

SITE APPRAISAL REPORT

Site Capacity

The overall site of 5 Ha is located in Kilcoole less than 0.5km to the north east of the village on a greenfield site, adjacent to a residential neighbourhood. The enclosed site location plan highlights the extent of the site within the ownership of the Local Authority. The Development Plan Zoning is MU, mixed use, which should permit a proposal which includes residential of density matching the density of existing residential developments.

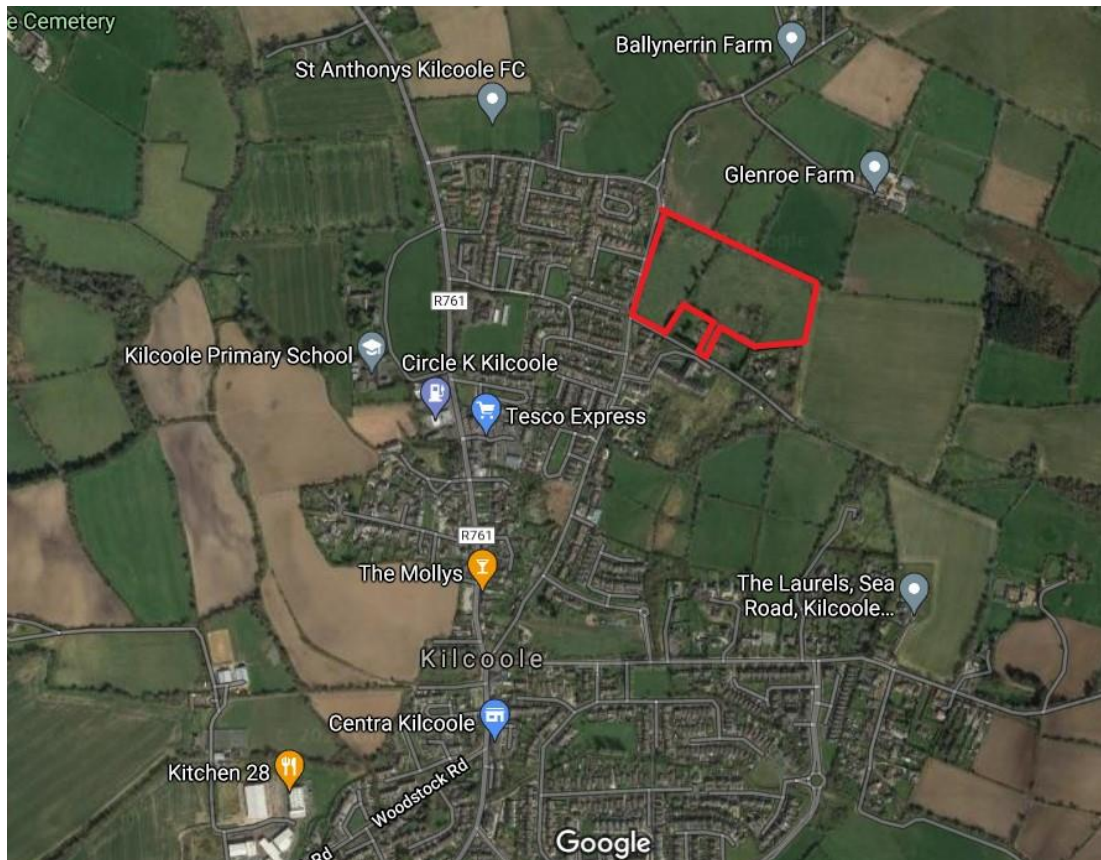


Figure 1: Aerial Image showing proposed site (red) and adjacent land use. (With Thanks to Google.)

The scheme incorporates design review with Wicklow County Council planning, and also the DOEHLG Architectural Advisor.

Accommodation Brief, The proposed development of 152 units comprises of:

- 2 no. 4 Bed, 7 Person units each 119.44 sqm = \sum 239msq
- 85 no. 3 Bed, 5 Person units each 102.93 sqm = \sum 8749msq
- 51 no. 2 Bed, 4 Person units each 84.2 sqm = \sum 4294msq
- 7 no. 1Bed, 2 Person units each 52.54 sqm = \sum 368msq
- 7 no. 1Bed, 2 Person units each 58.27 sqm = \sum 408msq

Total proposed area = 14,058msq / 125msq = 113 units, for density calculations. The site is 5 Hectares. Therefore, the density for proposed development equates to, (113 U/5 ha=) 23 units per hectare.

This medium density development, when considered with the adjacent residential developments, should be substantially compliant with the MU, mixed zoning.

In general, there is broad approval for this type of well-designed development, on this type of site, as would promote the good use of the existing services, infrastructures and facilities.

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

The dwellings will be a mixture of duplex apartment, terraced and semi-detached in form and floor areas, as shown above, will be consistent with the target areas of the QHfSC.

Sustainable Community Proofing

As noted the site lies within a mixed tenure, mixed income neighbourhood. It is generally accepted that 500m (5-minute walk) to 1000m (10-minute walk) represents the 'ped-shed' - a suitable distance from which residents should be able to access local services and convenience shopping.

The site lies at less than 400m walk from the village.

Within 1000m (10 minutes' walk):

- Church
- National School
- Petrol Station
- Secondary School
- Little Tern Park Playground
- Village Shopping, Post Office and Convenience Stores
- Dublin Bus Stop

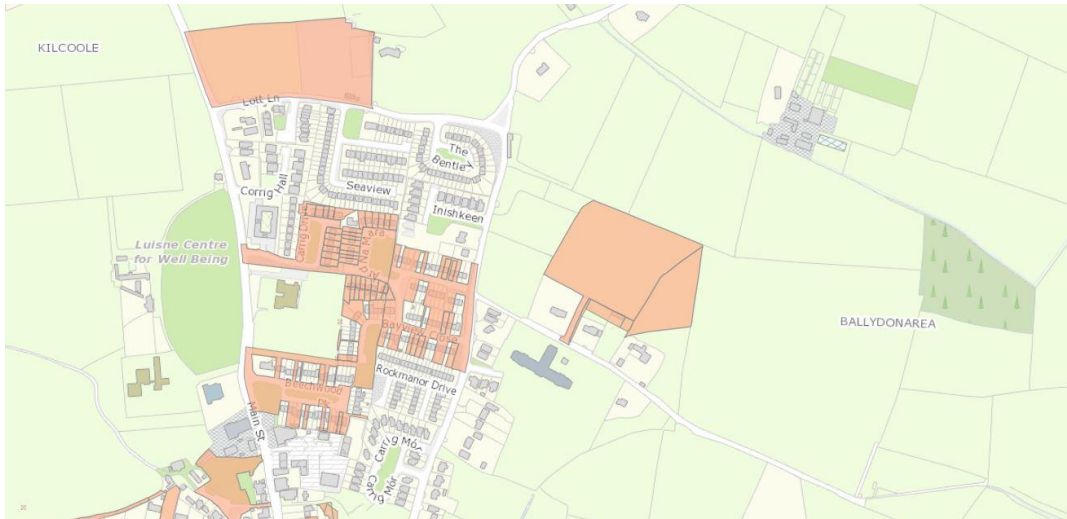


Figure 2: Map showing distribution of social housing and lands in relation to site.(WCC GIS)

Site constraints

Statutory Land Use Zoning:

In the municipal District Local Area Plan, the subject site is zoned mixed use, MU.

A detailed a site investigation has been undertaken for the area of the site and preliminary designs for roads, foundations and retaining walls shall be further progressed as the design develops.

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). In addition the subject site does not contain any protected structure or recorded monuments.

Flood Zone:

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

Site Area:

As noted previously, the area of the subject site measures approximately 5 Ha.