

PLANNING SUMMARY		Sep-19															
ADDRESS	Upper Dargle Road, Bray																
Type	Brownfield Development																
No. and type Houses	9no. 2 Bed 2storey and 5no. 1 Bed Single Storey , rapid delivery houses.																
Zoning	RE Residential Infill																
Density	Proposed developemnt is for 14 units total internal floor area is 986sq.m. The density is 14.26 units per Ha. (986/125 = 7.74 per ha. i.e. 7.74 / 0.54 = 14.26 units per ha.)																
Building Des./	The site is serviced by existing roads & footpath. The site is within a 5-10 minute walk of local amenities including schools, shops, playing fields, church, library, supermarket, leisure centre and public transport connections.																
County Settlement Heirarchy	The development is adjacent to two roads. The higher level units from Old Connaught Grove																
Building Design	Units are designed to conform with Quality Housing for Sustainable Communities and the space standards set out within.																
No. and type Houses:	7 no. 2 Bed Units (81 m ²). 2 no. 2 Bed Units (87 m ²) 5no. 1 Bed Units (49 m ²).																
Housing Needs:	<p>Figures represent the number of applicants currently on the housing list in Bray :</p> <table border="1"> <thead> <tr> <th>Bray North</th> <th>Bray Town Centre</th> <th>Bray South</th> </tr> </thead> <tbody> <tr> <td>1 Bed Houses - 329</td> <td>1 Bed - 398</td> <td>1 Bed - 469</td> </tr> <tr> <td>2 Bed Houses - 216</td> <td>2 Bed - 195</td> <td>2 Bed - 324</td> </tr> <tr> <td>3 Bed Houses - 121</td> <td>3 Bed - 96</td> <td>3 Bed - 183</td> </tr> <tr> <td>4 Bed Houses - 7</td> <td>4 Bed - 7</td> <td>4 Bed - 20</td> </tr> </tbody> </table>		Bray North	Bray Town Centre	Bray South	1 Bed Houses - 329	1 Bed - 398	1 Bed - 469	2 Bed Houses - 216	2 Bed - 195	2 Bed - 324	3 Bed Houses - 121	3 Bed - 96	3 Bed - 183	4 Bed Houses - 7	4 Bed - 7	4 Bed - 20
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Privacy:	<p>Houses have been laid out where possible in order to minimise overlooking.</p> <p>All rear garden walls are to be 2m in height and to be of "green wall" construction.</p>																
Green Issues:	All units will incorporate sustainable technologies capable of achieving a BER rating of A3.																
Private Open Space:	Private open space is proposed in accordance with: 1 & 2 Bed Houses - min. 50m ²																
Public Open Space:	<p>Site Area - 0.54 hectares / 1.33acres / 5,400m²</p> <p>Public Open Space Requirement (15%) - 810m²</p> <p>Proposed Open Space - 1,761m²</p>																
Car Parking Requirement:	<p>6 spaces proposed (2no. Disabled)</p> <p>The location of the development is within 200m to 1km of the town centre. Therefore no additional off street parking is provided as all amenties are within a relative short walking distances. There is also bus stops directly on the footpath beside the proposed units.</p> <p>Provision has been allowed for the incorpoaration of a cycle lane in front along units 5-11 at sometime in the future as part of Bus Priorty Scheme for the Upper Dargle Road</p>																
Drainage / Flooding:	<p>The site is not within / near a flood risk area as indicated by CFRAM maps.</p> <p>SUDS system proposed to the site.</p>																
Roads:	All roads are to conform with DMURS and Roads Dept. Requirements.																
Water Services: Water Provision, SW and FW Disposal.	<p>A pre connection inquiry has been made to Irish Water, to connect to mains water supply in accordance with Irish Water's recommendations.</p> <p>Proposal to connect to existing wastewater drainage in accordance with Irish Water's recommendations.</p> <p>SUDS system proposed to the site. All surface water drainage to be in accordance with WCC Environment Dept. Recommendations.</p>																
ESB	Contacted ESB will only submit a proposal when Part 8 has been granted.																
EIA (Environmental Impact Assessment)	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).																
AA (Appropriate Assessment)	Screening Out Report attached.																
ACA (Arch. Conservation Areas)	This site does not contain any protected structure or recorded monuments, and is not in an Architecturall Conservation Area.																
AA (Archaeological Assessment)	An Archaeological Assessment and Geophysical Report has not been carried out as it is a brown filed site. There is nothing shown/indicated on the Heritage Maps for the Bray Municipal District Local Area Plan 2018-2024 in relation to this site.																