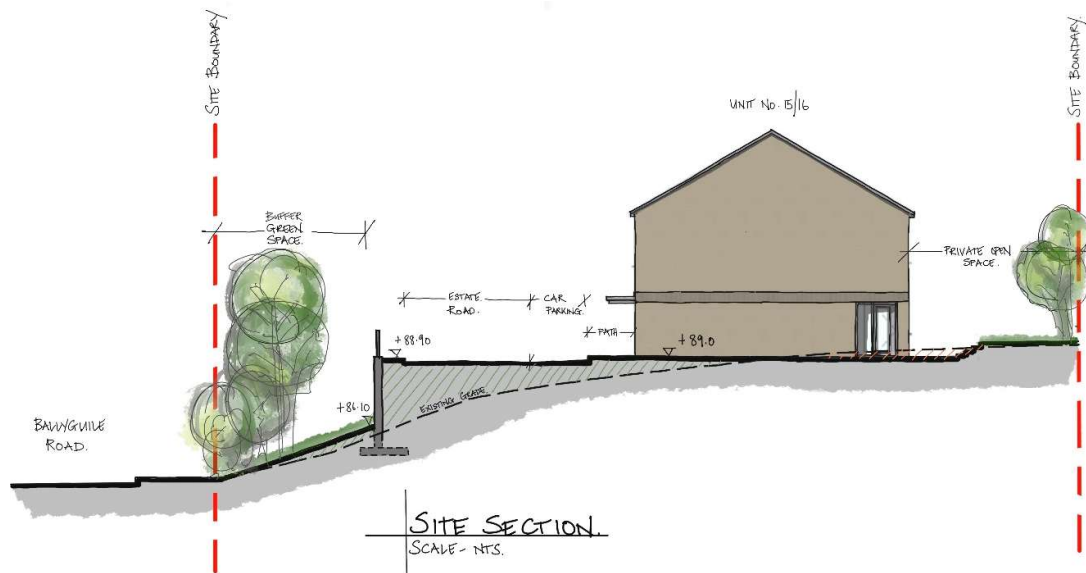
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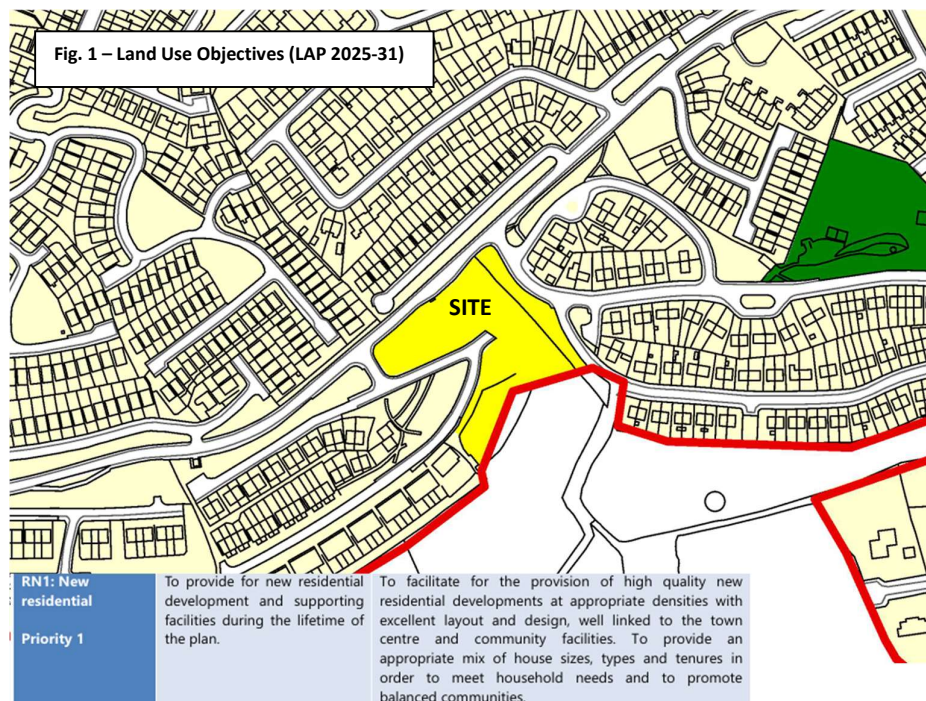
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2.0 SUSTAINABLE COMMUNITY PROOFING

The proposed development site at Ballyguile, Wicklow Town is located within an established residential neighbourhood comprising a mix of housing types and tenures. The redevelopment of this underutilised site for the provision of 16 new units represents an opportunity to deliver high-quality residential accommodation within walking distance of a wide range of community services, facilities and public transport, supporting the principles of sustainable compact growth.

It is generally accepted that a distance of 500m (approximately a 5-minute walk) to 1,000m (approximately a 10-minute walk) represents an appropriate catchment within which residents should be able to access local services and day-to-day amenities.

Within approximately 500m (5 minutes' walk):

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- Church and other community facilities.
- Ballynerrin Playground and nearby public open spaces.
- Bus stop located directly adjacent to the site on Ballyguile Road, providing regular public transport services.

Within approximately 1,000m (10–15 minutes' walk):

- Wicklow Town Centre, including supermarkets, cafés, restaurants, retail services, banks, the post office and other commercial facilities.
- Additional primary and secondary schools.
- Wicklow Library.
- Wicklow Harbour and waterfront amenities.
- Healthcare services, including GP surgeries, dental practices and pharmacies.
- Sports and leisure facilities.
- Additional community, cultural and recreational facilities.



Fig. 3 – 500m catchment

In terms of public transport, the site benefits from excellent accessibility. A bus stop is located immediately adjacent to the site on Ballyguile Road, providing regular services to Wicklow Town Centre and surrounding areas. Wicklow Train Station, located a short distance from the site, provides regular commuter and intercity rail services along the Dublin–Rosslare line. The site also benefits from

convenient access to the N11/M11 national road network.

The redevelopment of this previously developed site represents an efficient use of serviced land within the built-up area of Wicklow Town, in accordance with the principles of sustainable development and compact growth. The proposed development will enhance the appearance of the site through the delivery of 16 high-quality homes, make effective use of existing infrastructure and services, and contribute positively to the continued consolidation of the surrounding residential area.

The site is currently vacant and underutilised, detracting from the visual amenity of the area. Its redevelopment will improve the streetscape, increase passive surveillance, reduce opportunities for anti-social behaviour and illegal dumping, and provide a safe, attractive and sustainable residential environment for future occupants.

3.0 SITE CONSTRAINTS AND OPTIMISATION

3.1 PLANNING HISTORY

A review of the available planning records indicates that there is no recent or relevant planning history associated with the subject site.

The site is located within an established residential area. Belmont Close, Ballyguile, together with the surrounding residential development, forms part of the immediate context of the site and demonstrates the established residential character of the area.

The most recent significant residential development in the vicinity is the Sessile Oaks development at Ballyguile Beg, which was granted planning permission under Wicklow County Council Reg. Ref. 15595 and subsequently permitted on appeal by An Bord Pleanála Ref. PL27.245688 for a development of 28 dwellings. This development further reinforces the established residential character of the area and demonstrates the continued delivery of residential development within this part of Wicklow Town.

The proposed development for 16 dwellings is considered appropriate having regard to the surrounding pattern of development and will provide for the redevelopment of an underutilised site within the existing built-up area of Wicklow Town, making efficient use of existing infrastructure and services in accordance with the principles of sustainable development and compact growth.



3.2 FLOOD RISK

The subject site has been assessed with regard to flood risk. The Office of Public Works (OPW) Flood Maps and the Strategic Flood Risk Assessment accompanying the Wicklow County Development Plan have been examined.

The available mapping confirms that the site is not located within Flood Zone A or Flood Zone B and is not identified as being at risk from fluvial or coastal flooding. The site is also situated at an elevation of approximately 87m above Ordnance Datum (mOD), well above the areas of Wicklow Town identified as being susceptible to flooding. Accordingly, there is no evidence to indicate that the proposed development would be subject to flood risk.

The proposed development is therefore considered appropriate at this location and is consistent with the *Planning System and Flood Risk Management Guidelines for Planning Authorities* (DEHLG/OPW, 2009, as amended) and the flood risk policies and objectives of the Wicklow County Development Plan.

3.3 AA SCREENING AND EIA SCREENING

An Appropriate Assessment (AA) Screening Report and an Environmental Impact Assessment (EIA) Screening Report have been prepared in support of the proposed development and accompany this application.

The AA Screening Report assesses the potential for the proposed development to have likely significant effects on any European Site (Natura 2000 site), either alone or in combination with other plans or projects. The assessment concludes that, having regard to the nature, scale and location of the proposed development, together with the absence of any ecological or hydrological connectivity to European sites, it can be excluded, on the basis of objective scientific information, that the proposed development will have a likely significant effect on any European site. Accordingly, the report concludes that Stage 2 Appropriate Assessment is not required.

The EIA Screening Report assesses the proposed development in accordance with the Planning and Development Regulations 2001 (as amended) and the criteria set out in Annex III of the EIA Directive. Having regard to the characteristics, location and potential impacts of the proposed development, the report concludes that the proposal is not likely to give rise to significant effects on the environment and that the preparation of an Environmental Impact Assessment Report (EIAR) is not required.

The findings of both screening reports demonstrate that the proposed development is not likely to result in significant ecological or environmental effects and support the proposed residential development at this location.

3.4 SERVICES & SUSTAINABLE URBAN DRAINAGE (SuDS)

The subject site is well served by existing public infrastructure and utilities. Existing mains services, including water supply, foul drainage, electricity and telecommunications, are available within the surrounding public road network and adjacent residential developments.

The proposed development will connect to the existing public water supply and foul sewer network, subject to the agreement of Uisce Éireann. A Pre-Connection Enquiry has been submitted to Uisce Éireann, and confirmation has been received that the proposed development can be serviced, subject to the requirements set out in the Connection Agreement.

Electricity and telecommunications infrastructure are available in the vicinity of the site and will be extended to serve the proposed development as required. Surface water drainage will be managed through a Sustainable Drainage System (SuDS) in accordance with the recommendations of the project consulting engineers and the requirements of the planning authority.

The availability of existing services and infrastructure confirms that the site is suitably serviced for the proposed residential development and supports the efficient redevelopment of this underutilised site within the existing urban area.

The proposed development incorporates a Sustainable Drainage System (SuDS) designed in accordance with the principles of the Greater Dublin Strategic Drainage Study (GDSDS) and best practice in sustainable surface water management. The SuDS strategy is designed to manage both the quantity and quality of surface water runoff while ensuring that post-development discharge rates do not exceed greenfield runoff rates.

The proposed SuDS measures include permeable paving with a voided stone sub-base, attenuation of roof water through the permeable pavement system where feasible, an underground GeoBloc attenuation tank providing approximately 80m³ of storage, a HydroBrake flow control device restricting discharge to 2.0 litres/second, and a bypass petrol/oil interceptor to improve the quality of surface water prior to discharge to the public surface water network. Infiltration systems were discounted following BRE365 testing, which confirmed that the site is unsuitable for infiltration. The proposed SuDS strategy will ensure that surface water runoff from the development is appropriately managed, attenuated and treated prior to discharge, thereby reducing flood risk and protecting the receiving environment.



Fig. 5– Aerial Photograph

3.5 TRAFFIC AND PARKING

The proposed development has been designed to provide an appropriate level of car and cycle parking in accordance with the standards set out in the Wicklow County Development Plan 2022–2028.

A total of 16 car parking spaces are proposed. Secure bicycle parking is also provided to encourage sustainable travel. The proposed development will be accessed via the existing residential estate road serving the adjoining development. As such, no new access onto the public road network is required, and the proposed development will utilise an established and appropriate means of vehicular and pedestrian access.

Having regard to the modest scale of the proposed development, comprising 16 dwellings, the proposal is significantly below the indicative threshold of 100 dwellings set out in the Transport Infrastructure Ireland (TII) Traffic and Transport Assessment Guidelines (2014) for the preparation of a Traffic and Transport Assessment.

The proposed parking provision, together with the site's proximity to Wicklow Town Centre, local schools, neighbourhood services and a bus stop immediately adjacent to the site on Ballyguile Road, supports a balanced and sustainable approach to accessibility and mobility.

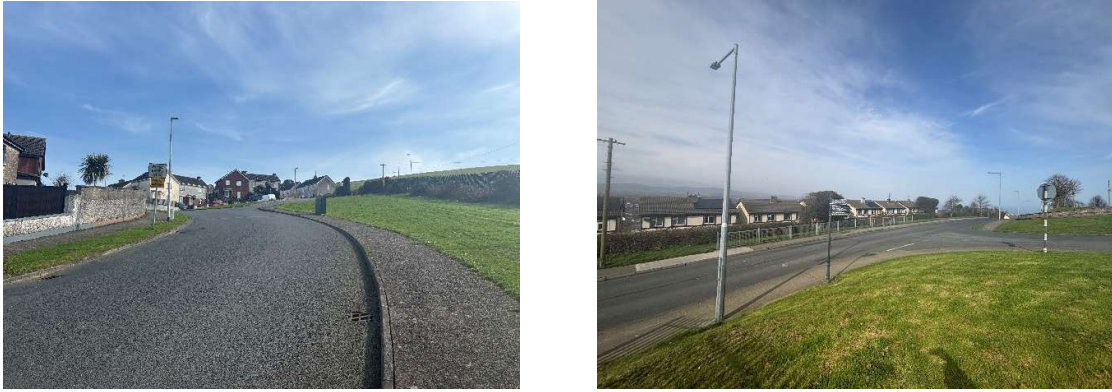


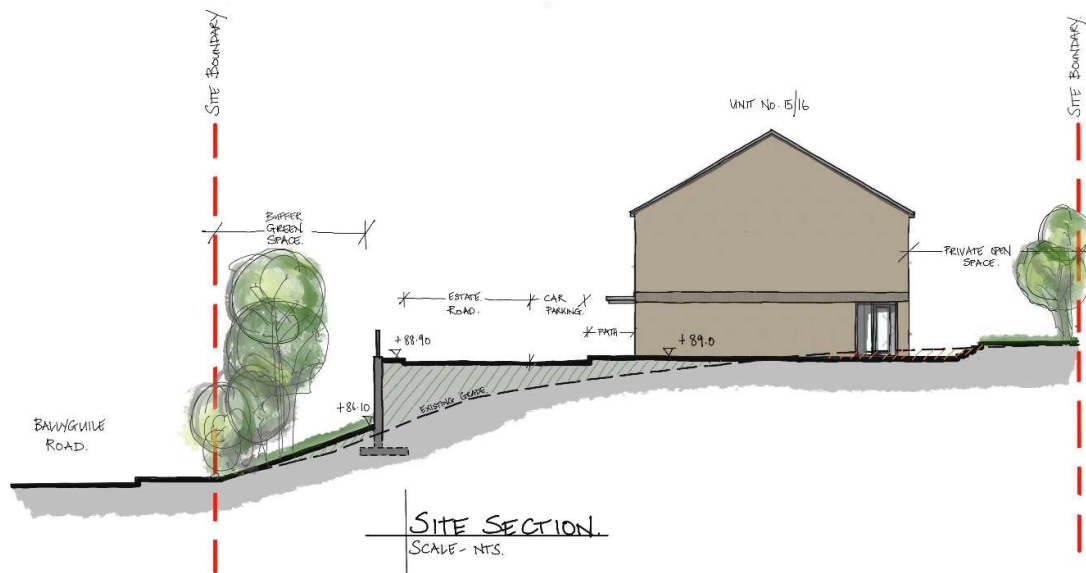
Figure 6 & 7 - . Estate road and Ballveuille road adjoining the subject site

3.6 TOPOGRAPHY & GROUND CONDITIONS

The site is characterised by varying topography, with ground levels ranging from approximately 82.5mOD to 107.5mOD across the site. The proposed layout has been carefully designed to respond to the existing contours, minimising earthworks where practicable while ensuring appropriate levels, accessibility and surface water management.

A programme of site investigation works was undertaken in December 2025, comprising cable percussive boreholes, trial pits, soakaway testing and plate bearing tests, together with laboratory analysis of recovered samples.

The investigation identified areas of made ground overlying competent natural soils. The findings informed the engineering design and foundation strategy for the proposed development, and no abnormal ground conditions were identified that would preclude the development of the site for residential use.





Comhairle Contae Chill Mhantáin
Wicklow County Council

16no. residential units at:

Ballyguile, Wicklow Town, Co. Wicklow
Site Appraisal Report



16no Units at Ballyguile, Wicklow Town, Co. Wicklow

DATE: JUNE 2026

REPORT PREPARED BY:
STEPHEN EARLS, MRIAI, EXECUTIVE ARCHITECT, WCC



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3.4 Services & Sustainable Urban Drainage (SuDS)

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1.0 SITE CAPACITY

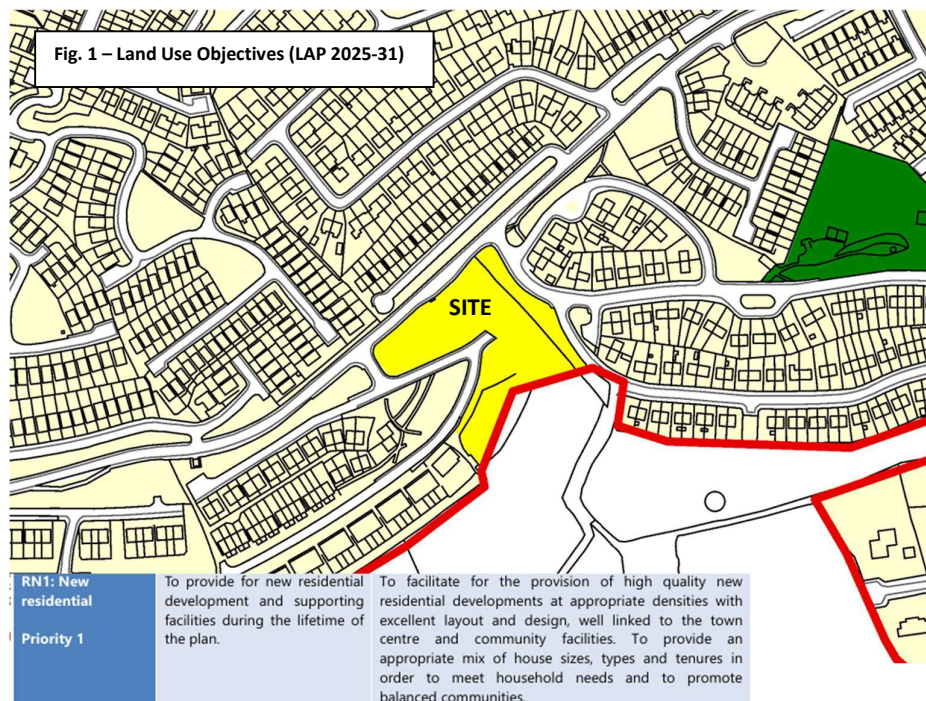
The subject site extends to approximately 0.39 hectares and is located on Ballyguile Road, Wicklow Town, within an established residential area to the west of the town centre. The site is bounded by existing residential development and benefits from direct vehicular access from Ballyguile Road together with a proposed connection to Belmont Close, enhancing permeability and integration with the surrounding neighbourhood. The proposed layout provides for 16 residential dwellings, together with associated parking, public open space, internal roads and pedestrian connections.

The site is located within the settlement boundary of Wicklow Town, which is identified as a Key Town in both the Wicklow County Development Plan 2022–2028 and the Regional Spatial and Economic Strategy (RSES) for the Eastern and Midland Region. Under the Wicklow Town–Rathnew Local Area Plan 2025–2031, the lands are zoned RN – New Residential, with the objective of providing for new residential development and associated uses while ensuring the protection and enhancement of residential amenity.

The Local Area Plan promotes the consolidation of the existing urban area through the efficient use of serviced residentially zoned lands in accordance with the principles of compact growth set out in the National Planning Framework and the Regional Spatial and Economic Strategy. The site is well served by existing infrastructure, local services, schools, public transport and community facilities, making it an appropriate location for additional residential development.

The *Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities* (2024) identify Key Towns as appropriate locations for increased residential densities, with developments generally ranging from 35 to 100 dwellings per hectare, depending on site characteristics, accessibility and design quality.

The proposed development comprises 16 dwellings on a site area of 0.39 hectares, equating to a residential density of approximately 41 dwellings per hectare. This represents an efficient use of serviced RN – New Residential zoned land and is consistent with the compact growth objectives of the Wicklow Town–Rathnew Local Area Plan 2025–2031, the Wicklow County Development Plan 2022–2028 and the Sustainable Residential Development and Compact Settlements Guidelines (2024).



1.1 ACCOMODATION BRIEF

The proposed development comprises a total of 16 residential units on a site area of approximately 0.39 hectares. The scheme has been designed to provide a balanced mix of dwelling types that respond to identified housing need while integrating with the established residential character of the surrounding area.

The proposed accommodation schedule is as follows:

Unit Type	No. of Units	Percentage
1-Bedroom Apartments	8	50%
2-Bedroom Houses	8	50%
Total	16	100%

The development provides a mix of apartments and family housing, offering a range of accommodation suitable for single-person households, couples, smaller families and older persons seeking to remain within the community. This mix supports the delivery of sustainable and inclusive communities by providing a diversity of housing options within an established residential area.



The proposed dwellings have been designed in accordance with the Design Manual for Quality Housing (2022) Quality Apartments Guidelines for Planning Authorities (2023), the Sustainable Residential Development and Compact Settlements Guidelines (2024) and the Design Manual for Urban Roads and Streets (DMURS), ensuring that all units achieve appropriate standards of residential amenity, daylight, private open space and accessibility.

The scheme incorporates 16 car parking spaces, public open space, landscaped areas, bicycle parking and a connected internal layout, with pedestrian and vehicular access provided from Ballyguile Road via Belmont Close. The proposed layout promotes permeability and safe movement throughout the development while integrating with the surrounding residential neighbourhood.

Overall, the proposed accommodation mix represents an efficient and sustainable use of serviced residential land, delivering high-quality homes that contribute to the housing objectives of the Wicklow County Development Plan 2022–2028 and the Wicklow Town–Rathnew Local Area Plan.

2.0 SUSTAINABLE COMMUNITY PROOFING

The proposed development site at Ballyguile, Wicklow Town is located within an established residential neighbourhood comprising a mix of housing types and tenures. The redevelopment of this underutilised site for the provision of 16 new units represents an opportunity to deliver high-quality residential accommodation within walking distance of a wide range of community services, facilities and public transport, supporting the principles of sustainable compact growth.

It is generally accepted that a distance of 500m (approximately a 5-minute walk) to 1,000m (approximately a 10-minute walk) represents an appropriate catchment within which residents should be able to access local services and day-to-day amenities.

Within approximately 500m (5 minutes' walk):

- Holy Rosary National School.
- Dominican College Wicklow.
- Childcare facilities.
- Local convenience shops.
- Church and other community facilities.
- Ballynerrin Playground and nearby public open spaces.
- Bus stop located directly adjacent to the site on Ballyguile Road, providing regular public transport services.

Within approximately 1,000m (10–15 minutes' walk):

- Wicklow Town Centre, including supermarkets, cafés, restaurants, retail services, banks, the post office and other commercial facilities.
- Additional primary and secondary schools.
- Wicklow Library.
- Wicklow Harbour and waterfront amenities.
- Healthcare services, including GP surgeries, dental practices and pharmacies.
- Sports and leisure facilities.
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Fig. 3 – 500m catchment

In terms of public transport, the site benefits from excellent accessibility. A bus stop is located immediately adjacent to the site on Ballyguile Road, providing regular services to Wicklow Town Centre and surrounding areas. Wicklow Train Station, located a short distance from the site, provides regular commuter and intercity rail services along the Dublin–Rosslare line. The site also benefits from

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The redevelopment of this previously developed site represents an efficient use of serviced land within the built-up area of Wicklow Town, in accordance with the principles of sustainable development and compact growth. The proposed development will enhance the appearance of the site through the delivery of 16 high-quality homes, make effective use of existing infrastructure and services, and contribute positively to the continued consolidation of the surrounding residential area.

The site is currently vacant and underutilised, detracting from the visual amenity of the area. Its redevelopment will improve the streetscape, increase passive surveillance, reduce opportunities for anti-social behaviour and illegal dumping, and provide a safe, attractive and sustainable residential environment for future occupants.

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3.2 FLOOD RISK

The subject site has been assessed with regard to flood risk. The Office of Public Works (OPW) Flood Maps and the Strategic Flood Risk Assessment accompanying the Wicklow County Development Plan have been examined.

The available mapping confirms that the site is not located within Flood Zone A or Flood Zone B and is not identified as being at risk from fluvial or coastal flooding. The site is also situated at an elevation of approximately 87m above Ordnance Datum (mOD), well above the areas of Wicklow Town identified as being susceptible to flooding. Accordingly, there is no evidence to indicate that the proposed development would be subject to flood risk.

The proposed development is therefore considered appropriate at this location and is consistent with the *Planning System and Flood Risk Management Guidelines for Planning Authorities* (DEHLG/OPW, 2009, as amended) and the flood risk policies and objectives of the Wicklow County Development Plan.

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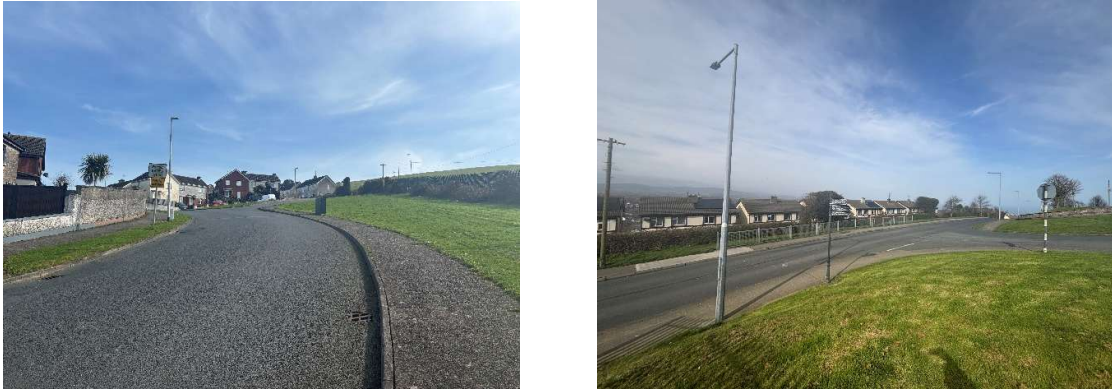


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The investigation identified areas of made ground overlying competent natural soils. The findings informed the engineering design and foundation strategy for the proposed development, and no abnormal ground conditions were identified that would preclude the development of the site for residential use.

