



Wicklow County Council

Comhairle Contae Chill Mhantáin

SITE APPRAISAL REPORT

FOR 74 SOCIAL DWELLINGS @

TINAHASK, ARKLOW, CO. WICKLOW.



Date: Aug 2024

Table of Contents

1.0	SITE CAPACITY	- 3 -
2.0	ACCOMMODATION BRIEF	- 4 -
3.0	DESIGN OF UNITS	- 4 -
4.0	SUSTAINABLE COMMUNITY PROOFING.....	- 5 -
5.0	SITE CONSTRAINTS/ABNORMALS.....	- 6 -
6.0	SITE AREA.....	- 6 -
7.0	ROADS.....	- 7 -
8.0	CAR PARKING & BICYCLE FACILITIES	- 7 -
9.0	PUBLIC OPEN SPACE	- 7 -
10.0	STATUTORY LAND USE ZONING:.....	- 7 -
11.0	PLANNING HISTORY	- 7 -
12.0	FLOOD ZONE:	- 7 -
13.0	STATUTORY ENVIRONMENTAL, ARCHAEOLOGICAL AND ARCHITECTURAL DESIGNATIONS:.....	- 7 -
14.0	SITE CONDITIONS	- 8 -
15.0	SERVICES	- 8 -
16.0	DRAINAGE & SURFACE WATER:.....	- 7 -
17.0	TOPOGRAPHY & BEARING CAPACITY	- 8 -
18.0	CONCLUSION.....	- 8 -

1.0 Site Capacity:

The proposed development is located in a green field site in Tinahask Upper, Arklow, Co. Wicklow. The site comprises a total land area of approximately 11.33 Ha. This land is designated AAP1 and is zoned MU. This project seeks to provide 74 No. social housing units on 2.63Ha of land on the western half of the site (outlined in Red), the remaining land is partly reserved for a future PPP development for the provision of an additional c.100 housing units along with future Open Space areas and Community development as outlined in the requirements of Action Area Plan 1 in the LAP.

The proposed site is bounded to the North by the existing residential development of Church View. The railway line that services Arklow runs the extent of the Western boundary. The area is well-connected with access to local public transport and amenities.



Figure 1: Location Map showing Proposed site in Red in relation to Arklow Town Centre(Google maps)

The Wicklow County Development Plan, 2022-2028, has identified Arklow as a “Level 3- Large growth Town II within the hinterland area of Dublin” and targeted for growth rates of c.25%-30%, therefore Arklow has to accommodate a large population growth. We have proposed a Density of 35units/ha, in accordance with the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities. These Guidelines focus on sustainable residential development and the creation of compact settlements.

As stated above, the Gross site area for the proposed development is 2.63 Ha, however we have calculated the Net site area to be 2.14Ha. We have calculated the Net site area based on the areas that will be

developed for housing and directly associated uses as detailed in Table 1 of the Sustainable Residential Development and Compact Settlement Guidelines. Please refer to drawing No: TH-P8-02 for Net Site area Map outlining the areas of the site that have been excluded from the Net site area calculation. The proposed Net site area excludes the portion of land (3865 sqm) that has been allocated to provide for the Link road /street and associated cycle track, footpath and grass verge that runs along the Eastern boundary of the proposed development. This proposed road/street will serve as a link connecting the WCC site and the neighbouring PPP site to the East and is to be constructed as part of this development and prior to the development of the PPP lands. The Link street could also allow for possible future vehicular / cycle / pedestrian connectivity through the AAP1 & AAP2 lands to the south providing permeability between existing and new centres and neighbourhoods and is an important piece of infrastructure.

The proposed Net site area also excludes the portion of land (951sqm) that has been allocated as a buffer zone between the existing railway line that runs parallel to the Western boundary of the proposed development. After discussions with Iarnród Éireann in relation to the proposed development, it was agreed that this buffer zone would be required to allow Iarnród Éireann access for maintenance to the railway line and drainage ditch that runs along the crest of the railway. It also allows for the construction of a 2.4m high solid block wall and any necessary foundations to run along the eastern boundary of the railway without impacting the drainage ditch. The buffer zone also increases the separation distance between the proposed residential units and the existing railway line to minimise the impact of noise and vibration from the tracks and any maintenance activities that may be required.

2.0 Accommodation Brief:

The proposed development of 74 social units comprises of:

- 8 no. 1B/2P/Single Storey units each 49.4 m² (8 x 49.4 = 395.2 m²)
- 1 no. 1B/2P/Two Storey GF units each 51.5 m² (1 x 51.5 = 51.5 m²)
- 1 no. 1B/2P/Two Storey FF units each 55.8 m² (1 x 55.8 = 55.8 m²)
- 45 no. 2B/4P/Two Storey units each 86.7 m² (45 x 86.7= 3901.5 m²)
- 17 no. 3B/5P/Two Storey units each 101.5 m² (17 x 101.5= 1725.5 m²)
- 2 no. 4B/5P/Storey and a half units each 129.1 m² (2 x 125.3= 250.6 m²)

Total proposed Floor area = 6380.1 m²

74 units in a Net Site Area of 2.14Ha.

Therefore **actual units per Hectare** =74/2.14Ha= **35 units**.

We consider the proposed density is appropriate and in-keeping with the existing context. It is in excess of the LAP density guideline of 28UPH, and complies with the minimum standard of 35UPH as per the recommended guidelines of the Sustainable Residential Development & Compact Settlements document.

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 units will generally be terraced in form and floor areas, as shown above, will be consistent with the target areas of the DoHLGH *Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities*.

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 and Semi-detached are predominant, with floor areas aligned with the target benchmarks of Quality Housing for Sustainable Communities (QHfSC).

The development will incorporate a mix of housing types to cater to a diverse range of residents' needs. This includes both apartments and houses, in one, two, three and four bed units providing options for individuals, families, disability and age friendly accommodation.

The design adheres to best practices outlined in the Sustainable Residential Development in Urban Areas Guidelines for Planning Authorities (2009), characterized by simple vernacular.

4.0 Sustainable Community Proofing:

In addition to being environmentally sustainable, the development of 74 no. social housing units in Tinahask Arklow should be "community proofed." The development includes provision of recreational facilities such as playgrounds and walking trail through new landscaped centralised open space, and enhancing the permeability through existing pedestrian connections with Church View, road infrastructure including cycle way, allowing access to the site and serving the future development to the PPP site to the east, to foster social interaction and the sense of community.

As noted the site lies within a mixed tenure, mixed income neighbourhood. The 'ped shed' - a suitable distance from which residents should be able to access local services and convenience shopping. (Ref QHfSC pages 7, 31). The site lies at less than 15 minute walk from the town centre and offers other essential amenities closer:

Little Bo Peep Playgroup, 21 Abbey Park, Abbeylands,
Arklow, Co. Wicklow, Y14 XR84 550m 7min walk

The 7-Eleven, 18 Abbey St, Abbeylands, Arklow, Co.
Wicklow, Y14 KC97 900m 12min walk

Pettitt's SuperValu Arklow, Wexford Road, Arklow
1.1km 13 min walk

St Mary's College, St Mary's Rd, Abbeylands, Arklow,
Co. Wicklow 800m 9min walk

St Marys Chapel 750m 9min walk

St. Mary's & Peter's Catholic Church, 13 St Mary's Rd,
Arklow, Co. Wicklow, Y14 DC52 1.1km 13min walk

Arklow town centre 1.1km 13min walk

Carysfort Mixed National School, Yellow Ln,
Knockanrahan Lower, Arklow, Co. Wicklow 1.1km
16min walk

SS Michael and Peter Junior School, Hickey's Hill,
800m 10 min walk
Tesco Extra

1.3km 18 min walk

First Choice Pharmacy, Tesco Shopping Centre,
Arklow 1.3km 18 min walk

The site is situated within a good mix of social and private dwellings. At the moment the breakdown of private and social is approximately 70% private with 30% social housing units. Highlighted in Figure 4.

Given its proximity to the town, retail units, educational, recreational and healthcare facilities 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 the national and local planning policy.

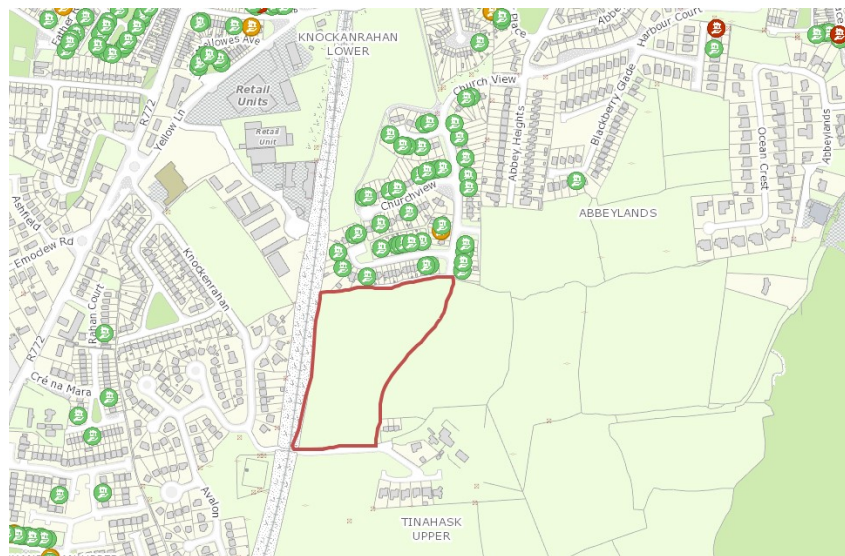


Figure 4: Current Extent of Social Housing Units local to the area.

Source: WCC GIS

In addition, in terms of public transport facilities, the site is located approx. 1.3 km from the Knockmore bus stop 183 bus. The Arklow Railway station is within a walking distance of approx. 1 km (15 Minute walking time).

5.0 Site Constraints/Abnormals:

Strategic constraint indicators have been identified and assessed in relation to Tinahask Upper site area as follows;

- Main Dublin/Rosslare Railway runs adjacent to site to the west.
- Existing main sewer pipelines running through the field, in-between the subject site to the west and PPP site to the east. This will be relocated to the proposed central spine road.

6.0 Site Area:

As noted previously, the area of the proposed site to which this application relates is 2.64Ha with a Net Site Area of 2.14Ha.

7.0 Roads:

All proposed road infrastructure, including internal estate roads and the proposed Link road / street and associated footpath/ cycleway / grass verge complies with Design Manual for Urban Roads and Streets (DMURS) standards, enhancing pedestrian safety and connectivity.

The Traffic and Transport Assessment carried out by ROADPLAN Consulting has proven that the existing road network in the neighbouring developments can facilitate any increase in traffic volume generated by the proposed development.

8.0 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 bicycle parking underscore a commitment to sustainable transportation solutions. All two bedroom units are provided with on street or off street parking for a minimum of one car. The three bedroom units are provided with a minimum of two parking spaces. The one bedroom units have off street parking with access to both standard and disabled parking spaces within a reasonable distance. There is a total of 109 car parking spaces comprising of 105no. on street parking spaces which include 11no. Disabled parking spaces & 11 no. EV and 4no. off street parking spaces. Bicycle parking will be provided as per the CDP requirements and DoHLGH *Sustainable Residential Development and Compact Settlements Guidelines* and will be included in the detailed design going forward.

9.0 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 units. Design features such as windows and entrance doors on gable side walls ensure passive surveillance to open spaces.

10.0 Statutory Land Use Zoning:

The *Arklow and Environs Local Area Plan 2018-2024* includes the site under the Action Area Plan 1 and has zoned the site as R28, which is for medium density up to 28 units per hectare. However, the proposed site of 74 no. units has a density of 35dph, this is in line with the recently published 'Sustainable Residential Development and Compact Settlements Guidelines', which calls for densities of between 35 and 50 dph.

Discussions have taken place with the various landowners within the AAP1 and we are in agreement and committed to progress the development of our respective landholdings in line with the vision/criteria for AAP1 set out in the Arklow and Environs Local Area Plan the current County Development Plan and current national planning guidance. The Masterplan is to be developed by one of the landowners in the AAP1. We have made an agreement with this landowner on the way forward. It is envisaged that an agreed Masterplan will be completed in 2025.

11.0 Planning History:

There were no previous planning applications on record for this site. As this site is a Greenfield site, no ground contamination has been anticipated or allowed for.

12.0 Flood Zone:

The CFRAM Maps indicate that predicted flood levels will not impact on the development site.

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). In addition the subject site does not contain any protected structure or recorded monuments.

14.0 Site Conditions:

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

15.0 Services:

All existing main services such as water, sewage, gas, Eircom and electricity are available. Proposed connections can be made at the entrance to the site and therefore service provision does not pose a constraint to the development of this site. All detail for the proposed services will be included in the detailed design going forward.

A per connection enquiry has been made with Uisce Éireann with the following outcome:

Water Connection: No issues noted

Wastewater Connection: A connection cannot take place until the wastewater treatment plant in Arklow has been constructed and commissioned. The completion date for this is 2025 but may be subject to change. We also note the presence of an Irish Water sewer within your site which may need to be diverted; please contact our diversions team at diversions@water.ie

16.0 Drainage Surface Water:

A site investigation was undertaken to establish the permeability of the site. The site investigation advises the site does not have any available infiltration and as such permeable surfaces and natural infiltration are not a viable option. As the conditions on site are not favourable to infiltration a modular attenuation system connected to the existing surface drainage network, via a hydrobrake is proposed to be used to dispose of the surface water from the developed site. All detail for the proposed surface water drainage will be included in the detailed design going forward.

17.0 Topography & Bearing Capacity:

The site falls approx. 3m over 125m from West to East and approx. 10m over 250m South to North which will have no major impact on design of the internal service road and proposed units in order to comply with current regulations for Site Development Works for Housing Areas and Part M of the T.G.D. The proposed design has been considered with the existing topography in mind as much as possible. However, there is likely to be additional cost in accommodating the natural falls of the site.

18.0 Conclusion:

The social housing development in Tinahask, Arklow, Co. Wicklow aims to address the pressing need for social and sustainable housing while fostering a strong sense of community. Through a careful analysis of the site and its context, combined with thoughtful design strategies, this project will provide accessible, inclusive, and environmentally responsible housing options for individuals and families. By prioritising social well-being, community integration, and sustainable practices, the development will contribute positively to the overall urban fabric of Tinahask while providing a nurturing environment for its residents.

