



Wicklow County Council

Comhairle Contae Chill Mhantáin

SITE APPRAISAL REPORT

FOR 2 SOCIAL DWELLINGS @

VALE RD, ARKLOW, CO. WICKLOW.



Contents

1.0 SITE CAPACITY	- 3 -
2.0 ACCOMMODATION BRIEF	- 3 -
3.0 DESIGN OF UNITS	- 4 -
4.0 DRAINAGE SURFACE WATER	- 4 -
5.0 SUSTAINABLE COMMUNITY PROOFING	- 4 -
6.0 RESIDENTIAL AMENITY	- 4 -
7.0 TREES AND HEDGEROWS	- 5 -
8.0 PUBLIC OPEN SPACE	- 5 -
9.0 CAR PARKING & BICYCLE FACILITIES	- 5 -
10.0 ROADS	- 5 -
10.1 STATUTORY LAND USE ZONING	ERROR! BOOKMARK NOT DEFINED.
11.0 PLANNING HISTORY	- 5 -
12.0 FLOOD ZONE	- 5 -
13.0 STATUTORY ENVIRONMENTAL, ARCHAEOLOGICAL AND ARCHITECTURAL DESIGNATIONS:	- 6 -
14.0 SITE CONDITIONS	- 6 -
14.1 SERVICES	- 6 -
14.2. TOPOGRAPHY & BEARING CAPACITY	- 7 -
15.0 CONCLUSION	- 7 -

1.0 Site Capacity

The overall site of 0.14Ha (0.35 acres) is located on the Vale Rd, Arklow. Approximately 2km west of the Arklow town centre adjacent to an existing traveler accommodation site at St Claires on the Vale Rd. The enclosed location map highlights the extent of the area to be developed.



Figure 1: Location Map showing proposed site in Red .

It is proposed that the site be developed for the construction of 2 social housing units within the area noted. The proposed tenants of the two units are currently living on the site in two mobile homes and have been living there since 2000.

2.0 Accommodation Brief

The proposed development of 2 social units comprises of:

- 1 no. 2B/4P/One Story units each 80 m²
- 1 no. 3B/6P/One Story units each 120 m²

Total proposed Floor area = 200 m²

2 units in area of approximately 0.14Ha.

Therefore **actual units per Hectare =2/0.14Ha= 14.3 units.**

The site is confined by the road , set back from the M11 and Septic percolation area to the back of the site which will serve this site and ST Claires. This has resulted in restrictions to the area for development

3.0 Design of units

The proposal is typical of units delivered for traveler accommodation in Wicklow. Bungalow 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/ Foul 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,
- Soakaways/Ponds/Basins in areas of Public Open Space.

We have shown in our services layout drawing soakaways for the development. This will be further details in the detailed design. The overall approach is to drain to groundwater and not to the River.

Connection of foul water will be to the existing on site waste water treatment plant. This will be upgrade if required to I.W. requirements

5.0 Sustainable Community Proofing

Given the site's location with a footpath all the way into Arklow town , it is deemed suitable. Notable amenities within a 20-30-minute walk include bus stops, educational institutions, and places of worship, recreational facilities, and retail establishments. The proposed development is less than a 1.5 km from Arklow and therefore is fully accessible by bicycle and pedestrian. It is approx. 1.5km from the bus stop in Arklow Main Street. 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 by JBA April 2025 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

The site offers 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 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. There is a total of 5 car parking which comprises of which include 1 no. disabled parking spaces,1 no Ev parking space. 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-meter-wide road 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.

11.0 Planning History

Most recent application in the area was for the 4 units in St Claires adjacent which was constructed in 1999/2000.

12.0 Flood Zone

Comprehensive flood risk assessments, supported by CFRAM Maps, confirm the site's resilience against predicted flood levels, accompanied by detailed Flood risk assessment reports included in the documentation by JBA April 2025.

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 by JBA April 2025.

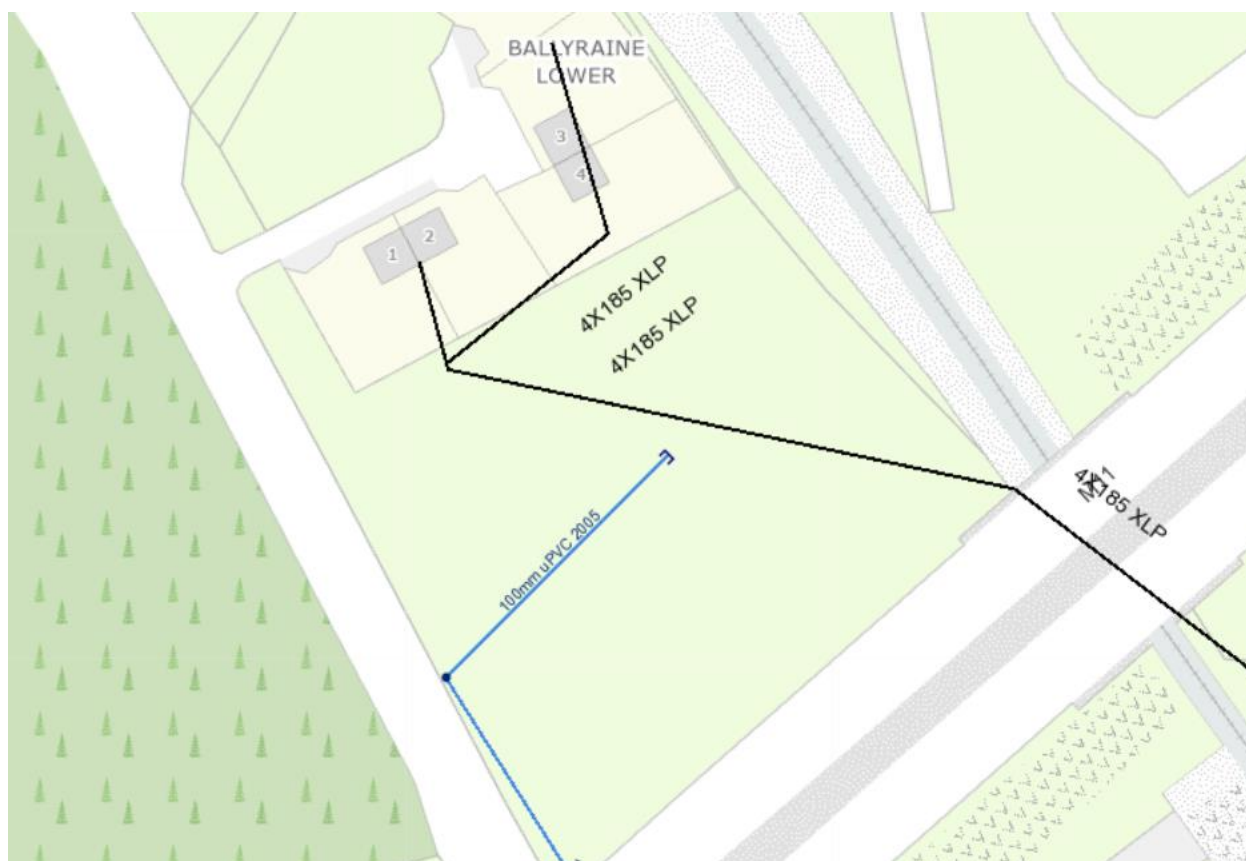
In addition the subject site does not contain any protected structure or recorded monuments. An archaeological desktop and field study of the site has been conducted. Also there is nothing indicated on the Heritage Maps in the Local Area Plan 2022-2028 in relation to this site.

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, 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. Watermain shown in Blue . ESB services shown black.

