

PLANNING SUMMARY		Feb-20
<b>ADDRESS</b>	<b>Three Trouts, Greystones, Wicklow</b>	
<b>Type</b>	Greenfield Development	
<b>No. and type Houses</b>	41 no. (16 no. 1-bed apartments, 4 no. 2 bed apartments, 14no. 2-bed houses and 7 no. 3 bed houses rapid delivery dwellings).	
<b>Zoning</b>	R17	
<b>Density</b>	Medium Density of 17 units per ha. 17 units x 1.39 ha x 125m <sup>2</sup> = 2,950m <sup>2</sup> Proposed developemnt is for 41 units total internal floor area is 2,978.2m <sup>2</sup> . Which complies with the densities for R17.	
<b>Building Des./</b>	The site is serviced by existing roads & footpath. The site is within a 10 minute walk (1000m) of local amenities including schools, shops, playing fields, church, library, supermarket, leisure centre and public transport connections.	
<b>County Settlement Heirarchy</b>	The development has been designed to maintain as much of the natural boundaries as possible and to facilitate a continuation of the linear park along three trouts stream	
<b>Building Design</b>	Units are designed to conform with Quality Housing for Sustainable Communities and the space standards set out within.	
<b>No. and type Houses:</b>	16 no. 1 Bed Apt. Units (m <sup>2</sup> ). 4 no. 2 Bed Apt. Units (m <sup>2</sup> ). 14 no. 2 Bed House Units (m <sup>2</sup> ). 7 no. 3 Bed HouseUnits (m <sup>2</sup> ).	
<b>Housing Needs:</b>	Figures represent the number of applicants currently on the housing list in this area:  1 and 2 Bed Houses (44m <sup>2</sup> - 65m <sup>2</sup> )- 246 2 Bed Houses - 285 3 Bed Houses - 128 4 Bed Houses - 15	
<b>Privacy:</b>	Houses have been laid out to be at 90 degrees to each other where possible in order to minimise overlooking. All rear garden walls are to be 2m in height and post and rail construction	
<b>Green Issues:</b>	All units will incorporate sustainable technologies capable of achieving a BER rating of A3.	
<b>Private Open Space:</b>	Private open space is proposed in accordance with: 1 Bed Apartments - min. 5m <sup>2</sup> 2 Bed Apartmnents - min. 6m <sup>2</sup> 2 Bed Houses - min. 50m <sup>2</sup> 3 Bed Houses - min. 60m <sup>2</sup>	
<b>Public Open Space:</b>	Site Area - 1.39hectares / 3.44acres / 15,579m <sup>2</sup> Public Open Space Requirement (15%) - 2337m <sup>2</sup> Proposed Open Space -	
<b>Car Parking Requirement:</b>	51 spaces proposed 1 space per 1 Bed Apartment 1 space per 2 Bed Apartment 1 space per 2 bed House 2 spaces per 3 bed House  1 visitor parking space per 5 houses provided with only 1 parking space.	
<b>Drainage / Flooding:</b>	The site is within / near a flood risk area as indicated by CFRAM maps. SUDS system proposed to the site.	
<b>Roads:</b>	All roads are to conform with DMURS and Roads Dept. Requirements.	
<b>Water Services: Water Provision, SW and FW Disposal.</b>	A pre connection inquiry has been made to Irish Water, to connect to mains water supply in accordance with Irish Water's recommendations. Proposal to connect to existing wastewater drainage in accordance with Irish Water's recommendations. SUDS system proposed to the site. All surface water drainage to be in accordance with WCC Environment Dept. Recommendations.	
<b>ESB</b>	O/H line crossing the site. Contacted ESB will only submit a proposal when Part 8 has been granted.	
<b>EIA (Environmental Impact Assessment)</b>	Preliminary Examination Report Attached. 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).	
<b>AA (Appropriate Assessment)</b>	Screening Out Report attached.	
<b>ACA (Arch. Conservation Areas)</b>	This site does not contain any protected structure or recorded monuments, and is not in an Architectural Conservation Area.	
<b>AA (Archaeological Assessment)</b>	An Archaeological Assessment and Geophysical Report have been carried out on the site. The site does not posses any archaeological potential. Report Attached.	