



Wicklow County Council

Comhairle Contae Chill Mhantáin

SITE APPRAISAL REPORT

FOR 19 SOCIAL DWELLINGS @

BALLINAHINCH PARK, ASHFORD CO. WICKLOW.



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1.0 Site Capacity

The overall site of 0.90Ha (3 acres), is divided into two areas for development and is located in Ballinahinch Park, Ashford. Approximately 550m west of the village centre within a mixed-tenure, mixed-income residential neighbourhood. The enclosed location map highlights the extent of the area to be developed.



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

In the County Development Plan the site is zoned RN-New Residential.

It is proposed that the site be developed for the construction of 19 social housing units within the area and to encourage integration.

2.0 Accommodation Brief

The proposed development of 19 social units comprises of:

- 2 no. 1B/2P/Single Storey units each 49 m² (2 x 49 = 98 m²)
- 15 no. 2B/4P/Two Storey units each 87 m² (15 x 87 = 1305 m²)
- 1 no. 3B/6P/Two Storey units each 105.4 m² (1 x 105.4 = 105.4 m²)
- 1 no. 3B/6P/Two Storey units each 108.31 m² (1 x 108.31= 108.31 m²)

Total proposed Floor area = 1617 m²

19 units in area of approximately 0.90Ha.

Therefore **actual units per Hectare = 19/0.90Ha= 21 units.**

The low density is as a result of the nature of the site due to trying to retain as much as possible of the existing hedgerows, trees and flood compensatory area as required as per attached flood report. This has resulted in restrictions to the area for development

With 19 units proposed, the development density is at the lower end of the spectrum for edge-of-centre sites. This is primarily due to the requirement for flood compensatory storage, as determined by The Flood Assessment Report commissioned by the Council, leading to a reduction in the available development area.

3.0 Design of units

The proposal encompasses a diverse mix of dwelling types, reflecting the distribution of sizes recorded on the waiting list. Terraced forms are predominant, with floor areas aligned with the target benchmarks of Quality Housing for Sustainable Communities (QHfSC).

The design adheres to best practices outlined in the Sustainable Residential Development in Urban Areas Guidelines for Planning Authorities (2009), characterized by simple vernacular. The Design Statement will be included in the final detailed design of the scheme.

4.0 Drainage Surface Water

Proposed surface/rainwater strategy. 'Nature-based solutions to the Management of Rainwater and Surface Water Runoff in Urban Areas, Best Practice Interim Guidance Document', published by the Department of Housing, Local Government and Heritage.

While preparing a surface/rainwater management strategy, it should be noted that reducing the impermeable area of a site is the first step in creating a sustainable rainwater management plan, this will be considered throughout the design of the project.

It is proposed to infiltrate surface water runoff to ground. The following are proposed in order to allow surface water to drain to ground;

- Soakpits in individual gardens, draining the roofs of the dwellings,
- Permeable paving and/or grasscrete at driveways and parking spaces, draining roads, footpaths and driveways,
- Swales and infiltration trenches, draining roads and footpaths, and
- Soakaways/Ponds/Basins in areas of Public Open Space.

We have shown in our services layout drawing indicative details of the pond/infiltration basin /swale and soakaways to each individual property. This will be further details in the detailed design. The overall approach is to drain to groundwater and not to the Vartry River.

5.0 Sustainable Community Proofing

Given the site's location within a mixed-tenure, mixed-income neighbourhood, access to local services and convenience shopping within a 5 to 10-minute walk is deemed suitable. Notable amenities within a 10-minute walk include bus stops, educational institutions, and places of worship, recreational facilities, and retail establishments. The proposed development is less than a 1 km from Ashford and therefore is fully accessible by bicycle and pedestrian. It is approx. 750 metres from the bus stop in Ashford. All the units in the scheme are part M compliant in particular the two one storey units are designed for wheelchair accessible residents.

6.0 Residential Amenity

Residential units have been meticulously designed to minimize overlooking, thereby safeguarding the amenities of existing properties. Ample open spaces are allocated to each unit, ensuring functional and acceptable amenity space serving the properties.

7.0 Trees and Hedgerows

Environmental considerations, as outlined in the Environmental Impact Assessment (EIA) screening report, prioritizes habitat preservation. Measures are in place to retain mature trees and maintain surrounding understorey and verging habitats, as highlighted in the Tree Survey report. The loss of some of the tree vegetation is to be mitigated against within the landscaping of this proposed development with complimenting new tree shrub and hedge planting.

8.0 Public Open Space

Exceeding the minimum requirement, the site offers substantial public open space, promoting passive surveillance through strategic placement within visual range of proposed and existing units. Design features such as windows on gable side walls ensure connectivity with open spaces.

9.0 Car Parking & Bicycle Facilities

Parking provisions cater to the needs of residents, with off-street parking allocated based on unit size. On-street parking spaces, including disabled parking spots, are provided to enhance accessibility. Provisions for EV charging points, environmentally friendly lighting, and covered bicycle parking underscore a commitment to sustainable transportation solutions.

All two bedroom units are provided with off street parking for a minimum of one car. The three bedroom units are provided with a minimum of two cars for off street parking. The one bedroom units do not have off street parking but have both standard and disabled parking space within a reasonable distance. There is a total of 28 car parking which comprises of 9no. on street parking space which include 3no. disabled parking spaces, 2 no Ev and 19no off street parking. Bicycle parking will be provided as per the CDP requirements and will be included in the detailed design going forward.

10.0 Roads

Road infrastructure, comprising 5.5-meter-wide roads and 2-meter-wide footpaths, complies with Design Manual for Urban Roads and Streets (DMURS) standards, enhancing pedestrian safety and connectivity. No transport impact assessment was carried out on the proposed development due to

the small size of the proposed development. The proposed access to the new development is through the existing estate, there should be no significant impact on traffic volumes.

10.1 Statutory Land Use Zoning

Aligned with zoning regulations for new residential areas, the proposed development conforms to established land use guidelines, RN (New Residential).

11.0 Planning History

Previous planning applications, notably the construction of 57 units and associated site works (Planning Application No. 065731), provide contextual insights into the site's development trajectory.

12.0 Flood Zone

Comprehensive flood risk assessments, supported by CFRAM Maps, confirm the site's resilience against predicted flood levels, accompanied by detailed reports included in the documentation.

Flood compensatory area and open space will be carried out within the 25m buffer zone. A Management Plan will be provided before any works will be carried out.

13.0 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). An EclA and AA screening report has been carried and is included in the documentation.

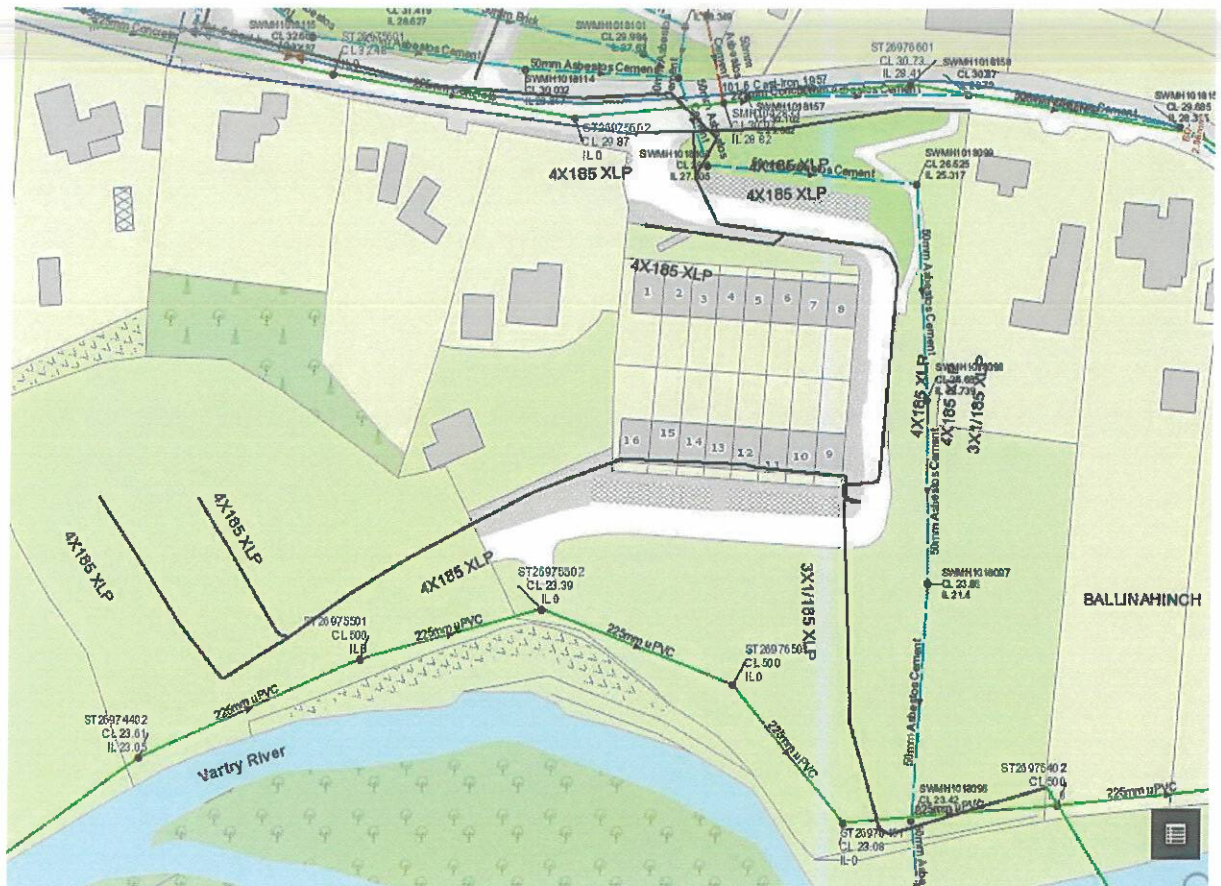
In addition the subject site does not contain any protected structure or recorded monuments. An archaeological desktop and field study of the site has been conducted. Also there is nothing indicated on the Heritage Maps in the Local Area Plan 2022-2028 in relation to this site.

14.0 Site Conditions

Thorough site investigation works, including trial pits excavation and material sampling, have been conducted to assess ground conditions, with findings informing construction planning.

14.1 Services

Existing main services infrastructure, including water, sewage, gas, telecommunications, and electricity, supports proposed service connections without posing constraints to development. Sustainable drainage systems are integral to surface water drainage design.



OS Map Showing the existing services on site.

14.2. Topography & Bearing Capacity

The site is reasonable level. The Flood Report recommends minimum finished floor levels which will be followed.

15.0 Conclusion

Positioned within walking distance of local facilities and amenities, the proposed development at Ballinahinch, Ashford promises to meet planning requirements while contributing to the creation of sustainable mixed communities in accordance with national and local statutory planning policy.

