

## MEMO

<b>From:</b>	<b>David Porter Administrative Officer Housing - Capital Projects</b>	<b>To:</b>	<b>Planning Department</b>
<b>Re:</b>	<b>Section 179A – Construct 23 No. Housing Units and all associated works at Ballinahinch Park, (Townland of Ballinahinch), Ashford, Co. Wicklow.</b>	<b>Date:</b>	<b>18<sup>th</sup> October 2023</b>

**Re: Section 179A – Construct 23 No. Housing Units and all associated works at Ballinahinch Park, (Townland of Ballinahinch), Ashford, Co. Wicklow. The accommodation shall consist of the following:  
5 No. one bed single storey units, 16 No. two bed two storey housing units, 2 No. three bed two storey housing units.**

Please find attached the following:

1. Copy signed site notice erected on 18<sup>th</sup> October 2023.
2. Copy newspaper advert published in the Wicklow People 18<sup>th</sup> October 2023.
3. Site location and Drawings.
4. EIA Report.
5. Appropriate Assessment Screening.
6. EIA Preliminary Examination Checklist.
7. Summary Sheet EIA Screening.
8. Site Appraisal Report.
9. Flood Risk Assessment.
10. Archaeological Assessment.
11. Planning Summary.

WICKLOW COUNTY COUNCIL  
18 OCT 2023  
PLANNING DEPT.

Please let me know the referral contacts and PRR number at your convenience.

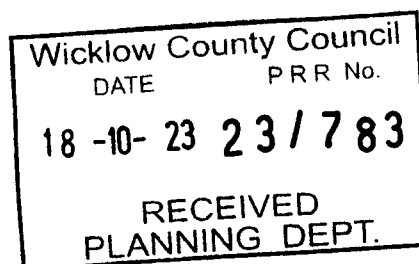
Please revert if you require anything further.

Regards



David Porter  
Administrative Officer  
Housing – Capital Projects

Encls.



PLANNING SUMMARY		Sep-19
<b>ADDRESS</b>	Ballinahinch Park Ashford.	
<b>Type</b>	Green field site.	
<b>No. and type Houses</b>	2no. 3 Bed 2 Storey - 16no. 2 Bed 2storey and 5no. 1 Bed Single Storey , rapid delivery houses.	
<b>Zoning</b>	RN - New Residential.	
<b>Density</b>	Proposed developemnt is for 23 units total internal floor area is 1851sq.m.	
<b>Building Des./</b>	The site is serviced by existing roads & footpath. The site is within a 5-10 minute walk of local amenities including schools, shops, playing fields, church, library, supermarket, leisure centre and public transport connections.	
<b>County Settlement Heirarchy</b>	The development is adjacent to local road with footpaths which go direct into Ashfod Village.	
<b>Building Design</b>	Units are designed to conform with Quality Housing for Sustainable Communities and the space standards set out within.	
<b>No. and type Houses:</b>	1no. 3 Bed Units (108.31 m2). 1no. 3 Bed Units (105.40 m2). 16 no. 2 Bed Units (87 m2) 5no. 1 Bed Units (49 m <sup>2</sup> ).	
<b>Housing Needs:</b>	<p>Figures represent the number of applicants currently on the housing list in Ashord :</p> <p>1 Bed Houses - 223 2 Bed Houses - 188 3 Bed Houses - 83 4 Bed Houses - 17</p>	
<b>Privacy:</b>	<p>Houses have been laid out where possible in order to minimise overlooking.</p> <p>All rear garden walls are to be 2m in height.</p>	
<b>Green Issues:</b>	All units will incorporate sustainable technologies capable of achieving a BER rating of A3.	
<b>Private Open Space:</b>	<p>Private open space is proposed in accordance with:</p> <p>1 &amp; 2 Bed Houses - min. 50m<sup>2</sup></p>	
<b>Public Open Space:</b>	<p>Site Area - 1.00 hectares / 2.47acres / 10,000m<sup>2</sup></p> <p>Public Open Space Requirement (15%) - 1500m<sup>2</sup></p> <p>Proposed Open Space - 3,800m<sup>2</sup></p>	
<b>Car Parking Requirement:</b>	<p>Stree Parking of 19 spaces proposed (4no. Disabled) in addition to on site one parking space for two bedroom units and two parking spaces for three bedroom units.</p>	
<b>Drainage / Flooding:</b>	<p>A Flood Risk Report is included in the documentation.</p> <p>SUDS system proposed to the site.</p>	
<b>Roads:</b>	All roads are to conform with DMURS and Roads Dept. Requirements.	
<b>Water Services: Water Provision, SW and FW Disposal.</b>	<p>A pre connection inquiry has been made to Irish Water, to connect to mains water supply in accordance with Irish Water's recommendations.</p> <p>Proposal to connect to existing wastewater drainage in accordance with Irish Water's recommendations.</p> <p>SUDS system proposed to the site. All surface water drainage to be in accordance with WCC Environment Dept. Recommendations.</p>	
<b>ESB</b>	Contacted ESB will only submit a proposal when Part 8 has been granted.	
<b>EIA (Environmental Impact Assessment)</b>	Preliminary Examination Report Attached. 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).	
<b>AA (Appropriate Assessment)</b>	Screening Out Report attached.	
<b>ACA (Arch. Conservation Areas)</b>	This site does not contain any protected structure or recorded monuments, and is not in an Architecturall Conservation Area.	
<b>AA (Archaeological Assessment)</b>	A Desktop Archaeological Assessment has been carried out. There is nothing shown/indicated on the Heritage Maps for the area of proposed construction.	

RECEIVED  
 PLANNING DEPT.  
 18-10-23 23/783  
 Wicklow County Council  
 DATE

Council - Inspection Purposes Only!