



Wicklow County Council

Comhairle Contae Chill Mhantáin

SITE APPRAISAL REPORT

FOR 14 SOCIAL DWELLINGS @

UPPER DARGLE ROAD, BRAY, CO. WICKLOW.



Date: Oct 2022

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1.0 Site Capacity

The overall site of 0.54 ha (1.335 acres) is located in the townlands of Bray Commons & Old Connaught, Bray, approximately 1.0 km 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 the Upper Dargle Road to the East and Old Connaught Grove to the West.

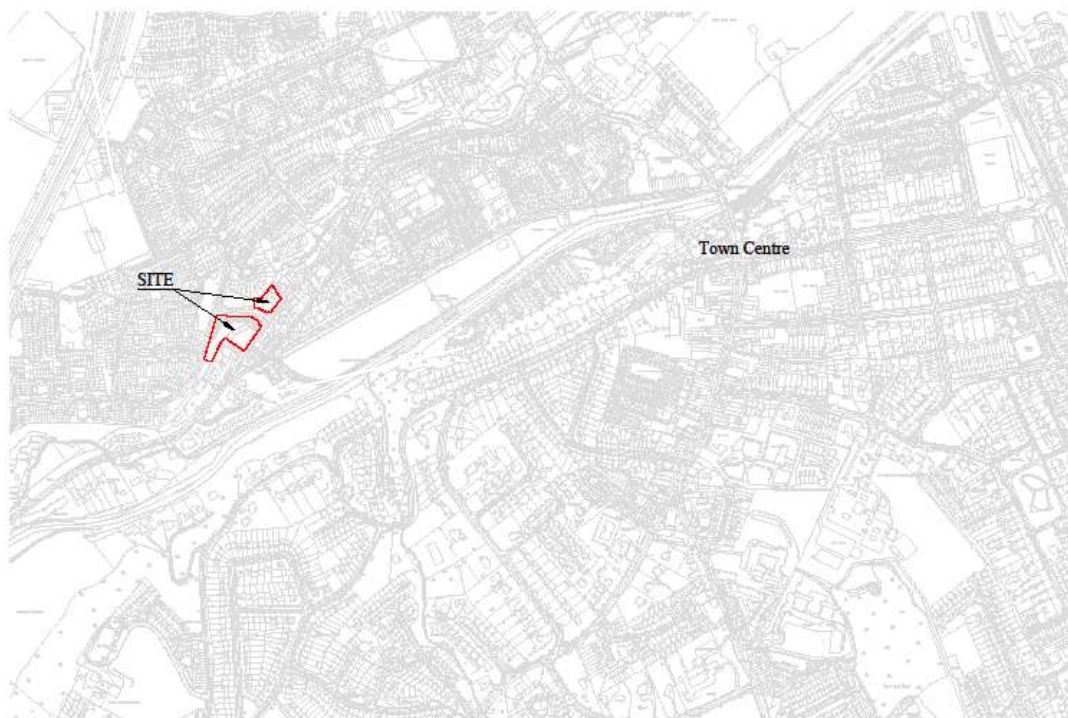


Figure 1: Location Map showing proposed site in Red in relation to Bray Town Centre

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 14 social housing units within the area and to encourage integration.

2.0 Accommodation Brief

The proposed development of 14 social units comprises of:

- 5 no. 1B/2P/Single Storey units each 49 m² (5 x 49 = 245 m²)
- 7 no. 2B/4P/Two Storey units each 81 m² (7 x 81 = 504 m²)
- 2 no. 2B/4P/Two Storey units each 87 m² (2 x 87 = 174 m²)

Total proposed Floor area = 986 m²

Density = 986 m²/125 m = 7.74units. 7.74/0.54ha. = 14.26units per Ha.

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.

3.0 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):

- Bus Stops.
- Peoples Park Amenity.
- Egan Business Centre.
- St. Peters Primary School.
- Hollyoaks Montessori School.

Within 1,000m (10 minutes' walk):

- Town Centre
- Holy Redeemer Catholic Church.
- Castle Park Shopping Centre.
- Ravenswell Primary School.
- St. Peters Church.
- Lidl.

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

- Bray Primary Care Centre.

- Bray Institute of Further Education.
- Bray Train Station.
- Library.
- St Cronan's N.S.
- Bray Seafront.

In addition, in terms of public transport facilities, the site is located adjacent the bus stops along on Upper Dargle Road, which gives access to the Dublin Bus all Bus Eireann Commuter routes. The Railway station for both Dart and Dublin to Rosslare line is within 1.5km of the site. This site is in an excellent location and will offer tenants an opportunity to live in a quiet residential estate at the edge of Bray yet have close access to town amenities.

The site is a Brownfield site which part consists of green area and the remainder is overgrown and unsightly, and it has been derelict for over 15 years.

4.0 Site Constraints/Abnormals

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

- Due to the nature of the site and design levels of the proposed scheme required to comply with current building and planning regulations a large amount of material will be required to be removed from the site.
- Diversion and re-routing of I.W. infrastructure (300mm Foul Sewer).
- The requirement of retaining walls due to the topography of the site.
- Illegal dumping on site.
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3.1 Site Area

As noted previously, the area of the subject site measures approximately 0.54 (1.335 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

There were two previous planning applications on part of the site.

99630274 Demolition of existing dwelling and provision of 10no. apartments.

00630075 Demolition of existing dwelling and provision of 9no. apartments.

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 has not been conducted as it is brownfield. Also there is nothing shown/indicated on the Heritage Maps for the Bray Municipal District Local Area Plan 2018-2024 in relation to this site.

3.6 Site Conditions

In October 2021 site investigation works were carried out. Trial pits were excavated and material sampling and laboratory testing of material followed. No major issues were highlighted. However there may be up to 2m of made up ground in certain locations.

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 December 2021. I.W. replied in January 2022. No upgrade works are required for water connection and wastewater connection. However there is an existing 300mm foul sewer which will be required to be diverted.

3.8 Topography & Bearing Capacity

The site falls from 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 excavation required by proposed design levels to comply with current building regulations. Also to reduce the height and number retaining walls required.

4.0 Conclusion

The site at Upper Dargle Road, Bray, 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.