



# Wicklow County Council

## Comhairle Contae Chill Mhantáin

### **SITE APPRAISAL REPORT**

**FOR 10 SOCIAL DWELLINGS AGE FRIENDLY AND**

**DISABILITY UNITS @**

**MOUNTAIN VIEW, BLESSINGTON, CO. WICKLOW**



Date: June 2024

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## **1.0 Site Capacity**

The overall site of 0.1985 ha (0.4905 acres) is located in the townland of Blessington less than a kilometer south of the town centre within a mixed-tenure, mixed-income residential neighbourhood. The site location plan shows it is bounded by the estate of Carrig Glen to the East and by rear gardens of dwellings at Troopersfield to the West. The southern boundary backs onto the Blessington Industrial Estate.



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

This is an infill within an existing housing estate. The land is zoned residential.

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

### **1.1 Accommodation Brief**

The proposed development of 10 social housing units comprises of:

- 2 no. 2Bed Two Storey units each 89.9 m<sup>2</sup> (2 x 89.9 = 179.8 m<sup>2</sup>)
- 4 no. 2Bed Two Storey units each 84.4 m<sup>2</sup> (4 x 84.4 = 337.6 m<sup>2</sup>)
- 2 no. 1Bed Apartment comprising of 57.8 m<sup>2</sup> (2 x 57.8 = 115.6 m<sup>2</sup>)
- 2 no. 2Bed Apartment each 67.8 m<sup>2</sup> (2 x 67.8 = 135.6 m<sup>2</sup>)

Total proposed Floor area = 768.6 m<sup>2</sup>

Actual Units per hectare =  $10 / 0.1985 = 50$  units per hectare

This design meets the County Development Plan 2022=2028 requirements for Outer Suburban /Greenfield sites minimum density 35-50 dwellings per hectare and the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities.

## **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):**

- Bus Stops
- Footpath to Main Street Blessington

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

- Town Centre
- Catholic Church
- Church Of Ireland
- Primary Schools (St. Mary's Junior National School and Blessington Number 1 National School)
- Supermarkets
- Childcare Facilities
- Credit union
- Bank of Ireland
- Library
- Pharmacy
- Blessington Community College

### **Within 1,500m (approx.20 minutes' walk):**

- Aldi
- Blessington Primary Care Centre

In addition, in terms of public transport facilities, the site is located close to bus stops, which gives access to the Dublin Bus, and all Bus Eireann Commuter routes. This site is in an excellent location and will offer tenants an opportunity to live in a quiet residential estate at the edge of Blessington yet have close access to town amenities.

## **3.0 Site Constraints/Abnormals**

Strategic constraint indicators have been identified and assessed in relation to the Mountain View site and are as follows:

- Diversion and re-routing of I.W. infrastructure (watermain). (To be designed at detailed design stage)
- Gas line medium pressure 4 bar across the site to be diverted. (To be designed at detailed design stage)

### **3.1 Site Area**

As noted previously, the area of the subject site measures approximately 0.1985 ha (0.4905 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 no planning applications on this site.

### **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 there is nothing shown/indicated on the Heritage Maps of the Blessington Local Area Plan 2013-2019.

### **3.6 Site Conditions**

The site is a greenfield site and consists of a green area which is overgrown and unsightly. In recent years there has been dumping present.

### **3.7 Public Open Space**

The total area of the site for the proposed development and the existing housing scheme is 0.944Ha. The public open space is 0.20 Ha (21%) which exceeds the minimum 15 % requirement. (see Open Space drawing)

### **3.8 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.

All Designs will conform with Irish Water design requirements.

### **3.9 Topography & Bearing Capacity**

In November 2021 a topographical survey was carried out, the site is relatively flat in all directions.

### **4.0 Parking**

EV recharging points to be provided for each dwelling provided with off street parking. Ducting infrastructure to be installed for every street parking space within the proposed development.

### **4.1 Conclusion**

The site at Mountain View, Blessington, 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. This development will provide much needed 1 and 2 bed housing for older people and also 4 units that are suitable for disabled people.