



Wicklow County Council

Comhairle Contae Chill Mhantáin

SITE APPRAISAL REPORT

FOR 10 SOCIAL DWELLINGS @

BALLYNERRIN UPPER, WICKLOW TOWN, CO. WICKLOW



Date: 24th May 2022
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For & on Behalf of
Wicklow County Council

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1.0 Site Capacity

The overall site of 0.32 ha (0.792 acres) is located in the townland of Ballynerrin upper, Wicklow Town, approximately 2.0 km south west of the town centre within a mixed-tenure, mixed-income residential neighbourhood. The enclosed site location plan highlights the extent of the site within the ownership of the Local Authority. The site is bound by Ballyguile Road to the east, the R571 to the west and residential properties to the north and south.



*Figure 1: Aerial Image showing proposed site (Purple) & WCC Capital Project @ Ashtown Lane (Red)
Image copy right Google.*

The Development Plan permits a mixed use housing development including a range of tenure types along with community facilities determined by the planning authority.

It is proposed that the site be developed for the construction of 10 social housing units within the area and to encourage integration.

1.1 Accommodation Brief

The proposed development of 10 social units comprises of:

- 4 no. 3B/5P/2Storey units each 103.4 m² (4 x 103.4 = 413.6 m²)
- 6 no. 2B/4P/2Storey units each 83.9 m² (6 x 84 = 504.0 m²)

Total proposed Floor area = 917 m²

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 generally be terraced in form and floor areas, as shown above, will be consistent with the target areas of the QHfSC.

2.0 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 a suitable distance from which residents should be able to access local services and convenience shopping.

Within 500m (5 minutes' walk):

- Ashvale Creché
- Wicklow Montessori Primary & Pre-School
- 133/133B/133L Bus Stop (Serves Arklow, Bray & Dublin; IFSC)

Within 1,500m (15 minutes' walk):

- Coras Mini Market
- St Patricks Church
- Wicklow Educate together - National School
- Coláiste Chill Mantáin – Secondary School
- Ballynerrin Playground (St Laurences Park)
- Town Centre
- Wicklow Town FC
- Wicklow RFC

3.0 Site Constraints/Abnormals

Strategic constraint indicators have been identified and assessed in relation to the Ballynerrin site are as follows;

- Site Investigation has identified the presence of Rock close to the existing exposed surface across the entire site area
- Cut/fill to the site and excavation for services in rock
- Requirement to construct significant amounts of retaining walls to both the east and west boundaries

3.1 Site Area

As noted previously, the area of the subject site measures approximately 0.32 Ha (0.792 acres)

3.2 Statutory Land Use Zoning:

As stated previously above in the introduction, the subject site is zoned Residential-Infill (RE).

3.3 Planning History

Planning on an adjacent site for 34 units is the only planning application close to the proposed site. The site is greenfield as is the adjoining development.

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 Area of Conservation (SACs). In addition the subject site does not contain any protected structure or recorded monuments. An archaeological desktop and field study of the site conducted in March and April of 2021 concluded that *"no further archaeological mitigation is required in order for the development to proceed. The proposed development will not impact upon any previously unrecorded finds or features of archaeological significance"*.

3.6 Site Conditions

In April and May 2021 extensive site investigation works were carried out. Trial pits were excavated and material sampling and laboratory testing of material followed. Shallow depths of weathered bedrock were present across all areas of the site. Weathered bedrock was present from 0.25m – 2.1m across which could be excavated with a 13t excavator. More competent bedrock was encountered at shallower depths in the east of the site, and depending on design formation levels, some hydraulic breaking will likely be required.

To summarise the S.I report *"Based on the presence of weathered bedrock at relatively shallow depths across the footprint of the proposed building, the implementation of traditional shallow (spread) foundations (strip/pad) are considered suitable"*

3.7 Services

All existing main services such as water, sewage, gas, Eircom and electricity are present at the site. Proposed connections can be made and therefore service provision does not pose a constraint to the development of this site.

A Pre Connection Enquiry has been submitted to Irish Water in early October 2021. At the time of submission, no response had been received from Irish Water (I.W) on the proposal.

There is an O/H ESB Line traversing the site which will need to be redirected, and an approximate cost for this abnormal is included in the following cost breakdown.

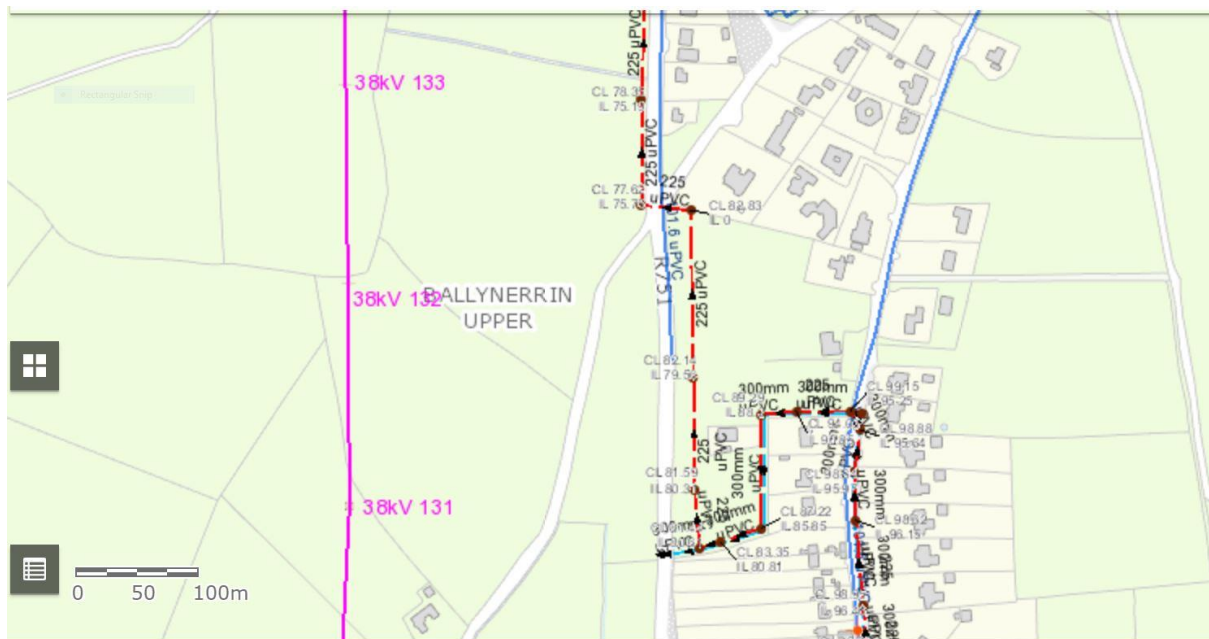


Figure 3: OS Map showing the services present adjacent to the site and the ESB line running through the site.

3.8 Topography & Bearing Capacity

The subject lands falls rapidly from the Ballyguile road, this bounds the proposed site to the east. The entire site falls from east to west in nature with an overall drop in level of approx. 8.0m based on existing ground levels. The proposed design has been developed with the existing topography of the site in mind as much as possible. However, the topography will add additional costs to the project due to extensive nature of cut required into bedrock in the east and the requirement for additional retaining walls in the lower western section of the site.

4.0 Conclusion

The site at Ballynerrin Upper, 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 and would contribute to the creation of sustainable mixed communities in accordance with national and local statutory planning policy.