
PROPOSED HOUSING DEVELOPMENT AT FORMER ROUNDWOOD GOLF CLUB LANDS

FEBRUARY 2021

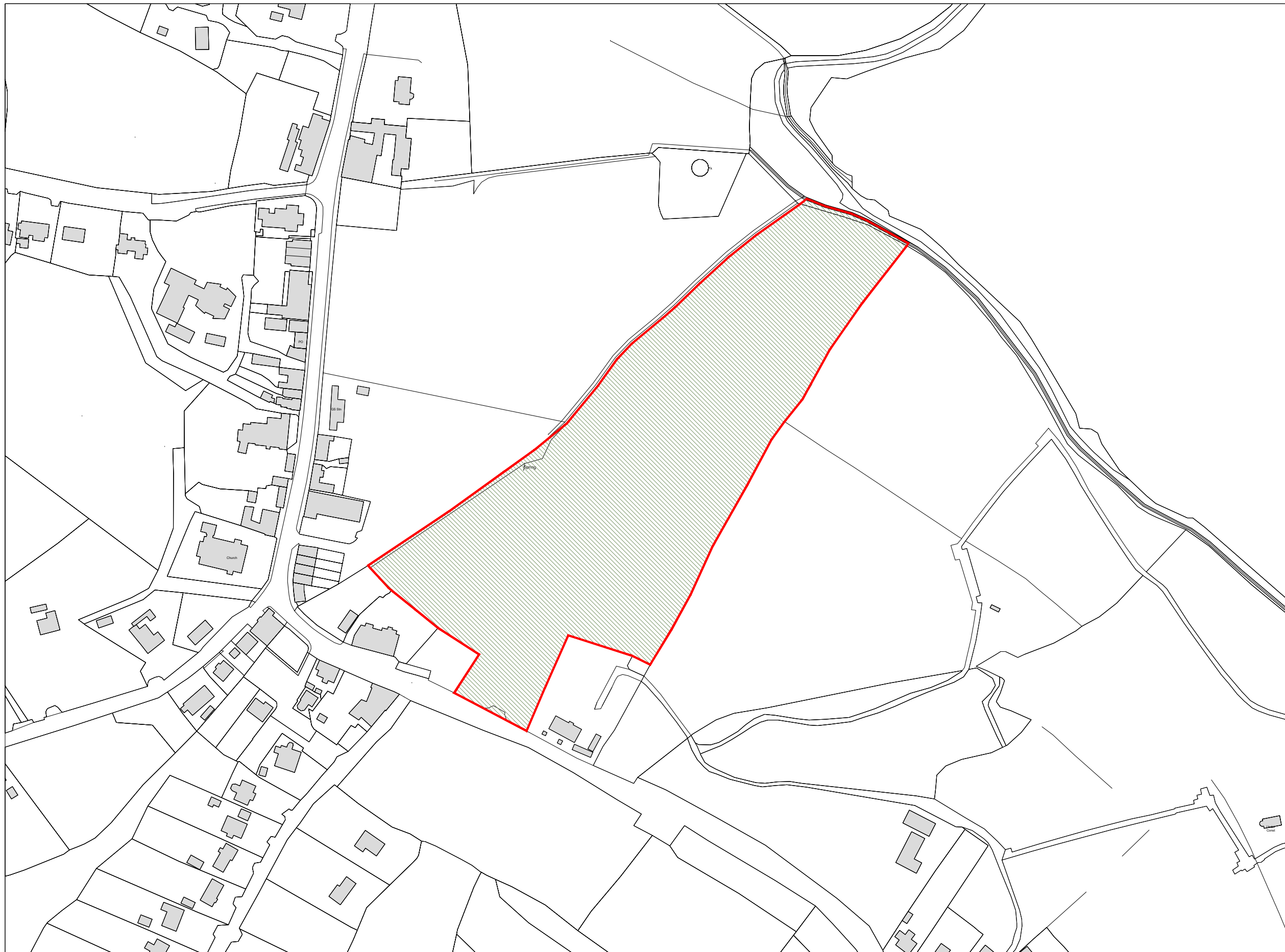
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SURVEY

- OS MAP
- SITE PHOTOS
- ZONING MAPS



Description:
 Digital Cartographic Model (DCM)

Publisher / Source:
 Ordnance Survey Ireland (OSi)

Data Source / Reference:
 PRIME2

File Format:
 Autodesk AutoCAD (DWG_R2013)

File Name:
 v_50215044_1.dwg

Clip Extent / Area of Interest (AOI):
 LLX,LLY= 718777.2494,702509.1707
 LRX,LRX= 719607.2494,702509.1707
 ULX,ULY= 718777.2494,703124.1707
 URX,URY= 719607.2494,703124.1707

Projection / Spatial Reference:
 Projection= IRENET95_Irish_Transverse_Mercator

Centre Point Coordinates:
 X,Y= 719192.2494,702816.6707

Reference Index:
 Map Series | Map Sheets
 1:2,500 | 3845-D

Data Extraction Date:
 Date= 24-Aug-2021

Source Data Release:
 DCLMS Release V1.143.112

Product Version:
 Version= 1.3

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LEGEND:-

— SITE BOUNDARY

LANDS FORMALLY PART OF ROUNDWOOD GOLF

OS MAP
 1:2500 @ A3

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AERIAL PLAN

PROPOSED HOUSING DEVELOPMENT AT FORMER ROUNDWOOD GOLF CLUB LANDS

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AERIAL VIEW
FROM SOUTH LOOKING NORTH

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SITE PHOTO
VIEW LOOKING NORTH TOWARDS THE SUGARLOAF



SITE PHOTO
VIEW TAKEN FROM BYRNE & WOODS BAR & RESTAURANT LOOKING EAST ALONG R764



SITE PHOTO
NORTH EAST BOUNDARY OF SITE, FUTURE CONNECTION TO VARTRY WALK



SITE PHOTO
VIEW TAKEN FROM KAVANAGH'S VARTRY HOUSE LOOKING EAST ALONG R764



SITE PHOTO
VIEW TAKEN FROM CLUB HOUSE LOOKING WEST ALONG R764



SITE PHOTO
VIEW FROM WEST OF SITE LOOKING EAST TOWARDS CLUB HOUSE



SITE PHOTO
VIEW FROM WEST OF SITE LOOKING EAST TOWARDS CLUB HOUSE

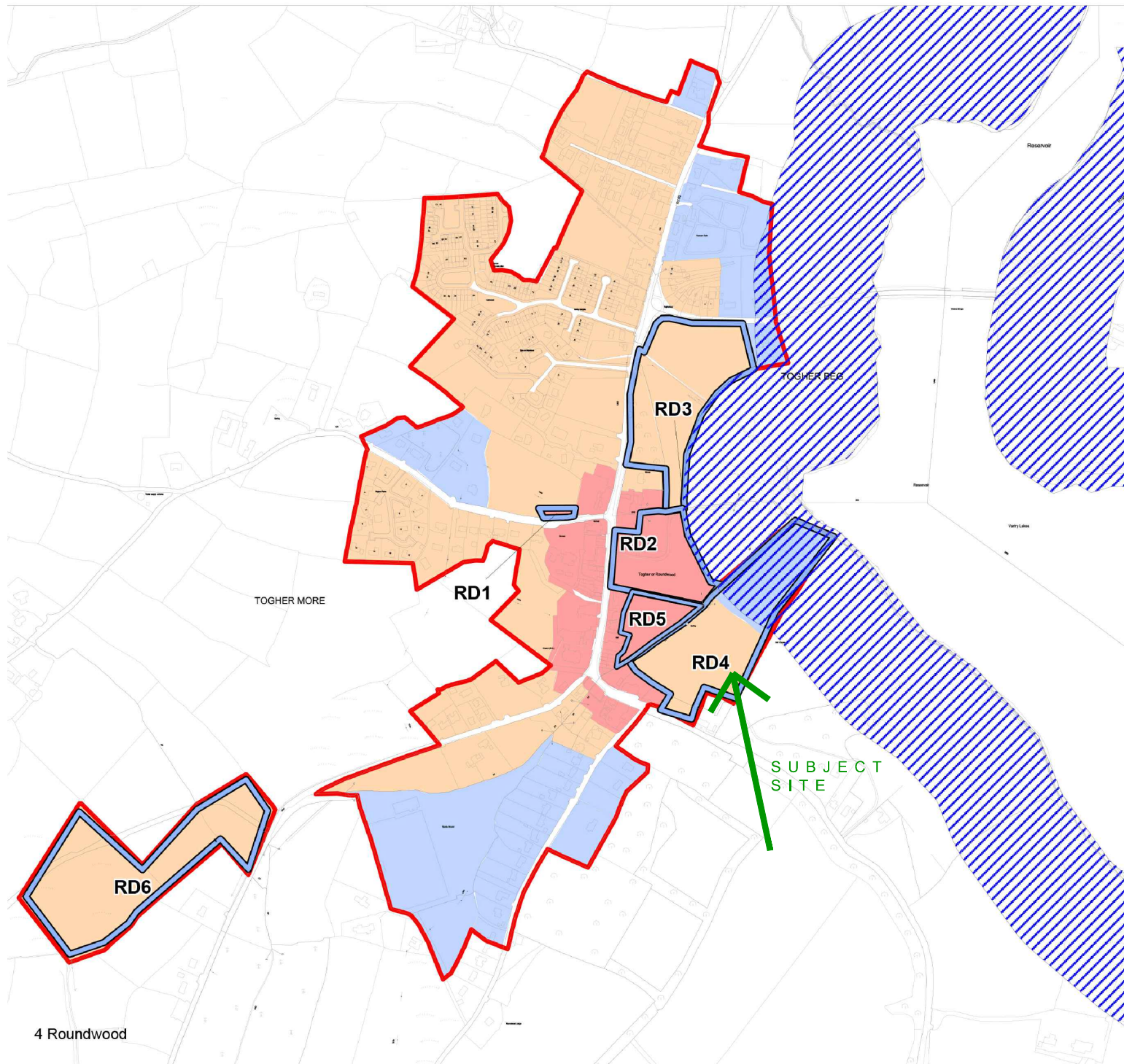
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Roundwood Settlement Plan
WICKLOW COUNTY DEVELOPMENT PLAN 2016-2022

- Settlement Boundary
- Primary Development Area
- Secondary Development Area
- Tertiary Development Area
- Plan Objective Boundary
- 200m Buffer from Reservoir

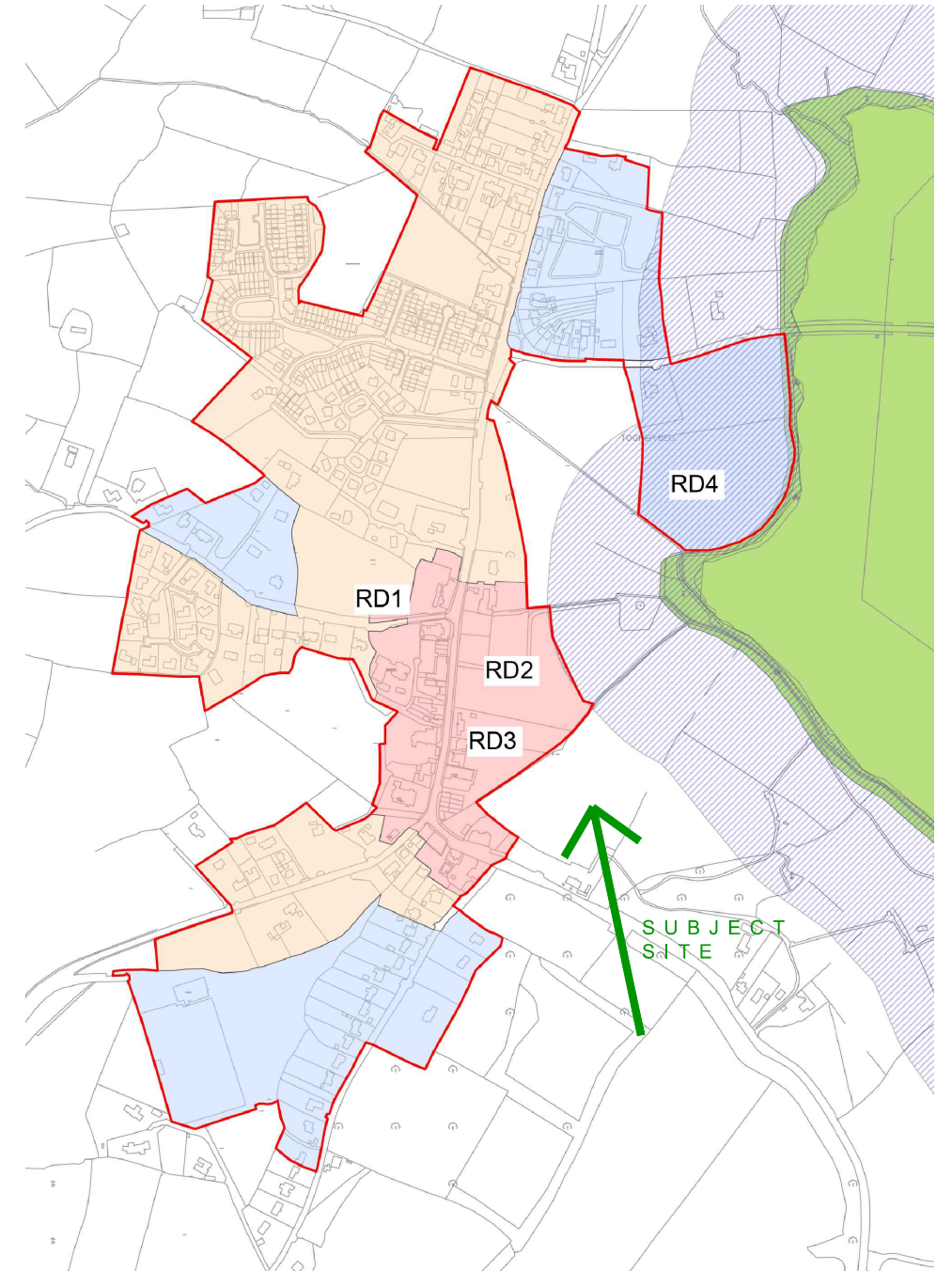
Title: Land Use Zoning Objectives
Map No. : 1

Maps are not to scale

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Wicklow County Council
 Planning Department

ROUNDWOOD SETTLEMENT PLAN
 ZONING OBJECTIVES - WICKLOW COUNTY DEVELOPMENT PLAN 2016-2022



DRAFT WICKLOW COUNTY DEVELOPMENT PLAN 2021-2027

Wicklow County Council
 Planning Department

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Scale 1:5,000 @ A3

Plan Legend

- Settlement Boundary
- Primary Development Area
- Secondary Development Area
- Tertiary Development Area
- 200m Buffer from Reservoir
- Proposed Natural Heritage Area (pNHA)

ROUNDWOOD SETTLEMENT PLAN
 ZONING OBJECTIVES - DRAFT WICKLOW COUNTY DEVELOPMENT PLAN 2021-2027

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PROPOSED





LEGEND:-

- SITE BOUNDARY
- DEVELOPABLE PLOT AREA
- - - PROPOSED PEDESTRIAN & CYCLE LINKS
- PROPOSED DWELLINGS
- EXISTING DWELLINGS
- COMMUNAL OPEN SPACE HIGHLIGHTED THUS
- PRIVATE OPEN SPACE HIGHLIGHTED THUS
- 200m BUFFER ZONE FROM RESERVOIR
- PROPOSED TREES
- ↑ PROPOSED DEVELOPMENT ENTRANCE

SITE AREA (RED)	43,930sqm	4.393 Ha
DEVELOPABLE AREA PLOT (MAGENTA)	26,400sqm	2.640 Ha
RESERVOIR BUFFER AREA (BLUE)	17,530sqm	1.753 Ha

- HOUSE TYPES A, B & C**
- HOUSE TYPE A**
- SEMI-DETACHED
- 1500sqft
- 3 BEDROOMS
 - HOUSE TYPE B**
- DETACHED
- 1800sqft
- 4/5 BEDROOMS
 - HOUSE TYPE C**
- DETACHED
- 2000sqft
- 4/5 BEDROOMS

SCHEDULE OF ACCOMMODATION		
	Approx. Area sqm	Units Provided
Reservoir Buffer Area:	17530	0
Developable Site Area:	26400	50
Total Site Area:	43930	
Total Developable Site Area:	26400	50

Houses Types	Units Provided	Percentage
Type A (1500sqft 3 Bedroom)	26	52
Type B (1,800sqft 4 / 5 Bedroom)	11	22
Type C (2,000sqft 4 / 5 Bedroom)	13	26
Total Units	50	100

Open Space Assessment	Required sqm(15%)	Provided sqm
Total Site Area	6590	22950

Private Open Space Assessment	Provided sqm
House Types A, B, C	>120sqm
100% of all private open space enjoy south-east, south or west orientation	

Parking Assessment	Units	Required (TBC)	Provided
Houses	50	100	100
Visitor Parking			65
Total	50	100	165

PROPOSED SITE PLAN WITH 200M BUFFER ZONE FROM RESERVOIR SHOWN
1:2500 @ A3

PROPOSED HOUSING DEVELOPMENT AT FORMER ROUNDWOOD GOLF CLUB LANDS

FEBRUARY 2021
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- LEGEND:-**
- SITE BOUNDARY
 - - - DEVELOPABLE PLOT AREA
 - - - PROPOSED PEDESTRIAN & CYCLE LINKS
 - PROPOSED DWELLINGS
 - EXISTING DWELLINGS
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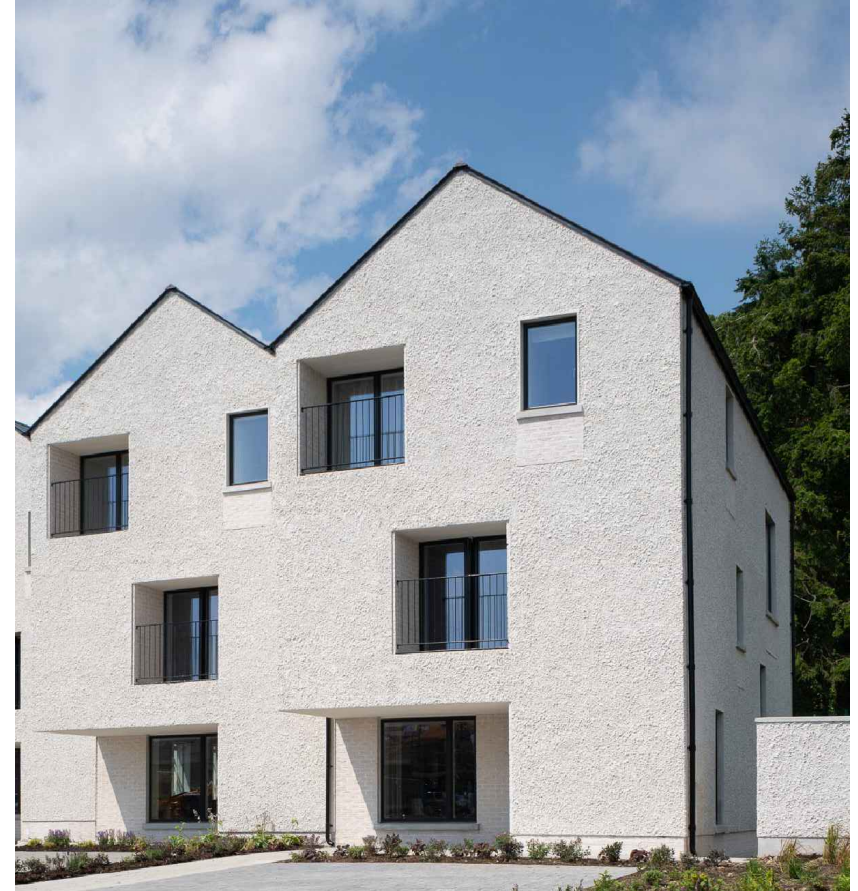
Private Open Space Assessment	Provided sqm
House Types A, B, C	>120sqm
100% of all private open space enjoy south-east, south or west orientation	

Parking Assessment	Units	Required (TBC)	Provided
		2 per house	
Houses	50	100	100
Visitor Parking			65
Total	50	100	165

NORTH
PROPOSED SITE PLAN
 SCALE 1:1000

T Y P O L O G Y I M A G E S





TPOLOGY IMAGES
SIKA WOODS - ENNISKERRY

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