

Action Plan AP6

Lands at
Farrankelly, Greystones
Co. Wicklow



April 2019

CAIRN
PLC

Metropolitan
Workshop

ROD
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1.0 INTRODUCTION

1.1 Purpose of this Action Plan

This Action Plan has been prepared in respect of lands at Farrankelly, Greystones, County Wicklow. The extent of the lands concerned is illustrated in Figure 1.1 below and Maps 1 to 7 within this Action Plan. The Action Plan seeks to provide a development framework for the sustainable, phased and integrated development of these primarily residential zoned lands.

1.2 Planning Policy Context

Greystones-Delgany & Kilcoole LAP 2013-2019

The local planning policy framework for the subject lands is provided by the Greystones-Delgany & Kilcoole LAP 2013-2019.

The subject lands are within the R22 Residential zoning, as illustrated in Map 1, which seeks *'to provide for the development of sustainable residential communities up to a maximum density of 22 units per hectare and to preserve and protect residential amenity.'*

The subject lands also include an 'AOS- Active Open Space' zoning which seeks *'to provide for active recreational open space'* and an 'OS- Open Space' zoning which seeks *'to preserve, provide for and improve public and private open space for recreational amenity and passive open space'*. The subject lands are also subject to Roads Objective R07, which seeks to *'Provide for a local access road to facilitate the development of zoned lands and to provide for the development of a through road from Priory Road to R761'*.

The intention is to provide an access route to facilitate a connection between Kilcoole Road and Priory Road in agreement with Wicklow County Council.

Figure 1.1: Aerial View of the Subject Lands (Approximate Extent Outlined in Red)



'10.7 AP6: FARRANKELLY ACTION PLAN

This action plan is located at Farrankelly, on a site approximately 24ha in size. This area shall be developed for a mix of uses including residential and active open space, in accordance with the following:

- *Approximately 17ha to be developed for residential use.*
- *Approximately 4.5ha of land shall be provided for active open space.*

- *Lands identified at risk of flooding (under the FRA) shall be reserved as open space.*
- *Roads shall be provided in accordance with RO7, Section 7 of this plan.*
- *Provide for the development of a 'greenroute' for the provision of pedestrian and cycling facilities linking the RO7 road objective to Eden Gate. This route shall be a minimum width of 10m, in order to facilitate the development of a possible traffic route, should the need arise in the future.*
- *The residential amenity of existing adjoining properties shall be protected.*
- *Protection of natural and built heritage, including rivers and trees.*
- *No more than 50% of houses shall be delivered prior to the provision of the active open space.*

This Action Plan seeks to demonstrate how the future development of these lands can deliver on the above requirements.

We note that Chapter 10 of the LAP states, in relation to guidance on Action Plans, that *'the position, location and size of the land use zonings shown on Map A within the action plan areas are **indicative only and may be altered** in light of eventual road and service layouts, detailed design and topography, subject to compliance with the criteria set out below'*. (Emphasis added)

This Action Plan seeks to provide an overarching framework for the future development of the Farrankelly lands. It proposes an alternative location for the Active Open Space to that indicated on the land use zoning map.

Wicklow County Council have prepared guidance on the preparation of action area plans, which is reproduced in Appendix 1 of this document. We have had regard to this guidance document in the preparation of this Action Plan.

1.3 Content of this Action Plan

This Action Plan (AP) seeks to demonstrate, whilst having regard to the existing site context and character, the following:

- Overall layout and distribution of uses and open space on the subject lands;
- Principal road infrastructure and access;
- Principal pedestrian and cycle routes and access;
- Improvements to existing road infrastructure;
- Details of services, including foul and water supply, and compliance with SUDS; and
- Phasing.

The delivery of the above objectives are set out in the text and demonstrated in the accompanying maps. The proposals contained in this Action Plan have regard to the policies, objectives and standards contained in the LAP and County Development Plan which are of relevance to the subject site.

The Action Plan proposes a form of development that seeks to protect existing residential amenity, protects significant features and heritage designations and seeks to provide open space in accordance with the LAP, including a riverside walkway ("Greenway"), which takes into account the risk of potential flooding from the Three Trouts Stream. The Greenway extends from the AP area on lands under the ownership of Cairn Homes Properties Limited and links to the Kilcoole Road (R761).

The Action Plan will establish the broad development principles for the area. It will set out in broad terms the general distribution of land uses, circulation systems and key access points. The AP will also indicate how future land uses will integrate with surrounding development and provide for the future phasing of development. Details of transport proposals including road layout, provision of services, amenities and open space will also be detailed.

1.4 Status of this Action Plan

Action Plans are a mechanism used by Wicklow County Council to outline a planning '*framework*' for development of significant landholdings prior to planning applications being submitted. The general purpose of Action Plans is to ensure that development is undertaken in a sustainable and integrated manner by setting down the framework for the sustainable, phased and managed development of a particular area.

The AP does not seek to be too rigid or prescriptive - a degree of flexibility should be inherent in the overall planning process. The AP will be reviewed and updated as necessary in response to changing circumstances.

1.5 Landownership and Consultation

The subject lands comprise of approximately 24 hectares divided between 2 separate land owners. The majority of the lands (15.5 Ha) is in the ownership of Cairn Homes Properties Limited, with a smaller section (9 Ha) in the ownership of the Evans family. The land ownership details are illustrated on the landownership map included as Map No. 3 of this Action Plan. This Action Plan has been prepared on behalf of Cairn Homes Properties Limited. The site layout proposals contained in this Action Plan are cognisant of the need to provide an integrated, coherent and efficient development on the overall site irrespective of land ownership.

We note that the Council's Guidelines for the Preparation of Action Area Plans advise that *'the written agreement of all landowners to the submitted action area plan is normally required. However, where such agreement cannot be reached between all landowners, the Planning Authority may, in the interest of proper planning and sustainable development, decide to progress the action area plan. Where this occurs the Planning Authority will advise the relevant landowners of their intention to progress the approval of the action area plan and invite them to make submissions on the submitted action area directly to the Planning Authority'*.

The Plan has been prepared in consultation with the other relevant landowners (the Evans family) and Wicklow County Council Planning and Engineering Departments.

2.0 Context

2.1 Site Location and Context

The subject lands are located within the built-up area of Greystones - Delgany and are surrounded by new and established residential areas on all sides as illustrated in Figure 1.1. The lands are situated to the south west of Greystones on the Kilcoole Road (R761) within the development boundary of Greystones – Delgany as defined in the Local Area Plan, as illustrated in Map No. 1.

The overall AP lands are currently in agricultural use and include Farrankelly House and a number of outbuildings adjacent to this residential property. These buildings are located in the north central portion of the lands.

The site has varying topography. It is bounded to the north by the Three Trouts Stream. The lands contain a number of hedgerows, interspersed with occasional mature trees, along the site and field boundaries of the landholding.

The wider area is characterised by a number of large residential and commercial developments including Eden Gate to the south and Glenheron and Charlesland to the east. Development on the north east and south west boundary of the site consists primarily of detached residential properties.

The R774 located to the south of the Charlesland and Eden Gate developments provides a direct link to the N11. This provides an access route from Greystones to the N11, removing through traffic from Delgany Village.

It is evident that the character and nature of this area has been transformed into an urbanised environment over the last number of years. Access to the lands at present is via a

vehicular access road from the Kilcoole Road (R761) south of the Three Trouts Bridge. There is an agricultural access to the west from Priory Road. A potential future vehicular access to the lands has been incorporated into the Eden Gate development.

Map No. 2, provides a detailed site survey of the Farrankelly lands illustrating existing contours, existing physical features including trees, hedgerows, buildings, roads and services.

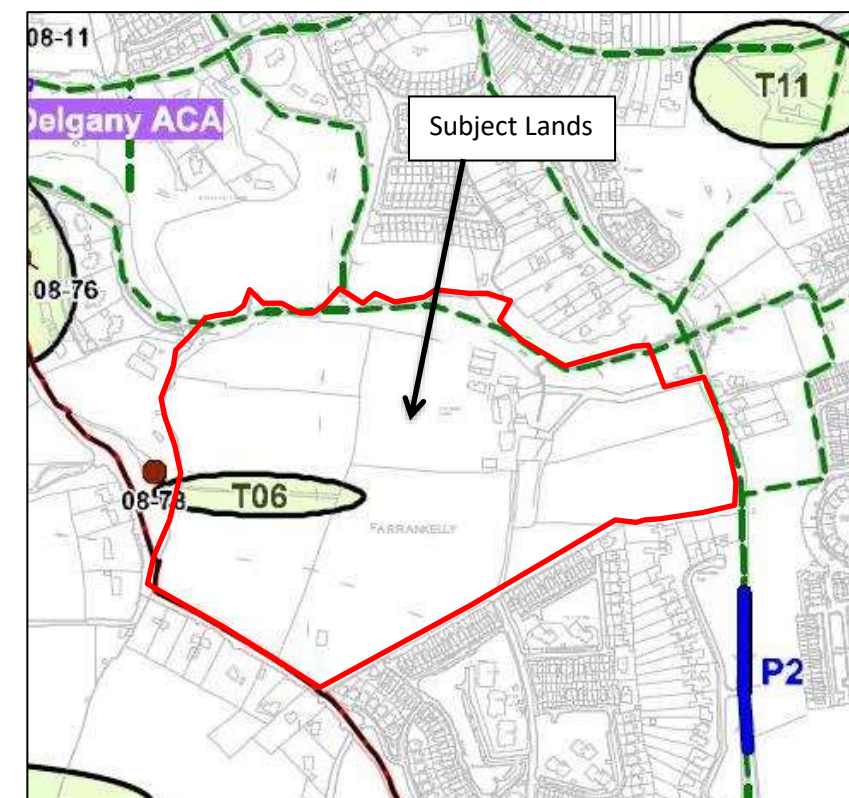
2.2 Heritage Features

The following designations included on the Heritage Map are of relevance to the future development of the subject lands:

- Tree Protection Objective- T06 line of Scots Pine trees on the subject lands
- Protected Structure- 08-78 Glenbrook House, Delgany (adjacent to the subject lands to the west)
- Indicative Greenway route along the northern boundary adjacent to the Three Trouts Stream

The subject lands contain a number of hedgerows and mature trees along the site and field boundaries. The site development strategy seeks to protect these features where possible.

**Figure 2.2: Extract from Map B- Heritage Map
Greystones – Delgany & Kilcoole LAP**



3.0 DEVELOPMENT STRATEGY

3.1 Introduction

This Action Plan will seek to provide a coherent guide for the future development of the Farrankelly lands for primarily residential use with associated open space, road and services infrastructure and the area of Active Open Space.

3.2 Overall Site Strategy

The overall site strategy contained in this Action Plan has been informed by Objective AP6: Farrankelly Action Plan of the LAP.

Objective AP6 requires that this area shall be developed for a mix of uses including residential and active open space. The overall site strategy is illustrated in Map No. 3.

The overall site strategy provides for 17 ha of land for residential development.

It provides 4.5 ha of active open space on the western portion of the site to the south of the Three Trouts Stream. In addition, 2.8 ha of open space are provided along the Three Trouts Stream which will provide for a riverside linear park and a natural flood protection zone. This area will include a 650m long greenway alongside the Three Trouts Stream to the north of the new residential development area on lands under the ownership of Cairn Homes Properties Ltd., providing connectivity/linkages to the east to the Charlesland area and to the west towards Delgany. The location of the Active Open Space differs from that demonstrated in the land use zoning map. However, such an approach is provided for in Chapter 10 of the LAP which states that *'the position, location and size of the land use zonings shown on Map A within the action plan areas are indicative only and may be altered in light of eventual road and service layouts, detailed design and topography, subject to compliance with the criteria set out below'*.

The location of the Active Open Space has regard to the sloping site topography and has been carefully considered by the project architects and engineers. The current location in this Action Plan ensures good quality open space will be provided, which ties in with the linear open space adjacent to the stream, and also has regard for the need to provide suitable lands for residential development and associated infrastructure.

A proposed east-west main internal road is provided in accordance with objective RO7 of the LAP.

Provision is made for the delivery of a 'greenroute' to cater for pedestrian and cycling facilities linking the RO7 road objective to the Eden Gate development to the south. This route will be a minimum width of 10m, in order to facilitate the development of a possible traffic route, should the need arise in the future.

3.3 Residential Development

Proposed residential development on the Action Plan lands shall have regard to the requirements for residential development set out in the Wicklow County Development Plan and the Greystones/Delgany/Kilcoole Local Area Plan as well as strategic Government guidance such as Sustainable Residential Development in Urban Areas (2009) and the Apartment Guidelines (2018). This includes the following:

- Protection of the residential amenity of existing residential development in the surrounding area;
- Protection of natural and built heritage, including in particular existing hedgerows and trees, where such features are of a quality or importance to merit protection;
- Create a sense of place and community whilst ensuring visual integration and physical connectivity with the surrounding area and the pattern of surrounding development;
- A high quality of design, layout and materials which are sympathetic to the character of the area and existing development should be employed;
- The layout of development and positioning of buildings across the Action Plan should create a strong legible urban edge to the adjoining roadside boundaries;
- To have regard also to the Design Manual for Urban Roads and Streets (DMURS) 2012.

3.4 Open Space

The Action Plan lands include an 'AOS- Active Open Space' zoning which seeks *'to provide for active recreational open space'* and an 'OS- Open Space' zoning which seeks *'to preserve, provide for and improve public and private open space for recreational amenity and passive open space'*. The location of the proposed open space for the Farrankelly land is indicated on Map No. 4.

It is located in the north west section of the overall landholding with access from the proposed R07 Link Road. At this stage it is intended to provide flexible facilities for a range of sports subject to detailed design/feasibility. This location has been selected as it adjoins the river walk. Also, the playing pitches, in particular the all-weather pitch, can be located away from residential areas in the valley. From a build ability perspective, it is easier to carry out cut and fill earthworks and banking etc. for pitches rather than housing. The proposals for the Active Open Space will be subject to community needs and detailed design considerations. It is intended that the proposal will include for an ancillary sports facility building to serve the sports uses, which will take cognisance of the surrounding area including Glenbrook House located further to the west.

Along the river walk it is intended to incorporate additional active recreational features and seating.

The provision of open space in the developed residential areas, the active open space and the river walk will be discussed with WCC.

The key requirements for open space provision on the AP lands are as follows:

- Provide 4.45 hectares (11 acres) of Active Open Space to cater for playing pitches, including an all-weather/multi-purpose pitches and the potential for a clubhouse and car parking;
- Provide 2.8 hectares (7 acres) of passive open space as a linear park adjacent to the Three Trouts Stream to connect to Carin lands outside the AP lands ;
- Provide private open space for each residential unit which meets the requirements of Appendix 1 of Wicklow County Development Plan 2016-2022;
- Ensure an appropriate provision of passive and active open space;
- Public Open space provision shall be in accordance with the Wicklow Local Authorities *'Play Policy'* and *'Sports and Recreation Policy'*;

- Passive and action public open space should be provided to the north east of the site on lands identified as being at risk of flooding;
- Public open space should incorporate where possible established natural features such as hedgerows and mature stands of trees;
- Ensure that public open space is easily accessible to all residents;
- Provision for both soft and hard landscaping should be provided for in any housing layout;
- Dedicated communal children's play space i.e. a hard or soft space where cars cannot be parked should also be provided for;
- Existing mature planting and hedgerows to be retained and enhanced where feasible.

3.5 Roads & Access

The key routes within the Greystones/Kilcoole road network are the R774 Farrankelly Road and the R761 Kilcoole Road. Farrankelly Road serves as an access road on the southern side of Greystones providing a link between the Town and N11 to the west and it intersects the R761 Kilcoole Road which is a key regional road that connects Greystones to Kilcoole and which passes the eastern frontage of the subject lands.

Currently, the subject lands are accessed by an entrance from the R761 Kilcoole Road immediately south of the Three Trouts Bridge and through a field gate off Priory Road.

Proposed Access

The proposed access arrangements to the development lands are indicated on Map No.5 consistent with the Local Area Plan provisions. The primary access will consist of a priority junction located off the R761 Kilcoole Road on the eastern side of the site. This will serve as the main access to the development and the junction will be designed to cater for the

development of the lands and the future full provision of the RO7 link through the subject site.

In the long-term a secondary access will be provided onto Priory Road at a location indicated on Map No. 5. ROD Consulting Engineers has undertaken an analysis of the traffic and it is confirmed that the AP lands can be facilitated entirely from the R761 and that the secondary vehicular access from Priory Road is not required in the short term pending appropriate long-term improvements to Priory Road, which will be undertaken separately by Wicklow County Council.

The intention is to provide an internal spine road for east-west access in the layout linking from Kilcoole Road to Priory Road, the timing of which will be in agreement with Wicklow County Council.

A third access point is desirable into the adjoining Eden Gate development to the south for permeability between residential neighbourhoods. This link would benefit Eden Gate providing a more direct connection for residents to the Town Centre and avoiding the need for the 4km diversion via R744 Farrankelly dual carriageway. It would also reduce traffic that currently diverts through Delgany and along Priory Road to avoid this diversion. The intention is to provide this link up to the boundary which includes a pedestrian and cyclist link in phase 1.

Future connectivity to Eden Gate and Priory Road is to be provided for in the site layout, but the actual connections will only be made by the local authority at the appropriate time when the roads are taken in charge, and until the external roads are improved by the local authority to be suitable for a through (vehicular) route. In the interim cycle and pedestrian connectivity will be provided through the site and connected to both Eden Gate and Priory Road. It is noted the connection to Eden Gate will be at the existing road spur in Eden Gate that is currently gated at the boundary between the site.

Traffic Volumes

Traffic surveys carried out in April 2016 indicate that the peak traffic flows along the R761 Kilcoole Road are in the region of 600-700 vehicles per hour in two directions, which is a moderate flow at about 1/4 of the full road capacity. There are no congestion issues at the nearby roundabout to the south at the junction with the R744 Farrankelly Road, which connects westward to the N11 at Junction 11 Kilpedder.

The surrounding road network has adequate capacity to accommodate the proposed development and also access to the active open space and sports facility.

3.6 Pedestrians & Cycle Movements

It is intended that this site will be developed in accordance with sustainable transportation policies and the objectives of the Development Plan. The infrastructure design will make provision for walking and cycling modes of travel and the road and junction designs will be designed to accommodate same. All requirements contained in the *Design Manual for Roads and Urban Streets* will be incorporated into the design proposals. Segregated cycling facilities will not be required along the Spine Road which has been designed for a low speed environment of 30 km/h maximum that will suit shared use of the road by cyclists.

The master plan which has been prepared is designed to encourage the 'softer' modes of transportation and provision has been made for a walking/cycling link through from the existing development at Eden Gate along the proposed spine road within this development and connecting through to the R761 Kilcoole Road. This link will provide easy access to future residents of the action plan area to the facilities located within the existing Neighbourhood Centre at Eden Gate.

R761 Kilcoole Road Improvement

Provision has been included along the R761 Kilcoole Road frontage for the future upgrade of that road to provide a

footpath on the western side of the road and cycle tracks on both sides. This will require a setback along the eastern boundary of the site for the necessary reservation for the future road improvement by the local authority.

Three Trouts Stream Greenway

The proposed development will include a 650m long greenway alongside the Three Trouts Stream to the north of the new residential development area, forming part of the Greenway indicated on the Greystones – Delgany Kilcoole Local Area Plan, Map B - Heritage Map. This new facility for pedestrians and cyclists can, when extended by others, provide an off-road route westwards for 0.5km to Delgany Village along the stream valley. In the eastward direction the greenway will in future continue for 0.35km downstream of the Kilcoole Road bridge to connect to the Charlesland area thus providing a 1.5km long amenity route. The greenway can also link through to the public right of way on Mill Lane which continues on towards Greystones Lawn Tennis Club and the existing cycle/walking routes which link the various sports clubs and onward to Greystones town centre via Mill Road. This will provide a shortcut for pedestrians and cyclists at a distance of 2.4km from the Farrankelly lands to Greystones DART Station compared to 3km along the existing roads through Killincarrig.

3.7 Services and Utilities

The following section describes how it is proposed to service the development site.

Existing Services

The subject site is well serviced by foul, surface water and water supply. There is existing foul water infrastructure available on site in the form of a 300mm diameter foul sewer which traverses the lands in a southwest to northeast direction and discharges to the existing foul water sewer located within the R761. The foul treatment plant in Greystones, which treats the foul sewage from the surrounding area, was recently

upgraded and has adequate capacity to accommodate significant additional development in the area.

A stream (Three Trouts) traverses the site in a west to east direction close to the northern boundary of the site. This stream will be the receptor for any surface water network and has sufficient capacity to accept the surface water runoff from the site which will be restricted to the current Greenfield runoff. From discussions with Irish Water there are currently no known capacity issues within the water supply and sewerage networks. It will be necessary to upgrade an existing 100mm diameter watermain to 150mm diameter over a 750m length on the Kilcoole Road.

Proposed Strategy for Servicing Development

Proposals for the disposal of foul water from the development are to discharge all foul water flows from the proposed development lands to the existing 300mm diameter foul sewer which traverses the lands subject to agreement with Irish Water and detailed design. The overall site would be restricted to the existing green-field flow as outlined in the Greater Dublin Strategic Drainage Study and Sustainable Urban Drainage Systems devices employed where appropriate

Flooding Risk

The flood risk associated with the Three Trouts Stream, as illustrated in the Strategic Flood Risk Assessment prepared for the LAP, is restricted to the open space zoned land on the subject lands. We note that Section 10.7 of the LAP states that the *'lands identified at risk of flooding (under the FRA) shall be reserved as open space'*. These lands are remote from and at a lower level than the elevated lands proposed for residential development which have no flooding risk.

3.8 Phasing

It is envisaged that development within the Action Plan lands will take place on a phased basis. Map No. 7 of this AP provides an indicative phasing strategy for the development of

the lands. The phasing may vary in practice subject to the agreement of the Planning Authority and dependent on market conditions and demand for residential accommodation. The key requirements of the indicative phasing strategy are as follows:

- The R07 link between the Kilcoole Road and Priory Road will be constructed and completed in Phase 1, the timing of opening to be agreed in writing with Wicklow County Council.
- The pedestrian / cycle link to Eden Gate residential development shall be completed to the boundary in Phase 1, the timing of opening to be agreed in writing with Wicklow County Council and subject to agreement with any necessary third parties.
- The proposed River walk along the Three Trouts Stream (Greenway) shall be constructed and completed in phase 1. No residential units in Phase 3 shall be occupied until the completion of the River Walk.
- The upgrade to cyclist and pedestrian facilities on lands within the ownership of the applicant along the boundary of AP lands on the Kilcoole Road and Priory Road are to be delivered in Phase 1.
- Phase 1 shall be located in the eastern and southern portion of the AP lands with a new access from the R761, Kilcoole Road.
- Future phases shall develop incrementally to the west (phase 2) and north (phase 3) of Phase 1 (residential). Phase 4 will be progressed after Phase 3.
- The public open space for the residential lands shall be provided in tandem with the houses, and will be set out in a phasing plan as part of a future planning application. 50% of the Open Space within the residential area for Phases (1-3) shall be provided prior to the commencement of Phase 3. The planning application shall set out how the open space will cater for both active and passive uses.
- Not more than 75% of houses (of phases 1-3) shall be provided prior to the construction of the active open space unless a deviation from this provision is agreed with Wicklow County Council.
- The Active Open Space shall be completed in full and open to the public prior to the commencement of Phase 4. Open Space for Phase 4 shall be provided in tandem with the development of that Phase.

Appendix 1 - Wicklow County Council Guidelines for the preparation of Action Area Plans

Introduction

Action Area Plans are required to be prepared for various areas throughout the County prior to the submission of planning applications for development on those lands. The general purpose for Action Area Plans is to ensure that development is undertaken in a sustainable and integrated manner. An action area plan should set down the framework for the sustainable, phased and managed development of a particular area.

The action areas are designated in the various Local Area Plans and Town Plans, which also set out the particular objectives for each action area.

When preparing an Action Area Plan it is important that the following issues are addressed:

- Objectives contained in the Local Area Plan for the action area.
- Phasing of the development.
- Zonings contained within the action area.
- Ownership of lands within the action area.
- Main access points to the lands.
- Any particular/unusual fundamental item/feature relevant to the action area.

Action Area Plans should not contain too much detail. They are not a planning application and should therefore only address the general items that would inform the preparation of future planning applications within the action area to achieve an integrated sustainable development of the action area.

The written agreement of all landowners to the submitted action area plan is normally required. However, where such agreement cannot be reached between all landowners, the Planning Authority may, in the interest of proper planning and sustainable development, decide to progress the action area plan. Where this occurs the Planning Authority will advise the relevant landowners of

their intention to progress the approval of the action area plan and invite them to make submissions on the submitted action area directly to the Planning Authority.

Content of Action Area Plans

4 No. copies of an Action Area Plan should be submitted to the Planning Authority.

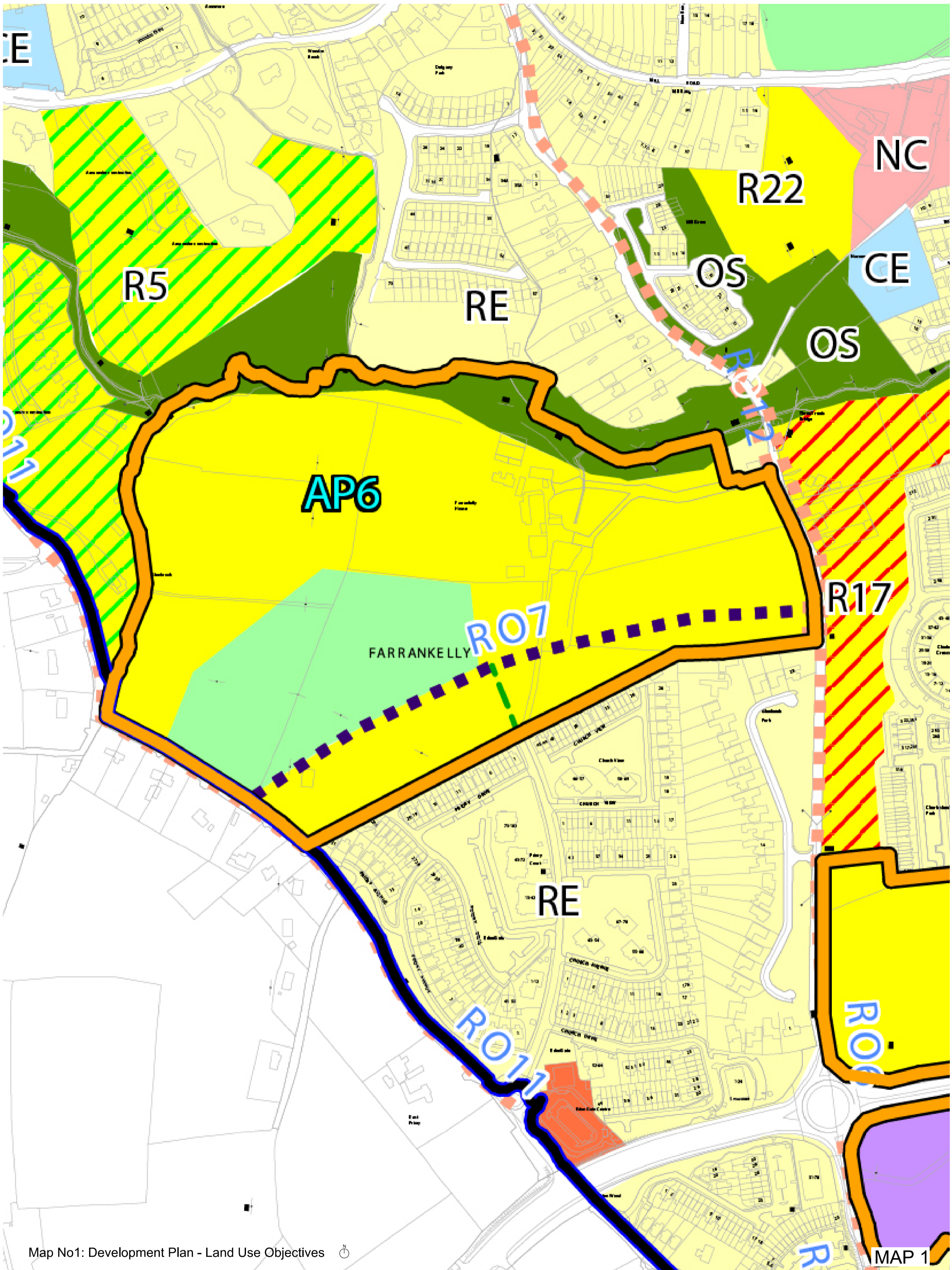
When submitting an Action Area Plan the following details will be required as a minimum:

1. A written statement which should include the following :
 - The objectives for the Action Area identified in the Local Area Plan/Town Plan and how these objectives are to be achieved.
 - Detail how the overall development is to be phased. In particular, phasing proposals should set out:
 - the likely timescale for the development of the action area
 - how the development of the action area is to be progressed spatially
 - how the development of the action area will be linked to the provision of both physical infrastructure (e.g. roads, water supply etc) and social infrastructure (e.g. schools, open space, etc), both within and outside of the action area.
 - Details of all the landowners and written evidence of their agreement to the submitted action area plan. Where not all landowners are in agreement this should be highlighted.
 - The level of consultation that has taken place with the relevant sections of the Local Authority e.g. Roads, Sanitary Services, etc and details of any particular issues that have arisen from such consultation, including how such issues are/will be addressed. Where an action area contains community and/or active open space zonings the Community & Enterprise Section should be consulted.
 - The level of consultation with other bodies/organisation e.g. Department of Education, Wildlife Service, etc. Where an action area contains

an Educational zoning the Dept. of Education should be consulted with.

- General brief on the key urban design issues to guide future development proposals.
 - General Services and Drainage approach, including the main water supply and foul sewer connection points, any historical flooding information etc.
2. A series of drawings should be submitted, which should detail the following items:
 - An Action Area Detail Map to a scale no greater than 1: 2500 showing existing contours, existing physical features (trees, hedgerows, buildings, roads, services etc).
 - All potential access points from the local road network.
 - The zoning of each part of the action area, including the size of each particular zoning.
 - The phasing of development.
 - Details of land ownerships.
 - Any proposed road improvement objectives.
 - Catchment Drainage assessment, including flow directions for watercourses and discharge points for surface water run-off.

(Source: <http://www.wicklow.ie/action-area-plan-guidelines-0>)




Map No1: Development Plan - Land Use Objectives

<p>Revision: A Date: 04.07.18 Description: Issued for Information</p>	<p>By: RM Check: BG</p>	<p>Notes: Do not scale drawings. All dimensions should be checked on site. Errors to be reported to architect. To be read in conjunction with all relevant architects services and engineers drawings. Contractors, sub-contractors and suppliers must verify any critical dimensions on site prior to fabrication of any building element. Any discrepancies are to be reported to the architect. This drawing should be read in conjunction with all relevant specifications, engineers and specialists consultants information. Any discrepancies must be reported prior to installation.</p>	<p>Key: AAP Boundary</p>	<p>Client Logo: CAIRN PLC Metropolitan Workshop 14-16 Cowcross Street London, EC1M 6DG +44 (0) 20 7566 0450 www.metwork.co.uk</p>	<p>Project: Dolgany Client: Cairn, PLC. Location: Dolgany, Farrankelly, Delgany, Wicklow, Ireland Title: Proposed AP6 Update Date: 04 July 2018 Scale: 1:3500 Drawing Number: 1609</p>
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Map No.2 - Detailed Survey

MAP 2

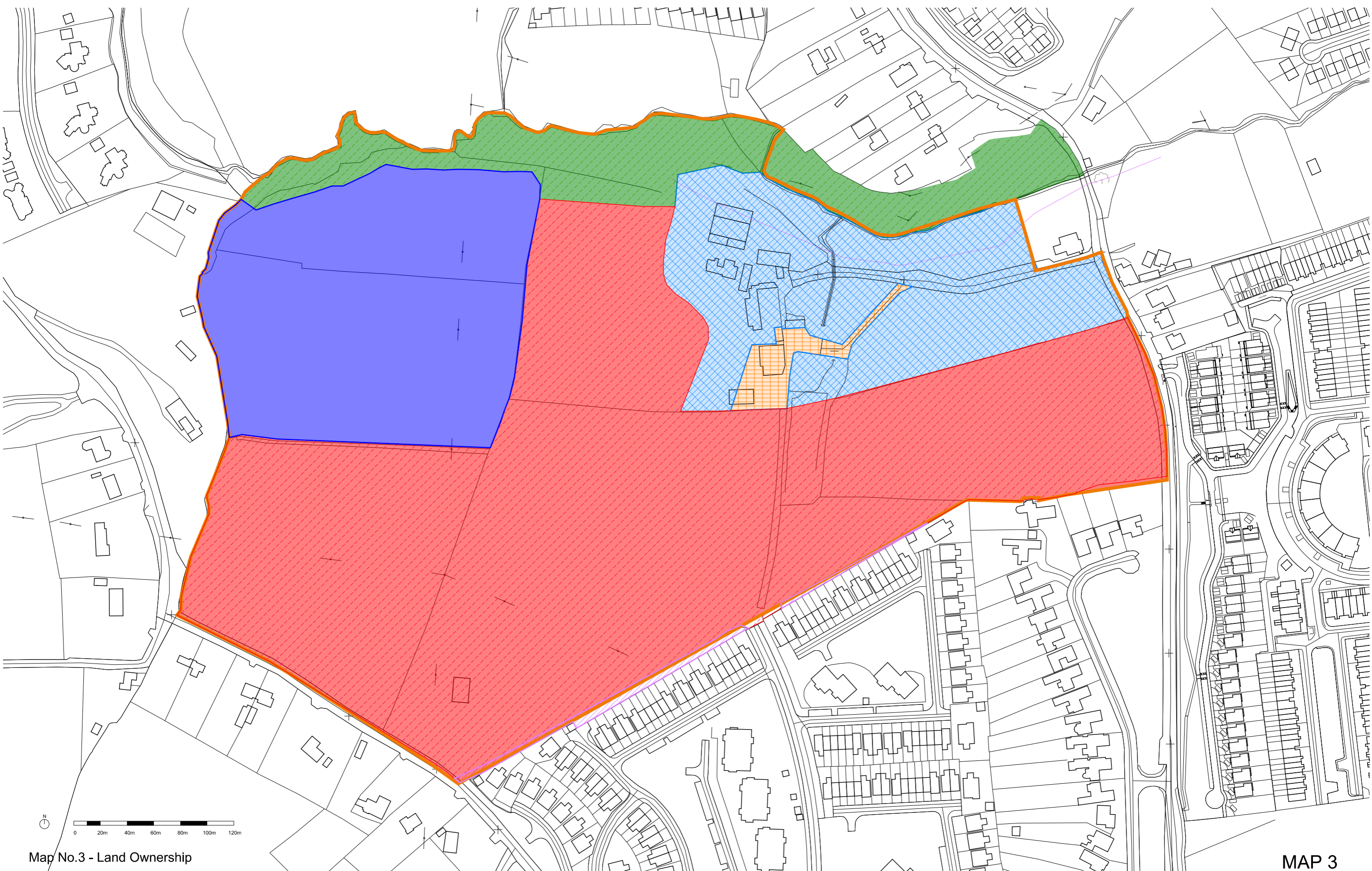
Revision	Date	Description	By	Check	Client logo
A	04.07.18	Issued for Information	RM	BG	

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Key
 AAP Boundary


Metropolitan Workshop
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Project:	Dulgany				
Client:	Cairn, PLC.				
Location:	Dulgany, Farrankelly, Co. Wicklow, Ireland				
Title:	Proposed AP6 Update				
Date:	04 July 2018				
Scale:	1:2500				
Drawing Number:	Job No.	Status	Package	Reference	Revision
1609					








Map No.3 - Land Ownership

MAP 3

Revision	Date	Description	By	Check	Client logo
A	04.07.18	Issued for Information	RM	BG	
B	04.10.18	Issued for Information	RM	BG	

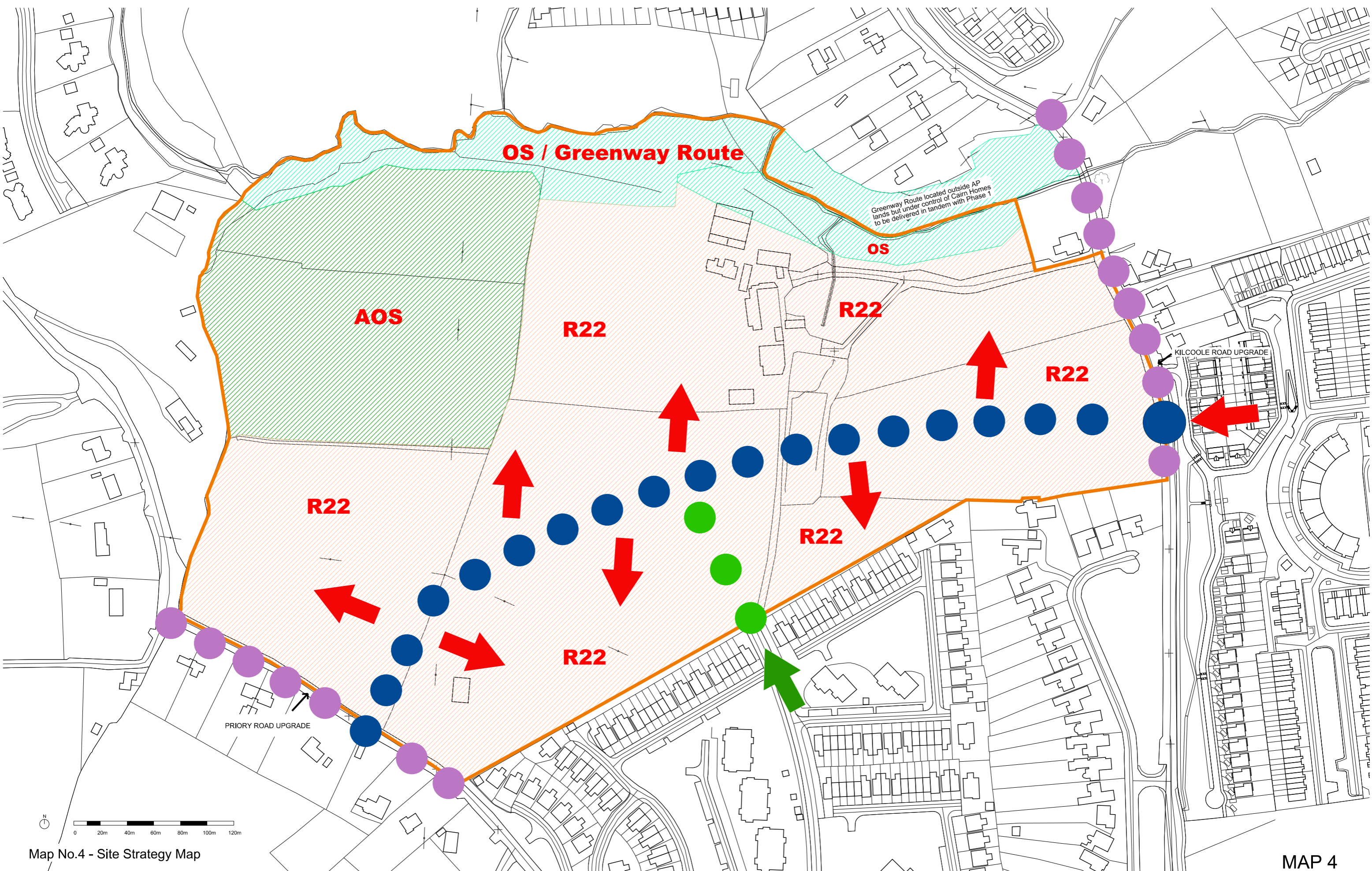
CAIRN
PLC

Notes
Do not scale drawings. All dimensions should be checked on site. Errors to be reported to architect. To be read in conjunction with all relevant architects services and engineers drawings.
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Key	Description
	Caïn Ownership 14,0088 Ha
	Caïn Ownership (Linear Park) 2,3682 Ha
	Grattan and Claire Evans Ownership 3,6516 Ha
	Rodney Evans Ownership 2,873 Ha
	AAP Boundary 24.8927 Ha

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Project:	Dulgany				
Client:	Caïn, PLC.				
Location:	Dulgany, Farrankelly, Co. Wicklow, Ireland				
Title:	Proposed AP6 Update				
Date:	04 October 2018				
Scale:	1:2500				
Drawing Number:	Job No.	Status	Package	Reference	Revision
	1609				



Map No.4 - Site Strategy Map

MAP 4

Revision	Date	Description	By	Check	Client logo
A	04.07.18	Issued for Information	RM	BG	
B	04.10.18	Issued for Information	RM	BG	

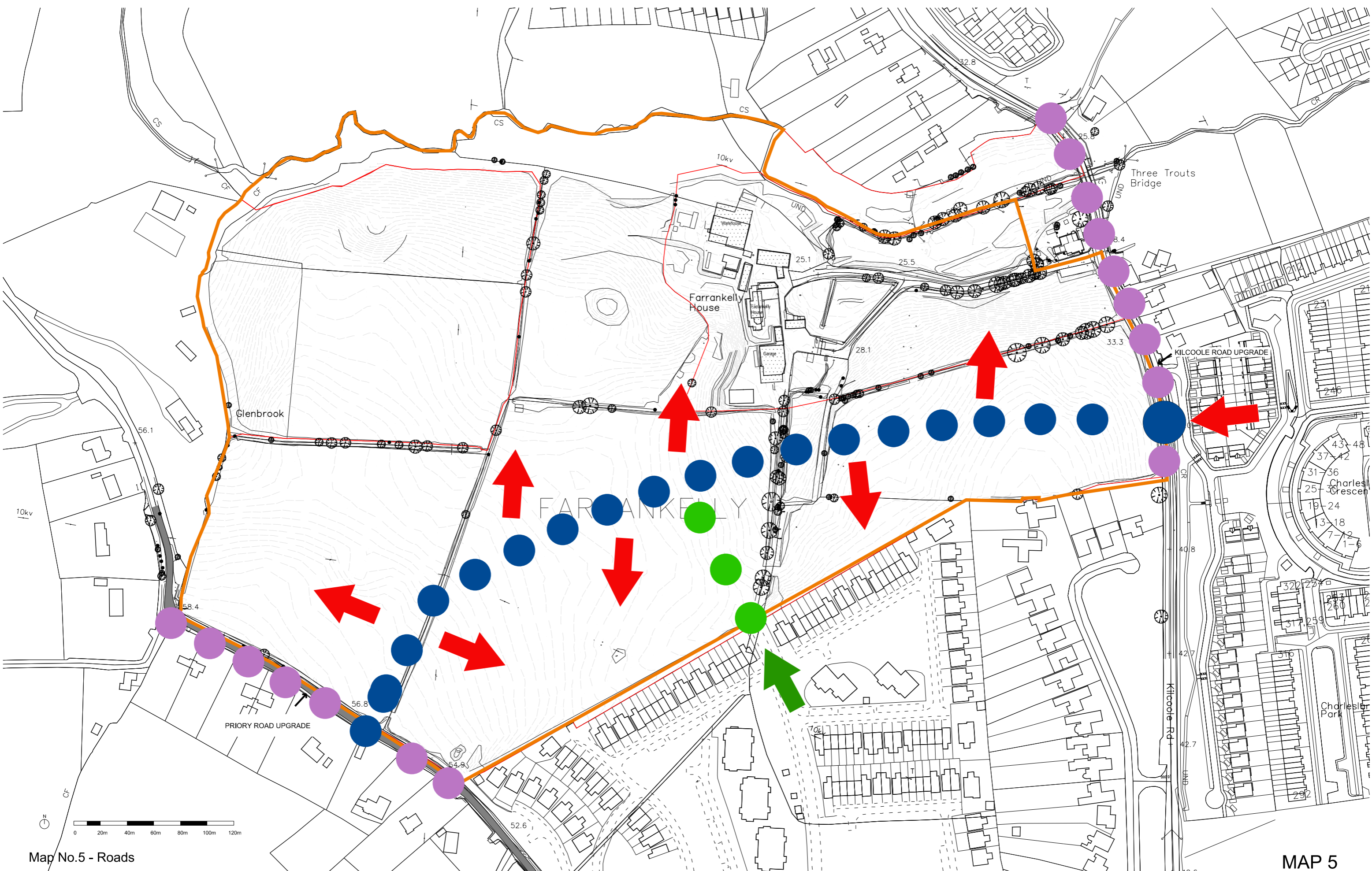


Notes
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 This drawing should be read in conjunction with all relevant specifications, engineers and specialists consultants information. Any discrepancies must be reported prior to installation.

Key	
	Proposed access points from local networks
	Pedestrian / cycle access points
	Proposed route of main Internal road network
	Proposed link road / pedestrian / cycle route
	AAP Boundary
	Flood Risk
	Proposed road Improvements
	Active Open Space 4,4968 Ha
	Greenway Route 1,5096 Ha
	Greenway Route outside AP lands but under control of Cairn Homes 0,7815 Ha
	Residential (R22) 14,0869 Ha

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Project:	Dulgany				
Client:	Cairn, PLC.				
Location:	Dulgany, Farrankelly, Co. Wicklow, Ireland				
Title:	Proposed AP6 Update				
Date:	04 October 2018				
Scale:	1:2500				
Job No.	Status	Package	Reference	Revision	
Drawing Number:	1609				



Map No.5 - Roads

MAP 5

Revision	Date	Description	By	Check	Client logo
A	04.07.18	Issued for Information	RM	BG	

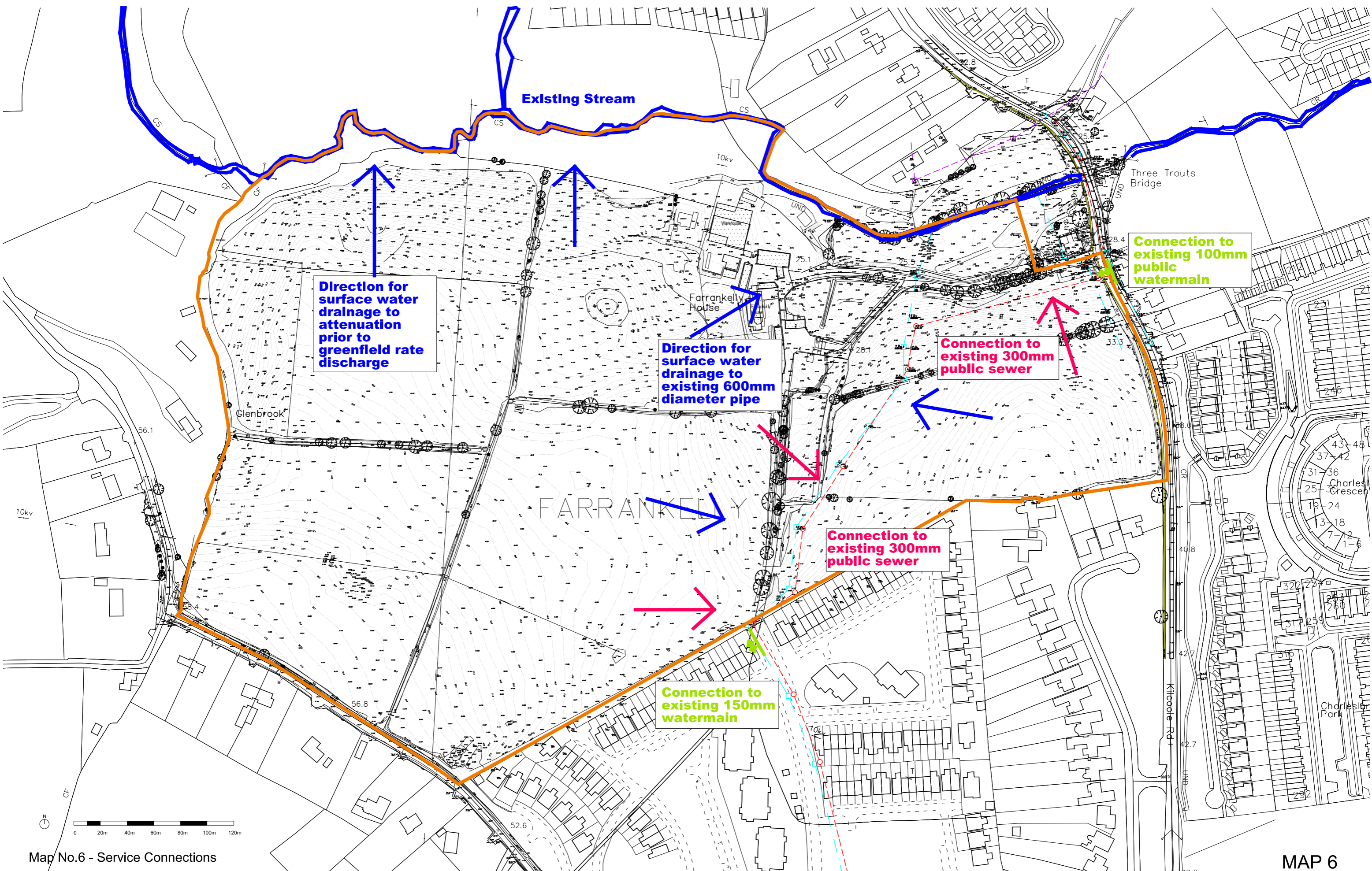


Notes
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 Contractors, sub-contractors and suppliers must verify any critical dimensions on site prior to fabrication of any building element. Any discrepancies are to be reported to the architect.
 This drawing should be read in conjunction with all relevant specifications, engineers and specialists consultants information. Any discrepancies must be reported prior to installation.

Key	
	Proposed access points from local networks
	Pedestrian / cycle access points
	Proposed route of main internal road network
	Proposed link road / pedestrian / cycle route
	AAP Boundary
	Proposed road improvements

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Project:	Dulgany				
Client:	Cairn, PLC.				
Location:	Dulgany, Farrankelly, Co. Wicklow, Ireland				
Title:	Proposed AP6 Update				
Date:	04 July 2018				
Scale:	1:2500				
Drawing Number:	Job No.	Status	Package	Reference	Revision
	1609				



Direction for surface water drainage to attenuation prior to greenfield rate discharge

Direction for surface water drainage to existing 600mm diameter pipe

Connection to existing 300mm public sewer

Connection to existing 100mm public watermain

Connection to existing 300mm public sewer

Connection to existing 150mm watermain

Map No.6 - Service Connections

MAP 6

Revision	Date	Description	By	Check	Client logo
A	04.07.18	Issued for Information	RM	BG	

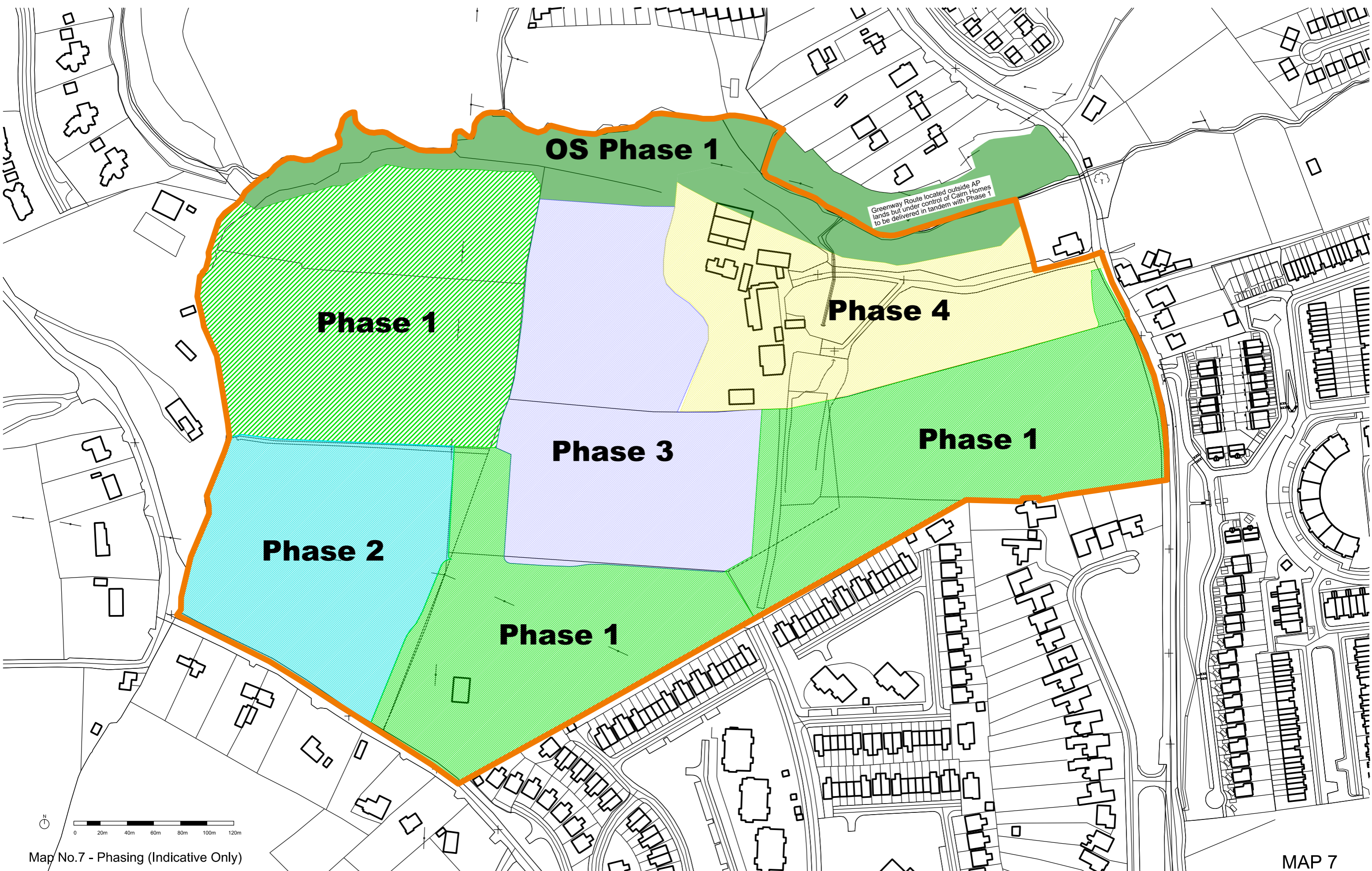


Notes
Do not scale drawings. All dimensions should be checked on site. Errors to be reported to architect. To be read in conjunction with all relevant architects services and engineers drawings.
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	Surface water drainage (indicative direction of flow)		Existing public sewer
	Four water drainage (indicative direction of flow)		Existing water drainage
	Existing stormwater drain / stream / watercourse		AAP Boundary

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Project:	Delgany	Client:	Cairn, PLC.
Location:	Delgany, Farrankelly, Co. Wicklow, Ireland	Title:	Proposed AP6 Update
Date:	04 July 2018	Scale:	1:2500
Job No.:	1609	Status:	
Package:		Reference:	
Revision:			



Map No.7 - Phasing (Indicative Only)

MAP 7

Revision	Date	Description	By	Check	Client logo
A	04.07.18	Issued for Information	RM	BG	
B	04.10.18	Issued for Information	RM	BG	
C	12.12.18	Issued for Information	SC	BG	



Notes
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Key

	Phase 1		Open Space
	Phase 2		Flood Risk
	Phase 3		AAP Boundary
	Phase 4		

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Project:	Farrankelly				
Client:	Cairn, PLC.				
Location:	Delgany, Farrankelly, Co. Wicklow, Ireland				
Title:	Proposed AP6 Update				
Date:	12 December 2018				
Scale:	1:2500				
Drawing Number:	Job No.	Status	Package	Reference	Revision
	1609				