



MEMORANDUM

To: Mr. Stephen Byrne, Enniskerry Forum,
Enniskerry, Co. Wicklow

From: John Downey, Downey Planning

CC:

Date: 1st September 2014

Subject: Planning Report – Application Reg.
Ref. 141704

Our reference: 060_002

Issuing Office: Downey Planning

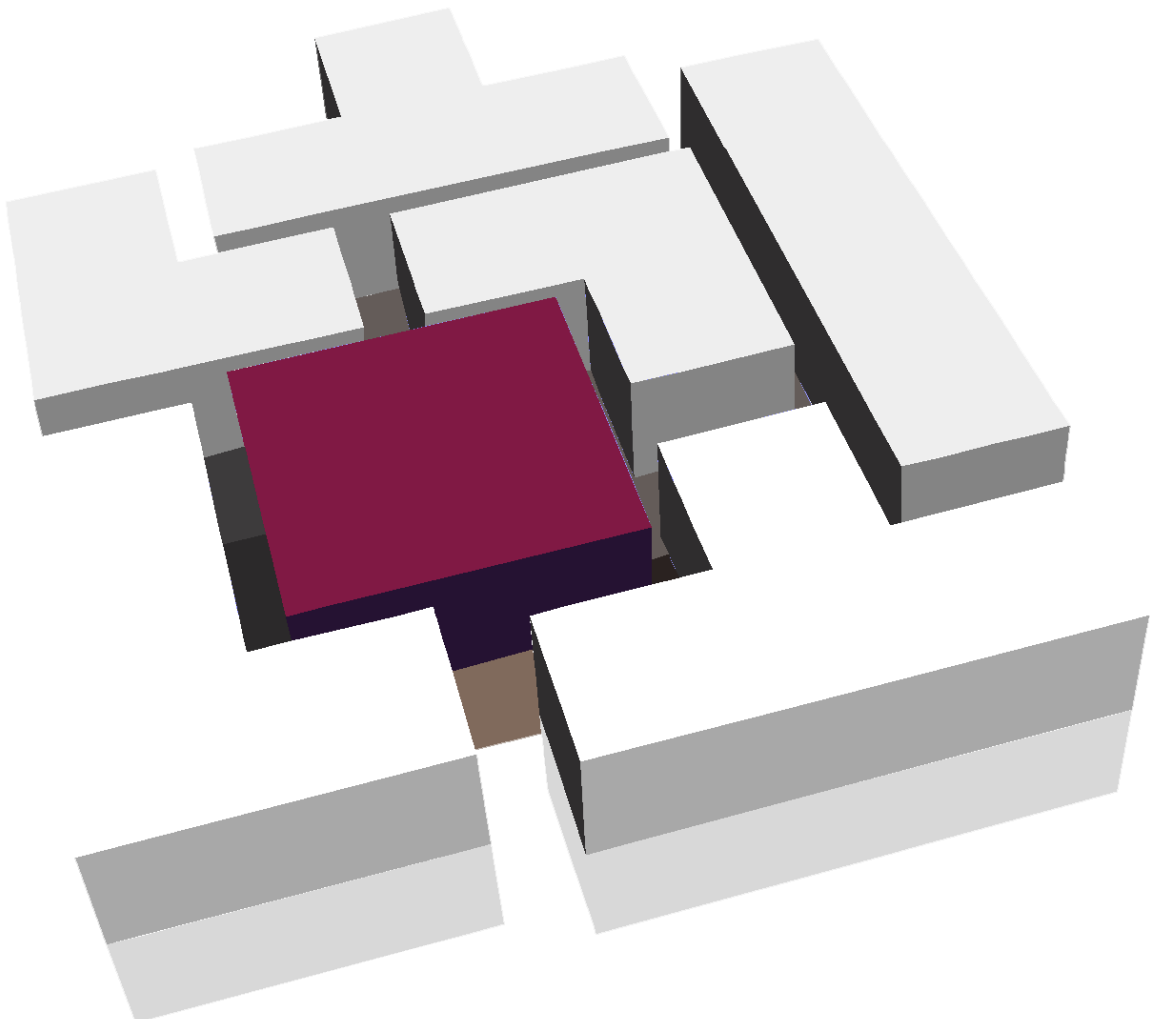
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(Strictly without prejudice)

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Dear Stephen,

www.downeyplanning.ie



Introduction

Downey Planning, Chartered Town Planners, 31A Westland Square, Pearse Street, Dublin 2, have been instructed to provide a desktop cursory planning assessment on a planning application for 28 no. residential units at Cookstown Road, Enniskerry, Co. Wicklow (Reg. Ref. 141704). It is noted that Downey Planning did not carry out a site visit as part of this assessment. Engineering aspects have not been reviewed as part of this assessment and would need to be assessed by a competently qualified engineer if required.

Description of Proposed Development

On 7th August 2014, P. Berridge lodged a planning application with Wicklow County Council (Reg. Ref. 141704) for a proposed development consisting of:

The construction of 28 no. dwelling units, comprising of 6 no. apartments (2 no. 1 bed and 4 no. 2 bed units) in a two storey block, 4 no. 5 bed two storey detached units, 10 no. 5 bed two storey detached units, 8 no. 3 bed two storey detached units together with associated carparking, new vehicular access from the Cookstown Road (LP-1020) and all site development, landscaping, road and boundary treatment works to the site opposite Enniskerry Demesne, Cookstown.

The applicants propose to develop the site over 3 phases:

- Phase 1- 6 no. houses and the open space and soakway to the north east of the site;
- Phase 2 – 10 no. houses and the 6 no. apartment unit along with public open space on the western side of the site;
- Phase 3 – 6 no. houses on the south east of the site.

The proposed development is to be connected to the public water mains through a new connection.

Site Location

The subject site, which extends to 2.7582 hectares, is located on the Cookstown Road, Enniskerry, Co. Wicklow. It is opposite Enniskerry Demesne. Please refer to Figures 1 and 2 for details.

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Fig. 1 – Site Location



Fig. 2 – Application Area (outlined in red) and Land Ownership (outlined in blue)

Compliance with Local Planning Policy

Wicklow Count Development Plan 2010-2016

- The apartment sizes are in excess of the minimum standards set down in the County Development Plan. However, it is noted that they are deficient in terms of dedicated internal storage space.
- The County Development Plan requires that housing developments provide a maximum of 1-2 car parking spaces per unit. The proposal in this instance provides 2 no. spaces per house and a total of 11 no. spaces for the 6 no. apartments. The proposal is therefore in compliance with the parking requirements of the County Development Plan.
- The quantum of open space to be provided is in accordance with the Development Plan.

Enniskerry Local Area Plan 2009-2016

The application site is located within the boundary of the Enniskerry Local Area Plan 2009-2016. The subject site is located within the designated Action Area 4 of the LAP Zoning Map.

The LAP sets out a number of policies relating to residential developments. Downey Planning outline below how the proposed development complies with the relevant policies of the LAP:

- Density – The proposed development has a density of 10.15 units per hectare, which is within the permitted maximum of 20 units per hectare set out for Action Area 4 of the LAP.
- The mix and size of the units are in compliance with standards for Action Area 4 of the LAP, which seeks to ensure that:

“a full range of unit sizes, including smaller 1 and 2-bedroomed units shall be provided in all new housing areas. No more than 50% of the units in any development shall exceed 3 bedrooms or 120 sq.m. in size”.

- The proposed development is to be developed over 3 phases, which is in accordance with the LAP, which encourages phasing of developments in order to infrastructure, water services and community services are provided.

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- The LAP requires that “a minimum area of 0.4ha (1 acre) shall be provided for voluntary / sheltered housing, of a type to be agreed with the Local Authority, in addition to any Part V obligations”. It is noted from the cover letter of the application that the applicants have been in discussion with Ms. Barbara Davis of ‘Charabanc’ who has been in discussion with the Planning Department of Wicklow County Council regarding the transfer of land for this purpose. It is unclear from the application, what portion of the site is to be transferred in this regard. It is noted that the applicants have engaged with the Housing Department of Wicklow County Council and are proposing a land swap in Bray Co. Wicklow. The applicants were awaiting a response from the Housing Department at the time of lodging the application.

Conclusion

Downey Planning can conclude that the proposed development is largely in compliance with the policies and objectives of the relevant County Development Plan and the Enniskerry Local Area Plan. It is noted that there is a deficiency in the quantum of storage space provided for the apartment units. Clarification may be required regarding the proposed transfer of units/land to ‘Charabanc’ in relation to sheltered housing.

Should you have any queries in relation to this Memorandum please do not hesitate to contact me.

Yours sincerely,

Sent by email and therefore bears no signature

John Downey MRTPI MIPI
Director
For and on behalf of Downey Planning
01/08/2014



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