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4.0 HOUSING

4.1 VISION

The Local Area Plan will set out to make adequate provision for the housing of the target population of 19,000-21,000 persons during the lifetime of the Local Area Plan (2006-2012). The policies and objectives pertaining to housing will set out to reinforce the sustainable urban design vision and social objectives of the LAP.

4.2 CONTEXT

Greystones/Delgany incorporates residential areas of differing and distinctive styles, character and ages. Greystones town centre presents itself as a Victorian railway town along the sea front with a mix of terraced and compact residential areas. Delgany Village presents a significant contrast as an attractive and informal ensemble of buildings of various styles, enclosing walls and landscaping. Killincarrig and Blacklion have evolved from historic rural hamlets. The Burnaby represents a unique district of stand-alone dwellings on generous plots.

Since the 1970's there has been considerable commuter generated residential development in particular to north and east of Greystones. Residential development has primarily been in estate developments of family housing.

In recent years there has been considerable new housing development in both the Delgany area and to the south of the settlement around Charlesland and Farrankelly.

To the north of Delgany in the Kindlestown area and to the south of Delgany along the course of the Three Trout's Stream, there has been development of low density housing, consisting largely of single detached dwellings on large plots.

Within Greystones town centre there have been some infill developments of apartments on backlands, such as at the Meridien Centre. Planning permission has been granted for 85 apartments on the site of the La Touche Hotel and the proposed redevelopment of the Harbour North Beach provides for 375 residential units.

The Wicklow County Development Plan 2004-2010, incorporates a Housing Strategy which sets out Council policy with regard to housing supply, including the supply of social and affordable housing.

In addition the Housing Strategy sets out Council policy with regard to implementing Part V of the Planning and Development Act 2000 and the supply of social/affordable housing in developments on lands zoned for residential or residential and other uses.



Delgany



Killincarrig Social Housing



Blacklion

4.3 STRATEGIES

There is existing zoned land capacity within the settlement to house a population of over 22,000. Therefore there is no need or justification for the zoning of substantial additional lands for residential development. The priority of the Local Area Plan will be the consolidation of residential development on lands currently zoned residential and within village, district and local centres. The Local Area Plan where appropriate promotes higher residential densities on existing residential zoned lands and promotes residential development within town and village centres and on identified Action Areas.

The Greystones/Delgany Local Area Plan will support and enable the implementation of the County Wicklow Housing Strategy.

4.4 POLICIES

Policy HP01

It is Council policy to provide for sufficient and serviced zoned land to meet the target population of 19,000-21,000 by 2012.

Policy HP02

It is Council policy to promote increased residential densities where appropriate on existing residentially zoned lands and within identified town and village centres.

Policy HP03

It is Council policy to require high standards of urban and architectural design in proposed residential developments

Policy HP04

It is Council policy to ensure the provision of a wide-range of housing types and sizes to cater for the differing needs of the population, including the provision of sheltered housing for the elderly.

Policy HP05

It is Council policy to encourage and assist non profit and voluntary co-operative housing associations in the provision of housing.

Policy HP06

It is Council policy to implement the Council's Social & Affordable Housing Programme in accordance with the housing needs assessment.

Policy HP07

It is Council policy to ensure that purpose built flats will not be permitted in the Old Burnaby nor will they normally be permitted on sites, including cul-de-sac sites, surrounded by and having access through predominantly single family occupied housing estate developments.

Policy HP08

It is Council policy that new developments shall not be considered on areas of lands permitted or designated as public open space in existing residential estates"

4.5 OBJECTIVES

4.5.1 HOUSING DENSITIES

The Council will seek to implement a locational approach to residential density: -

- Higher residential density developments are located within close proximity (5minute walking distance) of town centres, village centres and public transport routes.
- Lower density residential developments are located in peripheral areas, such as the perimeter of the settlement area and in areas where by virtue of environmental and landscape character attributes, lower density development is preferable.

Housing densities are outlined on the basis of land-use zoning objectives described in table 4.5 below:

Zoning	Objective	Density (Units / Ha)
R1	Preserve and improve residential amenity	22.2
R2	Preserve and improve residential amenity	17.3
R3	Preserve and improve residential amenity	10
R4	Preserve and improve residential amenity	5
R5	Preserve and improve residential amenity	2.5
RE	Preserve and improve residential amenity	The design of any new infill development will have regard to the character, scale, massing, visual rhythm, prominent design features, density and height of existing buildings. New buildings will have regard to established building lines, roof pitches and window proportions.
T1/T2		For T1 development on the whole, including non-residential uses, a maximum plot ratio of 2 will be permitted while for T2 a maximum plot ratio of 1.5 will be permitted for same.

House / duplex density

Densities stated above refer to a typical house / duplex of 125sqm.

Apartment density

A maximum gross floor area of 210sqm of apartment floor area may be permitted for each house permissible on the site.

Town and Village Centres

No upward limit on housing density is set out for Town and Village Centres. The quantum of development on any site will be guided by adherence to appropriate plot ratio and site coverage standards and compliance with other requirements such as open space and car parking. In addition density in Town and Village centres will be guided by:

- The strategies outlined for each Town and Village Centre (see Spatial Strategy Chapter 3.0)
- Qualitative design standards and guidance contained within this chapter and Chapter 3.0.
- The policies and objectives of Architectural Conservation Areas (see Chapter 8.0).

4.5.2 NEW HOUSING LAYOUT

- The arrangement, scale and form of public open space should be amongst the central considerations in the layout and design of housing areas. Personal security should be taken into consideration by way of orientating public space (roads, foot paths and open space) to be over looked by adjacent dwellings.
- All corner, end of terrace or 'book-end' buildings shall front both adjacent streets with entrances and/or windows on the elevations of all floors facing directly onto the public domain. The public domain being herewith defined as a combination of streets, roads, public spaces, pedestrian and cycle paths.
- New buildings or structures in front of an established building line shall not generally be permitted, unless it would positively add to the urban space or form or where it would accord with a building line established by the Council.
- In new residential developments including apartments, houses and duplexes, all residents must have access to private/semi-private open space which is free from unnecessary over looking by neighbours.



The Burnaby



Greystones Housing



Charlesland

4.5.3 OPEN SPACE

- Public open space in housing areas shall generally adhere to the following criteria:
 - Be usable and functional, catering for passive and active recreational activity; children's play, sports, social gathering.
 - Be of ecological/biodiversity merit or value, by connecting to and extending adjoining habitat areas and green spaces; preserving habitat areas on site (existing trees, wetlands, hedgerows, ditches) and/or incorporating ecological planting of native species. The Council may require the adjoining of public open space with adjacent developments to facilitate wildlife corridors, connectivity and other such considerations.
 - Be of benefit in implementing Sustainable Urban Drainage Systems.
 - Be central as opposed to peripheral to the layout of the housing area as a whole.
 - Be integrated with the pedestrian and cycle network of the local area.
 - Be overlooked and positively addressed by adjacent housing and community facilities.
 - Be visually and functionally accessible to all residents.
- Public open space should, as far as is practical and beneficial, be arranged in a hierarchical order ranging from pocket parks and courtyard spaces serving the activities of pre-school children and immediate residents; larger neighbourhood parks serving the recreational needs of older children (primary school going age) and community events; town parks and environmental corridors providing recreation and amenity for the settlement as a whole.
- As a rule in new residential developments a minimum of 15% of the total site area shall be reserved as public open space. Exceptions to this standard may be permitted where:
 - In developments where additional community and sports facilities are provided which allow for a higher intensity usage, such as; sports halls, all weather sports courts, library buildings, community club facilities.
 - The Planning Authority may consider the location of part of the public open space requirement (but not in excess of half the required public open space) in a neighbourhood park, to be provided off-site by the developer. Alternatively the Planning Authority may consider a contribution from the developer towards the cost of the provision of a neighbourhood park serving the proposed development.
- Developers are responsible for the provision of public and private open space. Developers will be required to vest all public open space into the Council's ownership.
- The Council will not accept the use of these types of lands for public open space.
 - backlands, (land to rear of dwellings which is not accessible),
 - land not suitable due to its gradient, sub-soil or other characteristic
 - land incidental to roads, roundabouts, footpaths or river floodplains
 - areas of land less than 10m in width and 200sqm in area
- All planning applications for housing development are to include comprehensive landscape proposals, to consist of plan drawings, site sections, details, planting schedules and specifications. Layout plans are to be provided at a minimum scale of 1:500. Landscape proposals shall be prepared in consultation with a suitably qualified design professional (landscape architect).
- Public open space lighting shall be provided and it shall be low level; side lit, wall mounted or bollard type, in the interest of minimising ambient light pollution of the night sky and of overlooking dwellings.

4.5.4 TRAFFIC, ACCESS AND CAR PARKING

- The design of streets and roads in housing areas shall discourage speed, manage traffic and give priority to pedestrians and cyclists
- Cul-de-sacs shall be avoided where possible and a permeable street layout with good linkages to adjoining roads and routes is encouraged.
- Adequate parking including visitor parking shall be provided (ref. Chapter 7.0 Transport and Infrastructure)
- Access for emergency vehicles shall be provided in all housing developments.
- Where appropriate and applicable consideration should be given to the arrangement of dwellings on shared surface streets.
- Generally two usable off street car parking spaces per dwelling over 2 bedrooms should be provided in all new residential developments and generally one space for units of 2 bedrooms or less. For every 5 units provided with only one space, one additional shared visitor space should be provided.

New residential development in towns/village centre locations may (at the discretion of Council) make a special financial contribution in lieu of provision of on-site car parking, if suitable Council provided car parking is available or will be available in close proximity to the site.

See Section 7.2.11 Accessibility Principles, for accessibility principles to be considered with regard to pedestrian /cycle paths.

4.5.5 HOUSE DESIGNS AND STANDARDS

- Council will require the provision of several different dwelling types within any single development, consisting of a mix of dwelling sizes and styles:
 - To reduce the dominance of detached and semi-detached house types in suburban areas and to provide for all aspects of the market; enabling householders to move into a smaller house in the immediate proximity when circumstances reduce the household size, and thus release a larger house to the market and provide market accommodation for single person households.
- The Council will support and promote the use of sustainable construction, methods and technology in the design and construction of new housing developments.
- In considering appropriate heights for buildings in housing developments the following will be taken into consideration:
 - Proposed buildings do not excessively overshadow adjoining building and properties, resulting in a significant loss of daylight and amenity.
 - Proposed buildings do not excessively overlook adjoining buildings and properties with a resulting significant loss of privacy and amenity.
 - The scale and height of proposed buildings will be sympathetic to the dominant scale and height of the street, town, village or character area.
 - The impact of buildings proposed on the setting and views of Protected Structures in close proximity.
 - The extent of impact of buildings proposed on protected views / prospects.
- Private open space for houses is usually in the form of front, side and rear private gardens. Private open space shall normally be provided at a rate of 0.64sqm per 1sqm house floor area, the absolute minimum size of private open space shall be 48 msq.
- A suitable distance should be maintained between adjoining properties to ensure privacy and prevent overlooking of habitable rooms (bedrooms, dining and living rooms). As a rule a distance of 22metres will be required between opposing windows, balconies and doors on the rear elevations of dwellings, for structures in excess of 1 storey.
- Permanent screening, to a height of 1.8m, shall be provided along the side boundaries between houses, along the entire length of the side boundary from the front wall of the house as far as the rear garden wall. 2m high screen walls shall be provided along rear garden boundaries and between rear gardens and areas of public open space. Where concrete screen walls along the edge of public areas are proposed, they should be suitably rendered and capped in a manner acceptable to the Council.
- In certain developments a combination of private/ semi-private open space may be provided, to include communal landscaped areas such as courtyards.
- Where on street parking is provided in lieu of front gardens a landscaped strip of private garden space with a minimum depth of 1.5metres will be required to the front of each house.



Farrankelly



Greystones Housing



Greystones Playground

4.5.6 APARTMENT DESIGN AND STANDARDS

- All units should receive adequate daylight and sunlight
- Entrance halls, corridors and all habitable rooms within apartment complexes should be well designed with provisions made for natural ventilation and lighting.
- Double height spaces at entrance lobbies and dual aspect apartments should be standard.
- Long corridors are discouraged.
- Dual aspect apartments will be standard. Where single aspect dwellings are unavoidable single aspect units with north-facing elevations will not be permitted.
- Internal individual storage spaces/facilities will be provided in all apartments. These must be separate to those areas containing the water tank and hot water cylinder, and must be designed to permit easy access and use.

The following table indicates the minimum space requirements for internal storage

Apartment type	Storage space requirement
One Bedroom	2.0 sq. m
Two Bedroom	3.0 sq. m
Three Bedroom	4.0 sq. m

- Externally accessible space should also be considered for play equipment and bicycles
- Service ducts serving two or more apartments should be accessible from common circulation areas for maintenance purposes.
- Communal facilities (including open space, washing and drying areas, refuse storage and car parking) should be included with adequate and easy access.
- Refuse storage, recycling and composting areas for apartment developments must be addressed at the design stage.
- Apartment developments will contain a mix of apartment sizes, with a higher proportion of 2 and 3 bedroom units, over single bedroom units. A minimum of 50% of apartments in a scheme shall be 70sqm or greater. No more than 20% shall be under 50sqm. The minimum size of apartment shall be 45sqm.
- All apartment developments will make provision for private open space at a rate of 30sqm per unit. This may be in the form of balconies, terraces, roof gardens or communal landscaped areas. Surface car parking is not included in the private open space category.
- Balconies and terraces are required to be a minimum of 4 sq. m in area and should be recessed or integrated into the main structure of the building. These are seen to provide shelter, privacy and where possible will prevent overlooking.
- No balcony or terrace from the 1st floor up should overhang onto the public footpath.

4.5.7 ENGINEERING AND ANCILLARY SERVICES

- Service runs for potable water, wastewater, gas, electricity and telecommunications shall be placed underground, preferably located under roads, pavements or other hard surfaces.
- Developers will be required to provide the necessary underground ducts to bring services into each dwelling.
- For additional guidance on flood risk and sustainable urban drainage refer to section 7.3 of this document.

See Section 7.3 Services; for policies, objectives and development control standards with regard to water, wastewater, communications infrastructure, energy, waste management and sustainable urban drainage strategies.

4.5.8 CHILDCARE

- Childcare facilities will be required in accordance with the policies and objectives of the Wicklow County Development Plan 2004-2010 (see section 6.6 of this document).

4.6 EXTENSIONS

- Proposed extension to existing dwellings will be required to;
 - Integrate new works by using matching building materials.
 - Preserve the amenity of adjoining buildings and properties by avoiding excessive overlooking and overshadowing.

4.7 HERITAGE FEATURES

- New housing developments should protect existing heritage features and integrate such features into the design proposals in a positive manner that enhances the value and appreciation of such features.
- A comprehensive site survey indicating all existing site features; walls, trees, hedgerows, buildings, watercourses, etc. shall be submitted with all applications for housing development.
- Additional polices and guidance relating to natural heritage and landscape are provided in section 8.1 of this document
- Additional polices and guidance relating to Protected Structures, Architectural Conservation Areas and archaeological heritage is provided in Section 8.2 of this document.

4.8 DESIGN CHECKLIST FOR NEW RESIDENTIAL DEVELOPMENTS

Desired Features	Maximised	Minimal	Ignored
Existing Features			
Existing trees, hedgerows and habitats of ecological value protected and incorporated into design			
Sensitive response to existing topographical conditions, minimising the need to import or export soil.			
Protection of areas liable to flooding.			
Exploitation of potential views.			
Positive or benign impact on protected views and skyline.			
Setting of protected structures protected and enhanced			
Features and areas of archaeological interest protected and incorporated into design.			
Layout and arrangement			
Layout affords a high degree of pedestrian and cycle access within the proposed development and with adjoining areas (see Accessibility Principles, chapter 7)			
Layout is easily understood by visitors; easy to find one's way.			
Public urban domain of streets and open spaces is positively addressed and overlooked by buildings.			
Open space areas central versus peripheral consideration in design.			
Positive attributes of aspect are exploited.			
Public open space			
Provides for a hierarchy of open spaces.			
Adds to and links with Green Corridors and/or open spaces in adjoining neighbourhoods.			
Biodiversity benefit (retention of existing habitat and native planting).			
Active recreational value (play areas, sports)			
Accessibility for pedestrians.			
Integration with network of Greenroutes.			
Integration of Sustainable Urban Drainage Systems.			
Positive attributes of aspect are exploited.			
Private open space			
Privacy.			
Natural lighting and positive aspect.			
Usability			
Accessibility			
Housing design			
Mix of typologies and styles.			
Day-lighting and natural ventilation.			
Dual aspect.			
Energy saving technology and design.			
Water saving technology and design.			
Use of local materials.			
Use of durable and re-usable materials			
Use of recycled materials			
Flexible design that permits conversion to wood pellet burners or other bio-fuels.			
Adequate facilities for storing dry recyclable domestic waste.			

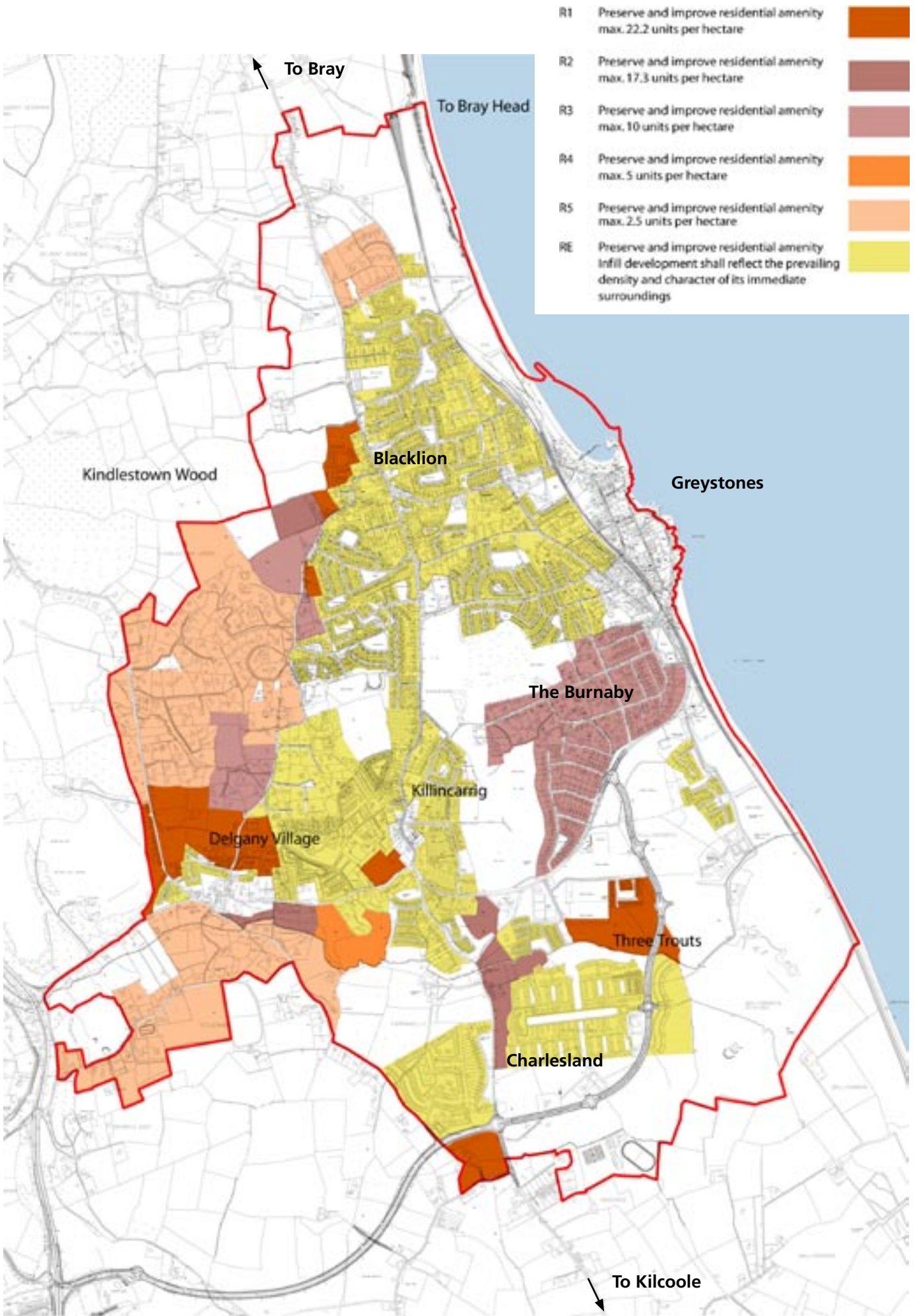


Fig. 4.0 Housing Strategy