

**KILBRIDE ACTION AREA 1 APPROVAL DOCUMENT****1.1 Introduction**

This agreement refers to the Action Area Plan 1 for lands at Kilbride, Arklow, submitted on the 19<sup>th</sup> October 2007, which was superseded by the revised document submitted on the 07<sup>th</sup> February 2008 by PD Lane Associates on behalf of Cova Properties. The schedule of relevant documents, which form part of the approved Action Area Plan for this action area is contained in Appendix 1.

The lands included in the action area are owned by 4 separate owners. The majority of the lands are owned by Dawnhill Properties Ltd., which is managed by Cova Properties, on whose behalf the action area was submitted. Dawnhill Properties Ltd. own adjoining lands to the south of the action area and Windhill Properties (also managed by Cova Properties) own adjoining lands to the NW of the action area. Part of these lands are indicated to be available for development as part of the action area. It is indicated that all owners are in agreement with the submitted action area plan.

Any application within the Kilbride Action Area 1 must take cognisance of this approved action area plan and also all relevant development control standards/policies within the Wicklow County Development Plan 2004 and any subsequent County Development Plans, and the Arklow Environs Local Area Plan 2006, and any subsequent Arklow Environs LAP, as applicable.

**1.2 Zonings**

The area of land included in the Kilbride Action Area is approximately 48Ha. The lands are zoned *"R2 New Residential"*.

The zoning requires the reservation of an appropriate site for an additional primary school and secondary school.

The zoning allows for a neighbourhood centre to include a supermarket with approx. net floor area of 3,500m<sup>2</sup> plus smaller retail and service units.

A map titled *"Action Area Detail Plan"* submitted on the 07<sup>th</sup> February 2008 outlines the location and size of the different types of development/use, which are as follows:

- Local Centre, circa 6 acres
- Residential, circa 115 acres
- Public Park, circa 3.5 acres
- Primary School site, circa 3.5 acres
- Secondary School site, circa 12 acres
- Natural Amenity, circa 37 acres

The development of the Kilbride Action Area shall generally accord with the location and scale of the zonings/uses shown on the Action Area Detail Plan submitted on the 07<sup>th</sup> February 2008 subject to the following:

- a. Residential densities shall comply with S 6.2.1 of the Arklow Environs Plan 2006, which specifies a minimum density of 35 units per hectare.
- b. Prior to the submission of the first planning application for development an Educational Needs Report shall be submitted to and agreed in writing with the Planning Authority to allow for the size of the site to be reserved for the primary school to be established.
- c. Prior to the submission of the first planning application for development a Design Report in relation to the secondary school shall be submitted to and agreed in writing

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with the Planning Authority. This report shall examine the suitability of the proposed site for the construction of a 1000 pupil secondary school, including playing fields, having regard to the topography of the site and any related visual impacts, accessibility to public transport and proximity to necessary services and facilities.

- d. The scale of the Local Centre shall have regard to its role as a neighbourhood centre, the proximity of Arklow Town Centre, existing development in the area, and the Retail Planning Guidelines for Planning Authorities.
- e. Prior to the submission of the first planning application for development an Active & Passive Open Space Report shall be submitted to and agreed in writing with the Planning Authority to allow for the scale of the Public Park and its design and content/layout to be established to ensure the future population generated by the development of the action area is catered for in the interests of sustainable development. Regard should be had to the Council's Active Open Space Policy (2007).

**1.3 Phasing**

The development of the action area shall be carried out in three phases as detailed under the phasing heading of Section 3 of the submitted plan and shall be in accordance with the following:

- a. Phase 1 shall include a maximum of 550 residential units, a minimum of 30% of the Public Park, the making available of the land for the secondary school and the primary school and all or part of the Local Centre.
- b. Phase 2 shall include a maximum of 850 residential units and a minimum of 75% of the Public Park.
- c. Phase 3 shall include all remaining development.
- d. No planning applications should be submitted for development in any phase until the Sanitary Authority has confirmed in writing that an adequate water supply and sewage treatment system can be provided for all development in that phase.
- e. No planning applications should be submitted for development in any phase until the Road Authority has confirmed in writing that the road network will be adequate to cater for the traffic generated by development in that phase.
- f. No development can commence until the Planning Authority confirms in writing that the route for the Arklow Western Distributor Road has been determined or that the development of the action area would not compromise the provision of the Arklow Western Distributor Road.
- g. No development can commence in Phase 2 until the Planning Authority confirms in writing that it is satisfied that sufficient progress has been made in relation to the provision of a primary school & secondary school as may be required.

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- h. No development can commence in Phase 3 until the Public Park in Phases 1 & 2 has been completed to the written satisfaction of the Planning Authority

The above phasing has been developed to ensure that the development of the lands in the Kilbride Action Area 1 is in accordance with the proper planning and sustainable development of the area and to ensure that adequate physical public infrastructure and social infrastructure/community facilities are available for the use of all future occupants and users of the subject developments. Any planning applications for development on these lands may be subject to additional phasing criteria, which are considered appropriate at that time.

**1.4 Residential Development:**

Development of residential units shall be of a high standard of design and layout. To this end, any application should take cognisance of the Residential Development Control Standards of the Wicklow County Development Plan 2004 (as may be varied or revised) and the Residential Density Guidelines for Planning Authorities published by the Department of Environment (1999) and the Sustainable Residential Development in Urban Areas draft Guidelines (2008).

In particular to achieve a sense of place and allow for visual diversity any residential application should provide for materially different house designs within an overall unified theme. An appropriate mix of dwelling types should be proposed, not just within the overall development, but throughout the development to:

- i. reduce the dominance of detached and semi-detached house types in suburban areas.
- ii. provide for all aspects of the market.
- iii. enable householders to move into a smaller house in the immediate proximity when circumstances reduce the household size, and thus release a larger house to the market.

To ensure a high standard of design and layout, particular regard should be had to the topography of the Kilbride Action Area 1. To this end, it will be necessary to show that the design of the development does not form an incongruous/intrusive feature on the landscape and that usable gardens and public open spaces and driveways with acceptable gradients can be provided.

Driveway gradients must be less than 1:7 and levels of the base and the top of the slope (allowing for a 1m shallow gradient area adjacent to the house, and footpaths/grass verges with a maximum 1:33 gradient) must be provided.

Rear gardens and public open space must have a slope less than 1:10 in any direction, and the heights of any retaining walls necessary to achieve this should be clearly shown. If it is proposed to terrace the rear garden with a slope of maximum 1:2, only half the plan length of the terrace-slope can be taken when computing the required 11m length of rear garden.

Structures on the higher parts of the Action Area, shall be designed to minimise intrusion on the landscape, shall not break the skyline and shall not be particularly visible or prominent when viewed from the N11 and Arklow Town.

The design of residential areas shall reflect Irish / local design concepts

**1.5 Open space**

Open space within residential developments shall be provided in tandem with each phase of residential development, at the rates set out in the County Development Plan 2004 (as may be varied or revised). A reduction in the provision of public open space within each residential

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development may be allowable having regard to the provision of the Public Park within the overall action area.

This open space must be laid out to provide for useful spaces and should be provided with pedestrian and cycle paths of suitable gradients, seating areas, outdoor furniture and litterbins. Open spaces shall be attractively landscaped by contouring and planting of tree and shrubs and flowerbeds where appropriate. All local open spaces shall be dedicated to the use of the residents for residential, amenity and maintenance purposes.

The design of the Public Park shall comply with the Council's Active Open Space Policy document (2007).

**1.6 Services**

All water supply networks, surface water drainage arrangements and foul sewer networks shall be designed and constructed in accordance with the requirements of the Sanitary Authority of Wicklow County Council.

It should be noted that at present there is no sewage treatment plant in Arklow. Therefore prior to the discharge of sewage to the public sewer all sewage is required to be treated. The Planning Authority does not consider the provision of private treatment plants for residential developments to be acceptable or sustainable and on this basis the Planning Authority would not be in favour of any residential development in the action area, which was reliant on a private sewage treatment plant.

The need for, the location and the size of any on site water reservoir shall be in accordance with the requirements of the Sanitary Authority.

**1.7 Roads and Access**

- (a) A distributor road shall be provided through and/or adjacent to the Action Area. This road shall form part of the Arklow Western Distributor Road and shall allow for the connection of the Old N11 north of Arklow to the Vale Road to the south of the Avoca River. The route/corridor of this distributor road shall be determined prior to the commencement of any development in the action area to ensure that the determination of a route is not compromised.
- (b) All internal road layouts, width, gradients, paths and turning areas shall be designed having regard to "Recommendations for the site development works for Housing areas" DOE 1998

**1.8 Transport**

- Cycleways shall be provided on all spine routes through the development and along the public road frontage of the site in accordance with the requirements of the Road Authority.
- Provision shall be made for bus bays along the public road boundaries of the site and along the Distributor road, with adequate pull-in and pull-out lanes. Provisions shall be made for footpaths of adequate width along bus bays to allow for the future provision of a bus shelters without impeding the pedestrian path or cycleway.
- Adequate pedestrian and vehicular connections shall be provided to Arklow Town to ensure that developments can be linked to existing services.
- The development shall comply in all other regards, where appropriate, with the policies and strategies contained in the Arklow Environs Integrated Framework Plan for Land Use and Transportation.

**1.9 Environmental**

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Section 5.5 of the Arklow Environs LAP 2006 includes the requirement that *"the Action Area Plan must assess the impact of development on the Town Marsh and the potential for flooding in the area"*.

All planning applications for development in the action area shall be accompanied by a Detailed Construction Management Plan, which includes all mitigation measures necessary to mitigate any impacts on the Arklow Town Marsh.

All planning applications for development in the action area shall be accompanied by a Design Report, which includes all mitigation measures necessary to mitigate any impacts on flooding in the area.

**1.10 Disclaimer**

The agreement to this Action Area by Wicklow County Council in its role as Planning Authority does not commit it to the provision of services.

The Planning Authority does not take responsibility for the accuracy of the documents submitted as part of this Action Area and listed under Appendix 1.

The Planning Authority reserves the right to agree modifications to the Action Area Plan, where appropriate, in the interest of proper planning and sustainable development.

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**APPENDIX 1**

The following documents form part of the Kilbride Action Area Plan 1 as defined in the Arklow Environs Local Area Plan 2006.

- 1) Submission of the 07<sup>th</sup> February 2008 titled "Action Area Plan 1 for the lands at Kilbride, Arklow, Co. Wicklow"
- 2) Kilbride Action Area 1 Approval document, May 2008, Planning Department, Wicklow County Council

# PD LANE ASSOCIATES

Desmond Lane B.E., M.I.E.I., F.G.S.  
Malcolm Lane B.A., M.R.U.P., MA (UD)  
1 Church Road,  
Greystones,  
Co. Wicklow

*File Copy.*

Architects & Engineers  
Urban Designers & Planners

Tel. 01-2876697 01-2876955

Fax. 01-2870109

email: info@pdlane.ie

## WICKLOW COUNTY COUNCIL

### ACTION AREA PLAN 1 FOR LANDS AT KILBRIDE, ARKLOW Co. WICKLOW

PREPARED ON BEHALF OF:  
COVA Properties

BY

PD LANE ASSOCIATES  
ARCHITECTS & ENGINEERS  
URBAN DESIGNERS & TOWN PLANNERS

WHITE YOUNG GREEN  
ENVIRONMENTAL CONSULTANTS

KILGALLEN & PARTNERS  
CONSULTING ENGINEERS

FEBRUARY 2008



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## **INTRODUCTION / EXECUTIVE SUMMARY**

This document is a formal submission to Wicklow County Council on behalf of Cova Properties. Cova Properties manage the holding company Dawnhill Properties Limited who own the majority of the lands at Kilbride, Arklow, Co. Wicklow (see Landownership Map attached).

The Arklow Environs Local Area Plan 2006-2012 (the Local Area Plan) stipulates the completion of Action Area Plan 1 ('AAP1') for the lands at Kilbride, of which approximately 52 hectares are zoned for 'New Residential' development. The Local Area Plan states 'the focus of future residential development in Arklow and its Environs will be on the Kilbride area'.

Together with Dawnhill Properties Limited - Coillte, St. Laurence O'Toole Diocesan Trust and Sean & Mamie Quirke are the current landowners within the Action Area Plan boundaries. The Department of Education are considered to be stakeholders, as a primary and secondary school have been designated for these lands under the Local Area Plan. An extensive consultation process has been undertaken with all parties involved in the Action Area Plan regarding the most appropriate utilisation of these lands.

Dawnhill Properties Limited own a further c.37 acres of Natural Amenity lands adjoining the Action Area Plan to the south and Windhill Properties Limited own the lands to the northwest of the Action Area Plan boundaries that includes the Mausoleum (see attached landownership map). Cova Properties manage all these holding companies.

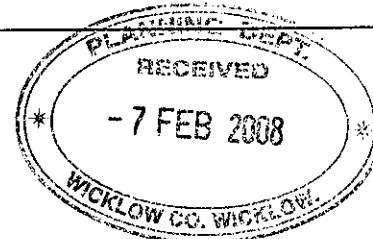
Cova Properties have engaged the services of PD Lane Associates (Architects, Urban Designers and Town Planners), White Young Green (Environmental Consultants) and Kilgallen & Partners (Consulting Engineers) to ensure the delivery of a high quality, vibrant and self-sustaining community for the lands at Kilbride. This Action Area Plan will provide a framework for the delivery of the 'Kilbride Quarter', which will consist of a significant residential development, local centre, sites for a secondary school and primary school, together with ancillary infrastructure proposals in the form of internal access roads, part of the proposed western relief road, proposed bus route, boardwalk and footbridge.

## **1. SITE LOCATION & DESCRIPTION**

Kilbride is a townland in Arklow, just north of the River Avoca. The Kilbride Action Area Plan 1 lands ('AAP 1 lands') are located approximately 750m to the north of Arklow town centre and within 1500m of Arklow Train Station. The lands are located immediately to the east of the N11 (Dublin to Wexford National Primary Road).

The Action Area Plan lands consist of approximately six fields mainly used for agricultural purposes at present. The topography of the land falls away from the Kilbride Road down towards the Avoca River Valley and Kilbride Marsh, to the south of the Action Area Plan. There are a group of trees in the southwest corner of the lands (in the ownership of Coillte) and a residential dwelling on the northwest boundary of the lands.

Cova Properties control c.1000m of road frontage along the Kilbride Road. This is a significant road frontage that affords future access to lands within the Action Area Plan boundaries and lands immediately outside the Action Plan boundaries.



## 2. STATUTORY PLANNING CONTEXT

### NATIONAL SPATIAL STRATEGY 2002-2020

The National Spatial Strategy proposes strategic radial links incorporating international access points for the country. Arklow will form part of one of the Strategic Radial Corridors to the South East, the Dublin to Wexford Corridor, and it is considered as a strategic transit port. Arklow is classified as a county town/large town in the context of the National Spatial Strategy. The strategy requires the county town and large town structure be strengthened and also requires that development be concentrated in strong towns, where there is capacity for growth on well-served public transport corridors.

### REGIONAL PLANNING GUIDELINES 2004-2016

The Regional Planning Guidelines designate Arklow as a Large Growth Town II, within the Hinterland Area of the Greater Dublin Area. According to the Guidelines, the Large Growth Town II of Arklow should have a projected population range of 15,000 to 25,000 persons by 2016. The Guidelines envisage 'in designated centres within the Hinterland Area residential densities should increase and a high level of employment activity, high order shopping and full range of social facilities should be achieved.' A large growth town II should be economically self-sustaining, with a population which is capable of supporting educational, health and retail facilities.

### WICKLOW COUNTY DEVELOPMENT PLAN 2004-2010

According to the Wicklow County Development Plan 2004 – 2010 the scheduled town of Arklow and its environs is classified in the Hinterland Area. The Plan sets out a development path that the town of Arklow will follow:

- (a) consolidate development within this area
- (b) promote increased densities
- (c) enhance public transport systems and increase and encourage a shift to public transport.

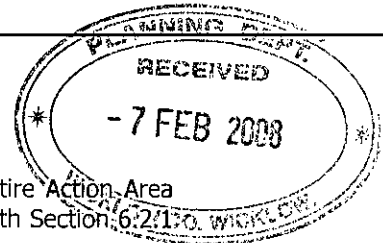
Population trends for County Wicklow reveal rapid and future population growth over the next decade to 2016. It would appear from the 2006 Census figures that the population of Arklow and its environs is c.12,500 at present. According to population projections, the town of Arklow and its environs is set to increase to c.18,000 persons by 2012, and to a maximum of c.21,000 persons by 2016.

### ARKLOW ENVIRONS LOCAL AREA PLAN 2006-2012

According to the Arklow Environs Local Area Plan 2006-2012 a target population of c.18,000 for the town of Arklow and its environs is envisaged during the lifetime of the Plan (2006-2012), with this in mind, the Plan proposes Action Area Plan 1 for the Kilbride lands.

Key considerations in preparing the Action Area Plan 1 will be:

- a) Allow for new residential development, at a **minimum density** of 35 units per hectare.
- b) Reservation of an appropriate site for a primary and secondary school.
- c) Provision of a supermarket with an approximate net floor area of 3,500sq.m with a number of adjoining smaller retail units and services ie. doctors, dentist, post office etc. and community facilities.



Land-use zoning objective 'R2' - New Residential' is provided on the entire Action Area Plan lands - 'to provide for new residential communities in accordance with Section 6.2/130 of this Local Area Plan'.

Section 6.2.1 - 'Density of Development' stipulates that 'the careful use of higher residential density is a key factor in producing more sustainable patterns of development. The Council will have regard to the Residential Density Guidelines, DoEHLG, 1999. The Council will encourage good quality housing at densities capable of maximising the use of scarce land resources while at the same time providing sufficient open space and amenities to support such development. In this regard the Council will seek a minimum density of 35 units per hectare within the AAP1 in Kilbride.'

ARKLOW TOWN & ENVIRONS INTEGRATED FRAMEWORK PLAN FOR LAND USE & TRANSPORTATION 2003

Wicklow County Council and the Dublin Transportation Office (DTO) commissioned TIROS Resources Limited to undertake a land use and transportation study for the Arklow area. The purpose of the Integrated Framework Plan was to review the planning, development and transportation context and provide detailed land use and transportation proposals for the future development of Arklow.

The Integrated Framework Plan was prepared as an advice and guidance document, to inform future development and transportation plans. In preparing the Arklow Environs Local Area Plan regard was given to the context of the Integrated Framework Plan, its strategies, policies and detailed recommendations.

### 3. DEVELOPMENT STRATEGY

#### CONSULTATION

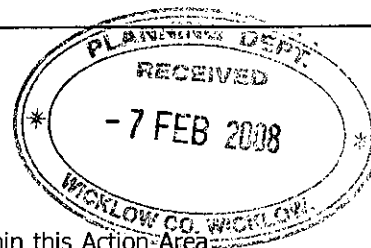
There are three parcels of land within the Action Area Plan boundaries not in the ownership of companies managed by Cova Properties (see Landownership Map):

1. Sean & Mamie Quirke own a small section of land in the eastern corner (as shown)
2. St. Laurence O'Toole Diocesan Trust own a small section of land in the eastern corner (that is now within the school boundaries)
3. Coillte own a small section of land in the south-western corner

Over the past nine months a consultation process has taken place with all the parties relating to the Kilbride AAP 1 lands (see attached documentation in Appendix II). Cova Properties have initiated this consultation process, particularly with the Department of Education and St. Joseph's National School, Templeraíne.

According to Mr. Michael O'Callaghan, Principal, St. Joseph's National School and Valerie Healion, School Planning Section, Department of Education there is adequate land available in the control of the Diocesan Trust (who own the school lands) to complete a substantial capacity increase in the coming years. Both parties acknowledge that there may be no need for another primary school on the Kilbride lands in such close proximity to St. Joseph's National School, for any increase in population north of the River Avoca, particularly if the proposed expansion of the existing school is deemed sufficient.

With this in mind, Cova Properties consider that c.12 acres should be provided for a new secondary school site with access directly onto the Kilbride Road. In addition, it is considered that c.3.5 acres could be provided for any expansion to the existing primary school adjoining the Action Area Plan (if required), or if deemed necessary for the construction of another primary school (if required). Please find attached letter from the Department of Education indicating that they have no concerns with the separation of the primary and secondary school sites as proposed.



#### PHASING

It is considered appropriate to phase the proposed development within this Action Area Plan over a 10 year period.

#### PHASE I

It is considered appropriate to develop all the residential zoned lands identified as 'Areas 1-4' (coloured yellow), the town centre zoned lands (coloured red) and part of the Public Park (coloured green) within Phase I.

This will involve the development of approximately **530 residential units** – approximately 30 acres of medium density residential zoned land at an average density of 16-20 units per acre, the development of a local centre of approximately 6 acres (providing supermarket, ancillary retail units and local services, community facilities and residential units), the making of land available for a secondary school site as identified, and the commencement of the landscaped public park.

#### PHASE II

It is considered appropriate to develop the residential zoned lands identified as 'Area 6' (coloured brown), the completion of the public park within Phase II.

This will involve the development of approximately **820 residential units** – approximately 36 acres of higher-density potential residential zoned land at an average density of 20-25 units per acre, the delivery of a high quality landscaped public park and the making of land available for a primary school site as identified (if required).

#### PHASE III

The remaining residential zoned lands identified as 'Area 5' (coloured yellow) will be developed within Phase III, together with the construction of the section of the proposed Western Relief Road on lands in the ownership of Dawnhill Properties Limited.

This will involve the development of approximately **850 residential units** – approximately 50 acres of medium-density residential zoned land at an average density of 16-18 units per acre.

## 4. INFRASTRUCTURE, SERVICES & TRANSPORTATION

### TRANSPORT

#### ROADS

Vehicular access to the subject lands will be made from the R772 Regional Road, (formerly the N11 National Primary Road) via the existing local road network. In addition, the Arklow Environs Local Area Plan includes as a specific objective (OT-5) the development of a Western Distributor Road. This Distributor Road would provide a direct link between the subject lands and the western side of Arklow.

#### PEDESTRIAN AND CYCLIST FACILITIES

Dedicated pedestrian and cyclist facilities are provided in accordance with specific objectives of the Arklow Environs Local Area Plan, namely the "provision of a high quality pedestrian and cycle link from the Kilbride Area into the Town Centre across the Town Marsh and the Avoca River" (OT-8) and the "development of comprehensive cycle networks" (OT-3) throughout Arklow.

### DRAINAGE

Separate systems for the collection and disposal of surface water and foul sewerage will be provided in accordance with the Arklow Environs Local Area Plan.

#### FOUL SEWERAGE

It is proposed that foul and wastewater effluent generated by the development will discharge to the proposed Seabank Sewage Treatment Plant, which is an objective (OSI-3) of the Arklow Environs Local Area Plan. However, it is understood that no definitive timeframe exists for the construction of this plant. In the event that development of the subject lands proceeds in advance of the construction of the Seabank Sewage Treatment Plant, it is proposed to install a sewage treatment plant on-site to receive, treat and dispose of foul and wastewater effluent generated by development of the subject lands.

#### SURFACE WATER DRAINAGE

Various techniques will be employed to ensure that the treatment of surface water run-off from the development lands will comply with the principles of sustainable urban drainage as described below.

Surface water run-off from roofs will be harvested to allow its re-use in houses and other buildings in toilets, irrigation etc as far as is practical. Surface water run-off collected from paved areas of the development (and surplus surface water run-off from roofs) will be discharged from the site in accordance with the Greater Dublin Strategic Drainage Study as follows:

- In the first instance, surface water run-off will be discharged to the existing ground using various infiltration techniques insofar as the permeability of in-situ soils will allow, thereby mimicking pre-development surface water run-off patterns insofar as possible;
- Where it is not possible to allow surface-water run-off to infiltrate the existing ground, it will instead discharge to the stream at the southern boundary of the subject lands. This discharge will be limited to a maximum permissible rate consistent with pre-development run-off, thereby ensuring that development of the lands will not have a significant impact on flow patterns in the receiving stream;
- Silt and hydro-carbon separators will treat run-off in advance of discharge to the receiving stream.

#### WATER SUPPLY

Potable water supply to the development lands will be taken from the public mains. A reservoir will be constructed towards the northern boundary of the landholding, outside the Action Area Plan boundary, to ensure adequate pressures under gravity feed throughout the development.



**CONCLUSION**

Cova Properties have been the catalyst in securing the extensive discussions and continuous dialogue with Wicklow County Council, Department of Education, Coillte, St. Laurence O'Toole Diocesan Trust and Sean & Mamie Quirke, that has been instrumental to the delivery of this Action Area Plan.

This extensive community participation process has been informed and guided by the multi-disciplinary design team of PD Lane Associates, White Young Green and Kilgallen & Partners. Everyone involved in this process has had a part to play in the delivery of this high quality, sustainable proposal for the Kilbride Action Area Plan 'AAP 1' lands.

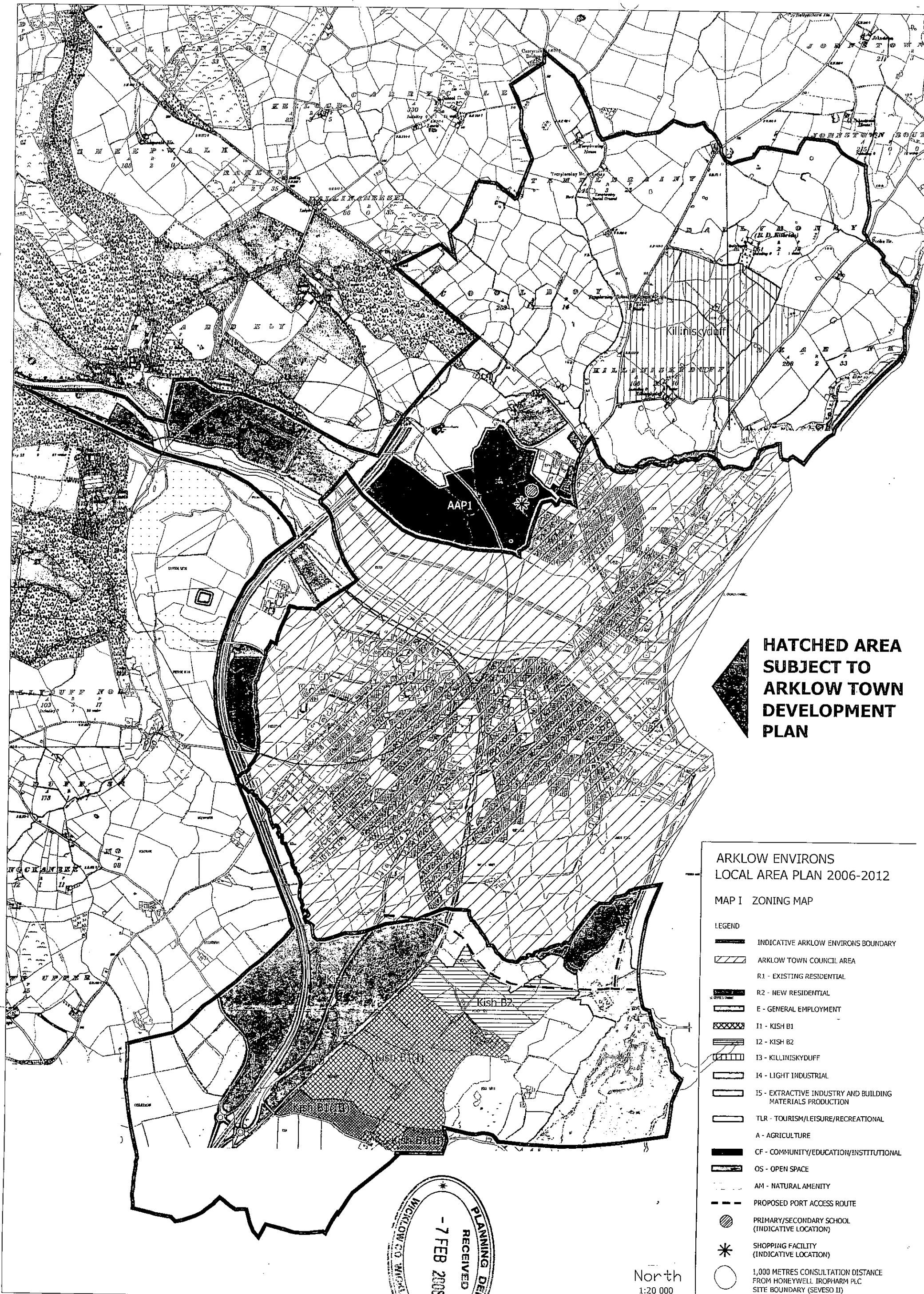
This Action Area Plan provides an excellent solution for the future development of these lands that will deliver a self-sustaining, vibrant residential community with public park, sites for a secondary school and primary school (if required), an efficient road network (including the construction of part of the proposed western relief road) and the provision of necessary community and recreation facilities. With this in mind, we respectfully request Wicklow County Council to adopt this Action Area Plan in order to secure the appropriate future sustainable development of these lands at Kilbride, Arklow, Co. Wicklow.



**Malcolm Lane MRUP, MA (UD)**  
**PD Lane Associates**

**APPENDIX I**  
**MAPS & PLANS**



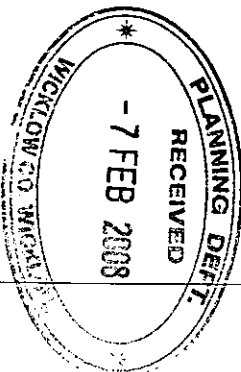


**HATCHED AREA  
SUBJECT TO  
ARKLOW TOWN  
DEVELOPMENT  
PLAN**

**ARKLOW ENVIRONS  
LOCAL AREA PLAN 2006-2012**

**MAP I ZONING MAP**

- LEGEND**
- INDICATIVE ARKLOW ENVIRONS BOUNDARY
  - ARKLOW TOWN COUNCIL AREA
  - R1 - EXISTING RESIDENTIAL
  - R2 - NEW RESIDENTIAL
  - E - GENERAL EMPLOYMENT
  - I1 - KISH B1
  - I2 - KISH B2
  - I3 - KILLINISKIDDY
  - I4 - LIGHT INDUSTRIAL
  - I5 - EXTRACTIVE INDUSTRY AND BUILDING MATERIALS PRODUCTION
  - TLR - TOURISM/LEISURE/RECREATIONAL
  - A - AGRICULTURE
  - CF - COMMUNITY/EDUCATION/INSTITUTIONAL
  - OS - OPEN SPACE
  - AM - NATURAL AMENITY
  - PROPOSED PORT ACCESS ROUTE
  - PRIMARY/SECONDARY SCHOOL (INDICATIVE LOCATION)
  - SHOPPING FACILITY (INDICATIVE LOCATION)
  - 1,000 METRES CONSULTATION DISTANCE FROM HONEYWELL IROPHARM PLC SITE BOUNDARY (SEVESO II)



North  
1:20 000



# Proposed ACTION AREA DETAIL PLAN



KILLINISKYDUFF

E.S.B.

Water reservoir

Secondary School  
c.12 Acres

AREA 2  
c.6 Acres  
16-20 per Acre

AREA 3  
c.7 Acres  
16-20 per Acre

AREA 4  
c.7 Acres  
16-20 per Acre

AREA 5  
c.50 Acres  
16-18 per Acre

AREA 6  
c.33 (+ 3.5)  
= 36.5 Acres  
20-25 per Acre

Local Centre  
c.6 Acres

Primary School  
c.5.5 Acres

SCHOOL & CHURCH

Natural Amenity  
c.37 Acres

MARSH

Avoca River

BOARDWALK

Option 1

Option 2

Option 3

Pedestrian Bridge

Primary Centre  
Pedestrian

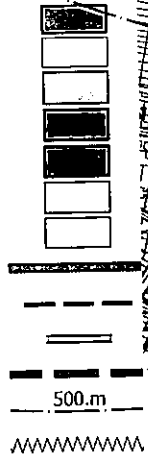
Church

BRIDGEWATER CENTRE

Arklow Train Station

## Legend

- Town Centre - Mixed uses + Community Facilities
- Residential - Medium Density Potential
- Residential - Higher Density Potential
- Community / Educational / Institutional
- Public Open Space
- Zoned Agriculture
- Zoned Natural Amenity
- Action Area Plan Boundary
- Land Ownership Boundary
- Indicative Pedestrian / Cycleway Routes
- Indicative Access Roads
- Radius from Local Centre
- Sensitive 2 storey boundary
- Scale at A0 size  
A1 size  
A3 size
- Total number of units  
c.2250



**PD LANE ASSOCIATES**  
**ARCHITECTS & ENGINEERS**  
**PLANNERS & URBAN DESIGNERS**

# LAND OWNERSHIP MAP



KILLINISKYDUFF

KILBRIDE  
ED KILBRIDE

MARSH

Avoca River

## Legend

Coillte	=====
St. Laurence O' Toole Diocesan Trust	=====
Dawnhill Properties Ltd.	=====
Sean and Mamie Quirke	=====
Windhill Properties	=====
Action Area Plan Boundary	=====

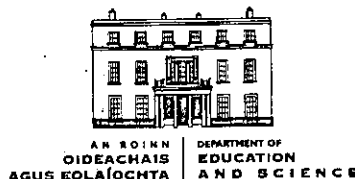


**PD LANE ASSOCIATES**  
**ARCHITECTS & ENGINEERS**  
**PLANNERS & URBAN DESIGNERS**

**APPENDIX II**  
**CONSULTATION DOCUMENTS**

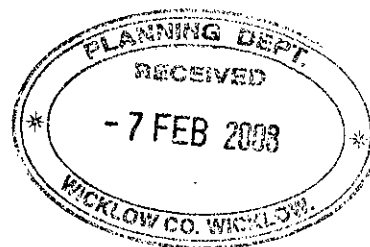


Aonad Pleanála agus Tógála  
An Roinn Oideachais agus Eolaíochta  
Bóthar Phort Laoise  
Tulach Mhór  
Co. Uíbh Fhailí



Planning and Building Unit  
Department of Education and Science  
Portlaoise Road  
Tullamore  
Co. Offaly

Mr Malcolm Lane  
PD Lane Associates  
Architects and Engineers  
1 Church Road  
Greystones  
Co. Wicklow



31<sup>st</sup> January 2008

**Re: Lands at Kilbride, Arklow, Co. Wicklow – Educational requirements due to development of lands**

Dear Mr. Lane,

I refer to previous correspondence in relation to development of lands at Kilbride, Arklow, Co. Wicklow which was forwarded to the Department and in which you requested our views/suggestions.

The Minister for Education and Science is included among the prescribed authorities to whom local authorities are statutorily obliged to send draft development plans or proposed variations to development plans. These plans are monitored and where necessary, the local authority may be requested to reserve a site for educational purposes. In this way, every effort is made to ensure that there is adequate existing provision, or that timely arrangements are made to extend capacity where necessary.

As part of this process the Department of Education and Science made a submission to the Draft Local Area Plan stating that it would be prudent to reserve a site for one new primary school (c. 5 acres – suitable for the provision of up to a 32 classroom school) and a site for one post primary school (c.12 acres – suitable to house up to 1000 pupils) in the Kilbride area given the level of anticipated development. It was stated that the site reservations should ideally be close to the areas of greatest residential expansion. We also recommend that they be located adjacent to any proposed community developments such as Community Centres, playing fields, libraries etc. so the possibility of sharing such facilities can be maximised to the fullest possible extent.

The location of sites to be reserved is the responsibility of the local planning authority, giving due regard to its Local Area Development Plan and with regard to input from the Department. In relation to the proposed location of the sites in this instance, as highlighted in the proposed Action Area Detail Plan, the Department will liaise as necessary through normal channels with Wicklow County Council.

If you have any queries or require any additional information please contact me directly at 0506-24348.

Yours sincerely,

\_\_\_\_\_  
Valerie Healion  
School Planning Section  
Email: [valerie\\_healion@education.gov.ie](mailto:valerie_healion@education.gov.ie)



## PD Lane Associates

---

**From:** PD Lane & Associates [dlane@pdlane.ie]  
**Sent:** 11 January 2008 16:06  
**To:** 'valerie\_healion@education.gov.ie'  
**Cc:** 'info@cova.ie'; 'deslane@pdlane.ie'; 'pbergin@kilgallen.ie'  
**Subject:** Kilbride AAP, Arklow, Co. Wicklow

Valerie --

Touching base with you regarding the Department's response to our revised AAP for the Kilbride lands.

I am hoping you got all the information you needed and that you will be able to organize a formal response to our latest proposals, regarding separate sites for a primary and secondary school, as soon as possible.

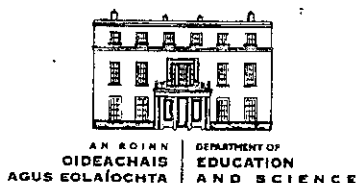
I was informed at the beginning of this week that you were looking into the case, and we hope to hear from you in the near future.

We are aiming to respond formally to the Planning Department, WCC with a revised AAP in January 2008.

Malcolm Lane  
PD Lane Associates  
(01)2876697



Aonad Pleanála agus Tógála  
An Roinn Oideachais agus Eolaíochta  
Bóthar Phort Laoise  
Tulach Mhór  
Co. Uíbh Fhailí



Planning and Building Unit  
Department of Education and Science  
Portlaoise Road  
Tullamore  
Co. Offaly

Mr Malcolm Lane  
PD Lane Associates  
Architects and Engineers  
1 Church Road  
Greystones  
Co. Wicklow

11<sup>th</sup> October 2007



**Re: Lands at Kilbride, Arklow, Co. Wicklow – Educational requirements due to development of lands**

Dear Mr. Lane,

I refer to previous correspondence in relation to development of lands at Kilbride, Arklow, Co. Wicklow which was forwarded to the Department and in which you requested our views/suggestions.

The School Planning Section of the Department of Education and Science is charged with planning the provision of suitable cost effective accommodation to underpin the delivery of first and second level education. Key tasks of the section are ensuring that there are sufficient pupil places available at first and second level schools and that the use of existing accommodation is optimised. The process of assessing the need for new or additional educational facilities at primary or post-primary level in any given area entails consideration of all relevant factors, including enrolment and demographic trends, housing developments and the capacity of existing schools to meet the demand for places.

The Department's position would still be that it would be prudent to reserve a site for one new primary school (c. 5 acres – suitable for the provision of a 32 classroom school) and a site for one post primary school (c.12 acres – suitable to house up to 1000 pupils) in the Kilbride area given the level of anticipated development. The site reservations should ideally be close to the areas of greatest residential expansion. We would also recommend that they be located adjacent to any proposed community developments such as Community Centres, playing fields, libraries etc. so the possibility of sharing such facilities can be maximised to the fullest possible extent.

If you have any queries or require any additional information please contact me directly at 0506-24348.

Yours sincerely,

Valerie Healion  
School Planning Section  
Email: [valerie\\_healion@education.gov.ie](mailto:valerie_healion@education.gov.ie)

# PD LANE ASSOCIATES

Desmond Lane B.E., M.I.E.I., F.G.S.  
Malcolm Lane B.A., M.R.U.P., MA (UD)  
1 Church Road,  
Greystones,  
Co. Wicklow

Architects & Engineers  
Urban Designers & Planners

Tel. 01-2876697 01-2876955

Fax. 01-2870109

email: info@pdlane.ie

Valerie Healion  
School Planning Section  
Department of Education & Science  
Portlaoise Road  
Tullamore  
Co. Offaly

13<sup>th</sup> August 2007

**RE: Lands for Primary/Secondary School at Kilbride,  
Arklow, Co. Wicklow - Kilbride Action Area Plan 1**

Valerie,

Following on from a telephone conversation with your colleague (Mary) on Tuesday, 7<sup>th</sup> August 2007, I would like to bring to your attention the following points for your consideration regarding the school site at Kilbride, Arklow, Co. Wicklow.

According to the Arklow Environs Local Area Plan 2006-2012 the National Spatial Strategy indicates a convergence to the EU average of 2.63 persons per household in 2011. The Society of Chartered Surveyors predicted a household size of 2.72 by 2006.

The Kilbride Action Area Plan will more than likely be agreed towards the end of 2007, beginning of 2008. The Environmental Impact Assessment procedure will then commence with a view to lodging planning applications for development sometime in 2009. Under the current planning application system in this country, it will be in the order of two years by the time any permissions are granted for development on these lands, thus bringing us into 2011 before any development will take place on the lands (note: these permissions will be 10 year permissions).

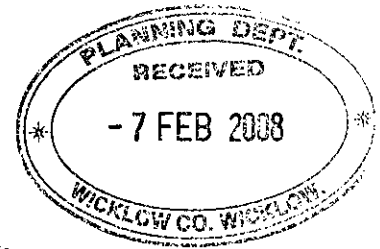
Firstly, if we recalculate the figures you have presented to us in your letter dated the 1<sup>st</sup> August 2007, and take the national average household size predicted in 2011, the following figures apply:

$2600 \text{ units} \times 2.63 = 6838 \times 11.3\% = \mathbf{773}$  extra primary school places @ 24:1 PTR = additional 32 classrooms in the Kilbride area.

$2600 \text{ units} \times 2.63 = 6838 \times 8.5\% = \mathbf{581}$  extra post-primary school places in the Kilbride area.

That's a decrease of **153** school places in total from the original letter sent from the Department of Education.

Secondly, if we recalculate the above figures and consider the mixture of unit types proposed in the Action Area Plan - c.1000 units for higher density residential development consisting of 1, 2 & 3 bed apartments/duplex units, the following figures apply:





## PD LANE ASSOCIATES

$1600 \text{ units} \times 2.63 + 1000 \text{ units} \times 2.34 = 6548 \times 11.3\% = \mathbf{740}$  extra primary school places @ 24:1 PTR = additional 30 classrooms in the Kilbride area.

$1600 \text{ units} \times 2.63 + 1000 \text{ units} \times 2.34 = 6548 \times 8.5\% = \mathbf{556}$  extra post-primary school places in the Kilbride area.

That's a decrease of **211** school places in total from the original letter sent from the Department of Education.

NOTE: The 2.34 persons per household figure in the higher density residential development is the average of 1.25 persons per one bed unit, 2.63 persons per two bed unit and 3.25 persons per three bed unit, applied to the percentage mix of unit types.

It is important to note that the vast majority of these families living in the higher density development will not be of post-primary school going age, with very few families living in higher density development of primary school going age.

Taking these decreases in school places into account, if c.12 acres is suitable to house up to 1000 pupils at post-primary level, then c.7 acres is appropriate for c.556 pupils. 3 acres is appropriate for a 30-classroom primary school, particularly when developed in conjunction with the post-primary school.

Thirdly, it is also very important that the following is taken into account when calculating the size of the school site:

- the proposed school site will be adjacent to the existing national school
- the proposed site will provide for a primary and secondary school sharing the same site and facilities
- the proposed site is adjacent to proposed community facilities in the proposed town centre zoned lands
- the proposed site is within c.250m of the proposed public park that will provide playing pitches and other outdoor play facilities

Given all the above facts, we contend that the c.10 acres school site (providing a primary and secondary school) as indicated in the Kilbride Action Area Plan 1 is sufficient to accommodate the future education needs of this area.

In order to proceed with the Action Area Plan, we are requesting you to respond to this correspondence with a view to receiving confirmation that our proposals comply satisfactorily with your needs as an education authority.

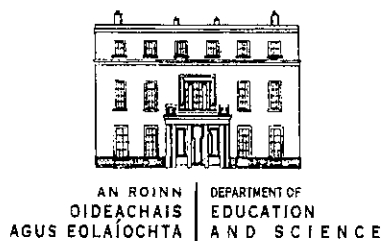
We look forward to hearing from you in due course.

Yours Sincerely,

**Malcolm Lane BA, MRUP, MA (UD)**  
**PD Lane Associates**

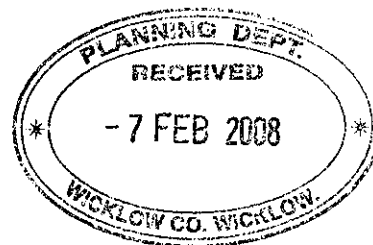


Aonad Pleanála agus Tógála,  
An Roinn Oideachais agus Eolaíochta,  
Bóthar Phort Laoise,  
Tulach Mhór,  
Co. Uibh Fhailí.



Planning and Building Unit,  
Department of Education and Science,  
Portlaoise Road,  
Tullamore,  
Co. Offaly.

Mr Malcolm Lane  
PD Lane Associates  
Architects and Engineers  
1 Church Road  
Greystones  
Co. Wicklow



1<sup>st</sup> August 2007

**Re: Lands at Kilbride, Arklow, Co. Wicklow – Educational requirements due to development of lands**

Dear Mr. Lane,

I refer to your letter in relation to development of lands at Kilbride, Arklow, Co. Wicklow which was forwarded to the Department and in which you requested our views/suggestions.

The School Planning Section of the Department of Education and Science is charged with planning the provision of suitable cost effective accommodation to underpin the delivery of first and second level education. Key tasks of the section are ensuring that there are sufficient pupil places available at first and second level schools and that the use of existing accommodation is optimised. The process of assessing the need for new or additional educational facilities at primary or post-primary level in any given area entails consideration of all relevant factors, including enrolment and demographic trends, housing developments and the capacity of existing schools to meet the demand for places.

**Re-zoned lands**

According to the "Action Plan" for the lands at Kilbride (52 hectares) the key considerations are:

- Residential development at a maximum density of 35 units per hectares – provision of 2,600 units.
- Reservation of an appropriate site for an additional primary and secondary school (circa 10 acres reserved adjacent to existing school)
- Provision of a supermarket with a number of adjoining smaller retail units and services.

Nationally, 11.3% of the population at any given time is of primary school going age.  
 $2,600 \text{ (units)} \times 2.93 \text{ (persons per unit)} = 7,618 \text{ (persons)} \times 11.3\% = 860 \text{ extra primary school places. Giving a PTR of 25:1 this would mean an additional 34.4 classrooms in the Kilbride area.}$

057 93.



The corresponding percentage at post primary level is 8.5%.  
 $2,600 \text{ (units)} \times 2.93 \text{ (persons per unit)} = 7,618 \text{ (persons)} \times 8.5\% = 647 \text{ extra post primary school places.}$

Therefore it would not be unreasonable to expect that these extra primary and post primary pupils would have to be catered for.

**Department recommendations:**

In all circumstances the Department feels it would be prudent to reserve a site for one new primary school (c. 5 acres – suitable for the provision of a 32 classroom school) and a site for one post primary school (c.12 acres – suitable to house up to 1000 pupils) in the Kilbride area.

The site reservations should ideally be close to the areas of greatest residential expansion. We would also recommend that they be located adjacent to any proposed community developments such as Community Centres, playing fields, libraries etc. so the possibility of sharing such facilities can be maximised to the fullest possible extent.

If you have any queries or require any additional information please contact me directly at 0506-24348.

Yours sincerely,

Valerie Healion

School Planning Section

Email: [valerie\\_healion@education.gov.ie](mailto:valerie_healion@education.gov.ie)

# PD LANE ASSOCIATES

Desmond Lane B.E., M.I.E.I., F.G.S.  
Malcolm Lane B.A., M.R.U.P., MA (UD)

1 Church Road,  
Greystones,  
Co. Wicklow

Architects & Engineers  
Urban Designers & Planners

Tel. 01-2876697 01-2876955

Fax. 01-2870109

email: info@pdlane.ie

Valerie Healion  
School Planning Section  
Department of Education  
& Science  
Portlaoise Road  
Tullamore  
Co. Offaly

25<sup>th</sup> June 2007

**RE: Lands for Primary/Secondary School  
at Kilbride, Arklow, Co. Wicklow**

Valerie,

Following our brief telephone conversation on Monday, 11<sup>th</sup> June 2007, I would like to bring to your attention the attached plan relating to the future Kilbride Action Area Plan, Arklow, Co. Wicklow.

Our clients, who are undertaking the Kilbride Action Area Plan, are the owners of the majority of the Kilbride Action Area Plan lands (see attached Action Area Detail Plan). It is stipulated in the Arklow Environs Local Area Plan 2006-2012 that a site for a primary and secondary school be provided as part of the overall development on the Kilbride lands.

It is proposed that a c.10acre site is provided for the future development of a primary and secondary school within the Action Area Plan boundaries as shown (see attached Action Area Detail Plan). It is contended that the location and size of the site is the most appropriate area for the school campus, being adjacent to the existing school in the area.

In order to proceed with the Action Area Plan, the Planning Section of Wicklow County Council have requested PD Lane Associates to contact you with a view to gaining your valuable opinion as to the suitability of this proposal.

We look forward to hearing from you in due course.

Yours Sincerely,

**Malcolm Lane BA, MRUP, MA (UD)**  
**PD Lane Associates**



**FINANCE  
SECRETARIAT**

Telephone: 8379253  
Fax: 8368393

Our Ref:

Your Ref:

Mr. Malcolm Lane  
PD Lane Associates  
1 Church Road  
Greystones  
Co. Wicklow

DIOCESAN OFFICES  
ARCHBISHOP'S HOUSE  
DUBLIN 9



1<sup>st</sup> October 2007

**Re: Parish of Ashford - Kilbride Action Area Plan, Arklow, Co. Wicklow**

Dear Mr. Lane,

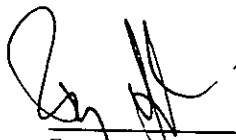
I write to acknowledge receipt of your letter of the 26<sup>th</sup> September 2007 with various enclosures concerning the proposed Action Area Plan for lands at Kilbride, Arklow, Co. Wicklow.

We note that the lands concerned encompass the lands adjoining St. Joseph's Primary School Templarainey, Arklow (actually in the boundaries of the Parish of Avoca - Parish Priest Very Reverend Eamon Crossan, P.P.).

We will see that the attachments to your letter receive our consideration and we will be back in touch with you in due course.

With kind regards,

Yours sincerely,

  
\_\_\_\_\_  
Raymond J. Hogan  
Secretary - Diocesan Finance Committee

# PD LANE ASSOCIATES

Desmond Lane B.E., M.I.E.I., F.G.S.  
Malcolm Lane B.A., M.R.U.P., MA (UD)  
1 Church Road,  
Greystones,  
Co. Wicklow

Architects & Engineers  
Urban Designers & Planners

Tel. 01-2876697 01-2876955

Fax. 01-2870109

email: info@pdlane.ie

Raymond Hogan  
Finance Secretariat  
Diocesan Offices  
Archbishop's House  
Dublin 9

26<sup>th</sup> September 2007



**RE: Kilbride Action Area Plan, Arklow, Co. Wicklow**

Dear Sir,

It is our understanding that St. Laurence O'Toole Diocesan Trust have recently become the owners of a small parcel of land that adjoins St. Joseph's National School, Templaraine, Arklow, Co. Wicklow. This small parcel of land happens to be within the boundaries of the Kilbride Action Area Plan, as laid down by Wicklow County Council in the Arklow Environs Local Area Plan 2006-2012 (please find copy attached). The parcel of land is located in the eastern corner of the Action Area Plan lands (please find copy of Landownership Map attached).

Our clients, COVA Properties, are the owners of the majority of the lands at Kilbride and are undertaking the Kilbride Action Area Plan at present (please find copy of Landownership Map attached).

The Action Area Plan proposes to designate c.10 acres of land on the eastern side of the lands for a school campus (consisting of a primary and secondary school), in compliance with the Arklow Environs Local Area Plan 2006-2012. This school campus includes the parcel of land recently acquired by the Diocesan Trust and adjoins St. Joseph's National School, Templaraine (please find copy of Action Area Detail Plan attached).

In order to complete the Action Area Plan process appropriately, it is necessary to contact all landowners within the Action Area Plan boundary, for their written confirmation that they have seen the written statement and plans, and state whether they are in favour or not of the proposed submission, particularly with regard to the future use of their own lands.

We would appreciate it if written correspondence on behalf of St. Laurence O'Toole Diocesan Trust could be sent to PD Lane Associates, in the not too distant future, as we are hoping to submit this Action Area Plan in the coming weeks. We would hope that this correspondence would clarify that the Diocesan Trust have seen the Action Area Plan and that they are in favour of their lands being proposed for educational/institutional uses.

We look forward to hearing from you in due course.

Yours Sincerely,

**Malcolm Lane MRUP, MA (UD)**  
**PD Lane Associates**

cc.

David Cox, Arthur O'Hagan Solicitors, Charlemont Exchange, Charlemont Street, Dublin 2  
Michael O'Callaghan, Principal, St. Joseph's Templaraine, Arklow, Co. Wicklow

# PD LANE ASSOCIATES

Desmond Lane B.E., M.I.E.I., F.G.S.  
Malcolm Lane B.A., M.R.U.P., MA (UD)

1 Church Road,  
Greystones,  
Co. Wicklow

Architects & Engineers  
Urban Designers & Planners

Tel. 01-2876697 01-2876955

Fax. 01-2870109

email: info@pdlane.ie

St. Laurence O'Toole Diocesan Trust  
St. Joseph's National School  
Templeraíne  
Dublin Road  
Arklow  
Co. Wicklow



13<sup>th</sup> August 2007

**RE: 'Action Area Plan 1' lands at Kilbride, Arklow, Co. Wicklow**

Dear Sir / Madam,

It is stipulated in the Arklow Environs Local Area Plan 2006-2012 that an Action Area Plan be completed for the overall development of the Kilbride lands, Arklow, Co. Wicklow - 'Action Area Plan 1'.

Our clients are the owners of the majority of the lands at Kilbride (see attached Action Area Detail Plan) and are undertaking the Kilbride 'Action Area Plan 1' at present. It is our understanding that St. Laurence O'Toole Diocesan Trust are the owners of a small piece of land in the eastern corner of the Action Area Plan (see attached map) that we are proposing for education landuse purposes.

The Action Area Plan proposes to designate 10 acres of land on the western boundary for a school campus (consisting of a primary and secondary school). This school campus will potentially have a direct pedestrian connection with the existing school (St. Joseph's National School).

In order to complete the Action Area Plan process appropriately, it is necessary to contact all the landowners within the Action Area Plan boundary, for their written confirmation that they have seen the written statement and maps and whether they are in favour or not of the proposed submission.

We look forward to hearing from you in due course.

Yours Sincerely,

**Malcolm Lane BA, MRUP, MA (UD)**  
**PD Lane Associates**

# PD LANE ASSOCIATES

Desmond Lane B.E., M.I.E.I., F.G.S.  
Malcolm Lane B.A., M.R.U.P., MA (UD)  
1 Church Road,  
Greystones,  
Co. Wicklow

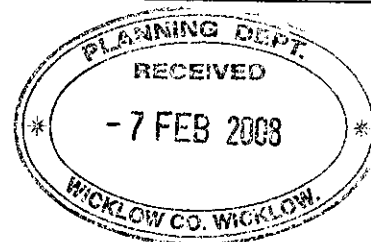
Architects & Engineers  
Urban Designers & Planners

Tel. 01-2876697 01-2876955

Fax. 01-2870109

email: info@pdlane.ie

Michael O'Callaghan  
Principal  
St. Joseph's National School  
Templeraíneý  
Dublin Road  
Arklow  
Co. Wicklow



13<sup>th</sup> August 2007

**RE: 'Action Area Plan 1' lands at Kilbride, Arklow, Co. Wicklow**

Dear Sir,

It is stipulated in the Arklow Environs Local Area Plan 2006-2012 that an Action Area Plan be completed for the overall development of the Kilbride lands, Arklow, Co. Wicklow - 'Action Area Plan 1'.

Our clients are the owners of the majority of the lands at Kilbride (see attached Action Area Detail Plan) and are undertaking the Kilbride 'Action Area Plan 1' at present. It is our understanding that St. Laurence O'Toole Diocesan Trust are the owners of a small piece of land in the eastern corner of the Action Area Plan (see attached map) that we are proposing for education landuse purposes.

The Action Area Plan proposes to designate 10 acres of land on the eastern boundary for a school campus (consisting of a primary and secondary school). This school campus will potentially have a direct pedestrian connection with the existing school (St. Joseph's National School).

In order to complete the Action Area Plan process appropriately, it is necessary to contact all the landowners within the Action Area Plan boundary, for their written confirmation that they have seen the written statement and maps and whether they are in favour or not of the proposed submission.

We look forward to hearing from you in due course.

Yours Sincerely,

**Malcolm Lane BA, MRUP, MA (UD)**  
**PD Lane Associates**



1 Carrigmore  
Dublin Road,  
Arklow  
Co. Wicklow

18<sup>th</sup> September 2007

PD Lane Associates  
1 Church Road  
Greystones  
Co. Wicklow



Re: Action Area Plan 1 – Lands at Kilbride, Arklow, County Wicklow.

Dear Sirs,

Further to your letter dated 13<sup>th</sup> August regarding the above matter, we confirm that we have examined the proposed Action Area Plan 1 dated August 2007 attached thereto and have no objection to the proposed residential land use for our property as shown.

As you are aware our property at 1 Carrigmore and which adjoins the lands under consideration, is within the Arklow Town Council area and is zoned RA Existing Residential. We consider that the proposed residential use is therefore consistent and compatible with rest of our landholding.

Yours sincerely,

Sean Quirke

Mamie Quirke

Sean & Mamie Quirke

# PD LANE ASSOCIATES

Architects & Engineers  
Urban Designers & Planners

Tel. 01-2876697 01-2876955

Fax. 01-2870109

email: info@pdlane.ie

Desmond Lane B.E., M.I.E.I., F.G.S.  
Malcolm Lane B.A., M.R.U.P., MA (UD)

1 Church Road,  
Greystones,  
Co. Wicklow

Mr. & Mrs. Sean Quirke,  
1 Carrigmore  
Dublin Road  
Arklow  
Co. Wicklow



13<sup>th</sup> August July 2007

**RE: 'Action Area Plan 1' lands at Kilbride, Arklow, Co. Wicklow**

Dear Sir / Madam,

Following on from your recent meeting with Bill Mulrooney, COVA Properties and Desmond Lane, PD Lane Associates regarding Action Area Plan 1, Kilbride, Arklow, Co. Wicklow - we wish to request your confirmation in writing of your acceptance to our proposals for the lands at Kilbride, Arklow, Co. Wicklow (see attached plan and draft written statement).

It is stipulated in the Arklow Environs Local Area Plan 2006-2012 that an Action Area Plan be completed for the overall development of the Kilbride lands, Arklow, Co. Wicklow - 'Action Area Plan 1'.

Our clients are the owners of the majority of the lands at Kilbride (see attached Action Area Detail Plan) and are undertaking the Kilbride 'Action Area Plan 1' at present. It is our understanding that Sean and Mamie Quirke are the owners of a small piece of land in the eastern corner of the Action Area Plan (see attached map) that we are proposing for residential landuse purposes.

In order to complete the Action Area Plan process appropriately, it is necessary to contact all the landowners within the Action Area Plan boundary, for their written confirmation that they have seen the written statement and maps and whether they are in favour or not of the proposed submission.

We look forward to hearing from you, in writing, in due course.

Yours Sincerely,

**Malcolm Lane BA, MRUP, MA (UD)**  
**PD Lane Associates**

PD Lane

---

**From:** Con Nyhan [Con.Nyhan@coillte.ie]  
**Sent:** 26 July 2007 14:12  
**To:** PD Lane  
**Subject:** RE: Kilbride Action Area Plan, Arklow, Co. Wicklow

Malcolm,  
just to confirm receipt of your e mail and Coillte is in agreement with Natural Amenity/ Biodiversity for this area.

Regards

Con

-----Original Message-----

From: PD Lane [mailto:dlane@pdlane.ie]  
Sent: 26 July 2007 10:34  
To: Con Nyhan  
Subject: RE: Kilbride Action Area Plan, Arklow, Co. Wicklow

Con -

Thankyou for your reply last week.

We have now clearly identified the Coillte lands as Natural Amenity on the attached proposed Action Area Detail Plan.

No development will be proposed on these lands under the Action Area Plan for Kilbride.

I hope this is to the satisfaction of Coillte.

Please reply to this email clarifying your consent to the proposed landuse for Natural Amenity on your lands.

Malcolm.

-----Original Message-----

From: Con Nyhan [mailto:Con.Nyhan@coillte.ie]  
Sent: 20 July 2007 08:32  
To: PD Lane  
Subject: RE: Kilbride Action Area Plan, Arklow, Co. Wicklow

Malcolm,  
this area is suitable for a natural amenity area or biodiversity and will be retained for continuous cover forestry.

Regards

Con

-----Original Message-----

From: PD Lane [mailto:dlane@pdlane.ie]  
Sent: 19 July 2007 16:58  
To: Con Nyhan  
Subject: FW: Kilbride Action Area Plan, Arklow, Co. Wicklow



-----Original Message-----

From: PD Lane [mailto:dlane@pdlane.ie]  
Sent: 06 July 2007 13:05  
To: 'con.nyhan@coillte.ie'  
Cc: 'info@cova.ie'; 'deslane@pdlane.ie'  
Subject: Kilbride Action Area Plan, Arklow, Co. Wicklow



Con Nyhan, Coillte -

Please find attached draft Action Area Plan document and associated masterplan that is being prepared by PD Lane Associates for Cova Properties, for the Kilbride AAP1 lands.

Coillte own lands within this Action Area Plan boundary that are shown hatched in the south-western corner of the site.

As discussed, it would appear that these lands should probably be zoned for Natural Amenity, in line with the zoning for the Marsh lands nearby.

We would appreciate if you would confirm in writing that you have been informed of the future development intentions of Cova Properties within the Action Area Plan lands, particularly your intentions for the future zoning of Coillte lands, and whether or not you are in favour of the Action Area Plan submission.

If you feel you should meet with representatives of PD Lane Associates and Cova Properties to discuss this, we would be in a position to meet you at your earliest convenience.

I have also attached Wicklow County Council's Development Plan Zoning map for your interest.

Malcolm Lane  
PD Lane Associates  
(01) 2876697



\*\*\*\*\*  
COILLTE TEORANTA  
IRELAND  
REGISTERED OFFICE  
Newtownmountkenedy, Co. Wicklow.

REGISTERED IN  
Number 138108

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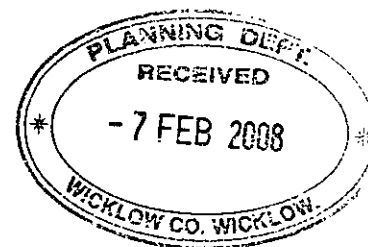
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REGISTERED OFFICE Number 138108  
Newtownmountkenedy, Co. Wicklow.

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## PD Lane

**From:** Con Nyhan [Con.Nyhan@coillte.ie]  
**Sent:** 20 July 2007 08:32  
**To:** PD Lane  
**Subject:** RE: Kilbride Action Area Plan, Arklow, Co. Wicklow

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bioiversity and will be retined for continuous cover forestry.

Regards

Con

-----Original Message-----

From: PD Lane [mailto:dlane@pdlane.ie]  
Sent: 19 July 2007 16:58  
To: Con Nyhan  
Subject: FW: Kilbride Action Area Plan, Arklow, Co. Wicklow



-----Original Message-----

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Sent: 06 July 2007 13:05  
To: 'con.nyhan@coillte.ie'  
Cc: 'info@cova.ie'; 'deslane@pdlane.ie'  
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Malcolm Lane  
PD Lane Associates  
(01) 2876697

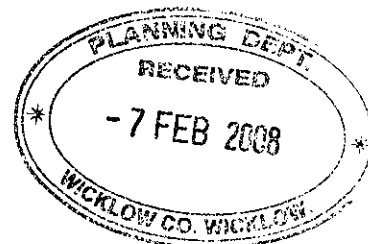
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# PD LANE ASSOCIATES

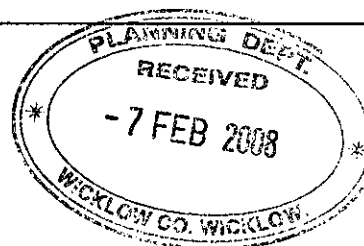
Architects & Engineers  
Urban Designers & Planners

Tel. 01-2876697 01-2876955

Fax. 01-2870109

email: info@pdlane.ie

Desmond Lane B.E., M.I.E.I., F.G.S.  
Malcolm Lane B.A., M.R.U.P., MA (UD)  
1 Church Road,  
Greystones,  
Co. Wicklow



Coillte  
Dublin Road  
Newtownmountkennedy  
Co. Wicklow

25<sup>th</sup> June 2007

**RE: 'Action Area Plan 1' lands at Kilbride, Arklow, Co. Wicklow**

Dear Sir / Madam,

It is stipulated in the Arklow Environs Local Area Plan 2006-2012 that an Action Area Plan be completed for the overall development of the Kilbride lands, Arklow, Co. Wicklow – 'Action Area Plan 1'.

Our clients are the owners of the majority of the lands at Kilbride (see attached Action Area Detail Plan) and are undertaking the Kilbride 'Action Area Plan 1' at present. We understand that Coillte are the owners of the lands hatched to the south west corner of the Action Area Plan.

In order to complete the Action Area Plan process appropriately, it is necessary to contact all the landowners within the Action Area Plan boundary, for their written confirmation that they have seen the written statement and maps and whether they are in favour or not of the proposed submission.

In order to proceed with the Action Area Plan, the Planning Section of Wicklow County Council have requested PD Lane Associates to contact you with a view gaining your valuable opinion as to the suitability of this submission.

We look forward to hearing from you in due course.

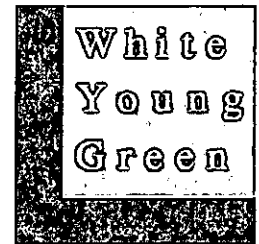
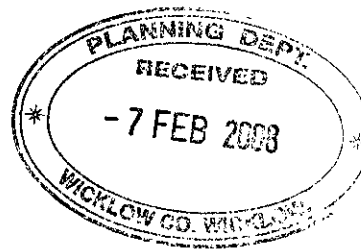
Yours Sincerely,

**Malcolm Lane BA, MRUP, MA (UD)**  
**PD Lane Associates**



**APPENDIX III**  
**ECOLOGICAL ASSESSMENT**





**Ecological Assessment for a Mixed Residential and Commercial  
Development  
Arklow, Co. Wicklow**

July 2007

<b>Reference: Ecological Assessment for a Mixed Use Development at Arklow, Co. Wicklow</b>				
<b>Issue</b>		<b>Prepared by</b>	<b>Checked by</b>	<b>Verified by</b>
Final	July 2007	<i>Elaine Bennett</i>	<i>Daireann McDonnell</i>	<i>Teri Hayes</i>
		Dr. Elaine Bennett	Daireann McDonnell	Teri Hayes
		Ecologist	Principal Ecologist	Director
File Ref: CE05838				
White Young Green Ireland Apex Business Centre, Blackthorn Road, Sandyford, Dublin 18 Telephone: +353 (0) 1293 1200 Facsimile: +353 (0) 1293 1250 E-Mail: Dublin@wyg.com				

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**Figure 1: Habitat Map**

## 1. INTRODUCTION

White Young Green (WYG) Environmental undertook an ecological survey of lands at Arklow, Co. Wicklow at the request of PD Lane Associates. The ecological assessment was undertaken to identify ecological constraints relating to a proposed mixed residential and commercial development.

The ecological assessment was prepared in accordance with legislative requirements including the European Directive (85/226/EEC) amended by the Council Directive 97/11/EC and effected by the Statutory Regulations in Ireland (including S.I. No. 349 of 1989 and SI No's. 92 & 93 of 1999) and Schedule 1 of the 1999 Regulations, (S.I. No. 93 of 1999).

This assessment was additionally carried out in accordance with the Draft Guidelines on the Information to be contained in Environmental Impact Statements (Environmental Protection Agency, 2002) and also Advice Notes on Current Practice in the Preparation of Environmental Impact Statements (Environmental Protection Agency, 2003).

### 1.1 Site description

The site is located to the north of the Avoca River at Arklow, Co. Wicklow. The north of the site consists of agricultural fields dissected by ditches and hedgerow boundaries. The south of the site consists of willow scrub and reed swamp.





## 2. METHODOLOGY

### 2.1 Desktop Study

The desk study involved consultation with relevant statutory and non statutory bodies and encompassed a wider area up to 5km from the site boundary. The desk study also involved researching the National Parks and Wildlife Service database to determine the presence of protected species in the area.

### 2.2 Habitat Survey

The field survey included an assessment of habitats, flora and fauna on the site. The field survey was conducted on the 26<sup>th</sup> March 2007. The survey was carried out outside of the botanic growing season, generally considered to be May to September. Flora recorded from the site may not give a full representation due to additional species coming into flower later in the season. Despite this, the habitat mapping of the site is considered to be accurate given the identification of species present.

The baseline ecological conditions are described, including the nature conservation status of the habitats and species present. The results of the surveys were used to inform the assessment of potential impacts on ecology and nature conservation interests. Mitigation measures are proposed to avoid, reduce or compensate for the effects identified.

#### 2.3.1 Flora

Habitats present were classified according to Fossitt (2000) and in accordance with *Draft Habitat Survey Guidelines: a Standard Methodology for Habitat Survey and Mapping in Ireland* (Heritage Council, 2005). Habitats were mapped with Target Notes used to describe features of interest; these are represented in Figure 1. Botanical nomenclature follows Webb *et al.*, (1996).

#### 2.3.2 Fauna

##### Mammals

The survey for vertebrate fauna was carried out by means of a search within the site and the immediate locality. The presence of mammals is indicated principally by their signs, such as dwellings, feeding signs or droppings - though direct observations are also occasionally made.

A number of mammalian species, including bats, otters and badgers, are protected under the Wildlife Act (1976, and Amendment, 2000) and it is an offence to wilfully interfere with or destroy the breeding or resting place of these species, though there are exemptions. Surveys

were undertaken to identify those species listed under Schedule 5 of Wildlife Act 1976 which would be expected to occur on the site. These potentially include bats, otter and badger.

#### Birds

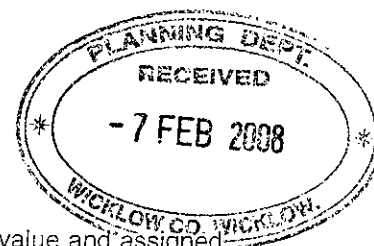
Most bird species are protected under the Wildlife Act (1976), except those regarded as pest species and those considered as game species (where they may be hunted under specified conditions). It is an offence to interfere with the breeding place of protected species, though there are exemptions for developments, such as road construction and building works. For the generally common species, best practice provision is made to limit the removal of vegetation and nesting habitat during the breeding season. Bird species observed during the survey were recorded and an assessment of the ornithological interest of the site is included with probable species of conservation interest (if any) likely to be breeding.

#### Reptiles and Amphibians

The common lizard, the common frog and the smooth newt are all protected species under the Wildlife Act (1976). It is standard good practice to ensure protection of breeding sites where these have been identified and to make provision for maintenance of the species if possible. An assessment of any habitat that may have the potential to support reptiles and amphibians was undertaken.



### 3. CONSERVATION EVALUATION OF HABITATS AND SPECIES



#### 3.1 Habitat Evaluation

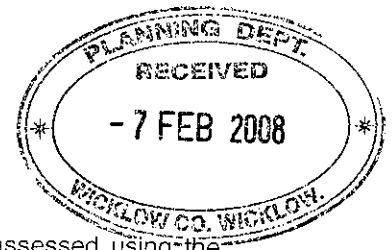
The habitats within the site were evaluated in terms of their conservation value and assigned an evaluation rating based on the criteria outlined in Table 1 in accordance with standard guidelines (IEEM, 2006).

**Table 1.** Site conservation evaluation

Rating	Qualifying Criteria
<b>A</b>	<b>Internationally Important</b> Sites designated (or qualifying for designation) as an SAC <sup>1</sup> or SPA <sup>1</sup> under the EU Habitats or Birds Directives. Undesignated sites containing good examples of Annex I priority habitats under the EU Habitats Directive. Major salmon river fisheries. Major Salmonid (salmon, trout or char) lake fisheries.
<b>B</b>	<b>Nationally Important</b> Sites or waters designated or proposed as an NHA <sup>1</sup> or Statutory Nature Reserve. Undesignated sites containing good examples of Annex I habitats (under EU Habitats Directive). Undesignated sites containing significant numbers of resident or regularly occurring populations of Annex II species under the EU Habitats Directive or Annex I species under the EU Birds Directive or species protected under the Wildlife (Amendment) Act 2000. Major trout river fisheries. Water bodies with major amenity fishery value. Commercially important coarse fisheries.
<b>C</b>	<b>High Value, Locally Important</b> Sites containing semi-natural habitat types with high biodiversity in a local context and a high degree of naturalness, or significant populations of locally rare species. Sites containing any resident or regularly occurring populations of Annex II species under the EU Habitats Directive or Annex I species under the EU Birds Directive. Large water bodies with some coarse fisheries.
<b>D</b>	<b>Moderate Value, Locally Important</b> Sites containing some semi-natural habitat or locally important for wildlife. Small water-bodies with some coarse fisheries value or some potential salmonid habitat. Any water body with unpolluted water (Q-value 4-5).
<b>E</b>	<b>Low Value, Locally Important</b> Artificial or highly modified habitats with low species diversity and low wildlife value. Water bodies with no current fisheries and no significant potential fisheries value.

(after Natura Site Evaluation Scheme, NRA, 2004).

SAC = Special Area of Conservation; SPA = Special Protection Area; NHA = Natural Heritage Area.



### 3.2 Impact Assessment

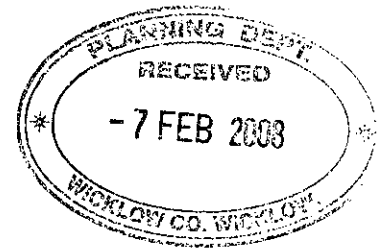
The significance of the potential impacts of the proposed works were assessed using the criteria outlined in Table 2.

**Table 2.** Impact Assessment Matrix

<b>Impact Level</b>	<b>A Sites Internationally Important</b>	<b>B Sites Nationally Important</b>	<b>C Sites High Value, Locally important</b>	<b>D Sites Moderate value, Locally important.</b>	<b>E Sites Low Value, Locally Important</b>
Severe Negative	Any permanent impacts	Permanent impacts on a large part of a site.			
Major Negative	Temporary impacts on a large part of a site	Permanent impacts on a small part of a site	Permanent impacts on a large part of a site		
Moderate Negative	Temporary impacts on a small part of a site	Temporary impacts on a large part of a site	Permanent impacts on a small part of a site	Permanent impacts on a large part of a site	
Minor Negative		Temporary impacts on a small part of a site	Temporary impacts on a large part of a site	Permanent impacts on a small part of a site	Permanent impacts on a large part of a site
Neutral	No Impacts	No Impacts	No Impacts	No Impacts	Permanent impacts on a small part of a site
Minor Positive				Permanent beneficial impacts on a small part of a site	Permanent beneficial impacts on a large part of a site
Moderate Positive			Permanent beneficial impacts on a small part of a site	Permanent beneficial impacts on a large part of a site	
Major Positive		Permanent beneficial impacts on a small part of a site	Permanent beneficial impacts on a large part of a site		

(after Natura Site Evaluation Scheme, NRA, 2004).





#### 4. FIELD SURVEY

##### 4.1 Desktop study

A desktop study was carried out which included the following:

- A review of relevant Ordnance Survey maps,
- A review of relevant literature and reports,
- A review of the National Parks and Wildlife Service database of existing and proposed designations of nature conservation interest.
- A review of the Eastern Regional Fishery Board website.

##### 4.2 Consultation

The National Parks and Wildlife Service (NPWS) and the Eastern Regional Fisheries Board (ERFB) were notified in writing in relation to the potential development of the site. The Wildlife Ranger for Wicklow contacted WYG (telephone conversation) with a number of issues regarding the development:

- The area to the south of the site is important for barn owls, bats, otters and waterfowl.
- The canal and river are important wildlife corridors.
- There is noteworthy sedge species found in the marsh, *Eriophorum latifolium*.
- The NPWS would strongly object to any infilling of the open space to the south of the site, as this area lies within the boundary of the NHA.
- The marsh area to the south of the site would have to be fenced off.
- The clay, debris and run-off from construction would have to be managed so that it does not enter the marsh area.
- No construction traffic would be allowed along the marsh margin.
- Storm drains and petrol interceptors would need to be installed.
- Open space within the development should be designed as a feature, rather than open grass-seeded fields.
- Any landscaping design should incorporate native species found growing in the surrounding area.
- Old trees should be preserved, where possible.
- Bird and bat boxes should be incorporated into the design.
- The proposed boardwalks crossing the canal and marsh to the south of the site would be beneficial and would be considered favourably.

The National Parks and Wildlife Service (NPWS) responded with concerns relating to the impact of the development on the flora and fauna of the NHA, particularly otters and the rare plant broad leaved cottongrass; the impacts on the water quality in the marsh, canal and the



Avoca River during and after site clearance and construction; the methods and materials to be used in the construction of the proposed boardwalks and their impacts on the integrity of the marsh; the destination of any run off from the new estates and the measures used to trap hydrocarbons; the planting of suitable trees in landscaping the development and the erection of bird and bat boxes within the development.

The ERFB have responded with a number of issues regarding the construction of the bridge and road across the Avoca River and the construction of the pedestrian bridges (see Appendix 1).

#### 4.3 Field survey results

##### 4.3.1 Flora

The location of habitats and associated Target Notes are illustrated in the habitat map, Figure 1. The results of the flora surveys undertaken for the purpose of this study are described below with conservation evaluation ratings (see Table 1). Latin nomenclature for each species is given at first mention. The following habitat types were identified on the site:

- Improved agricultural grassland (GA1)
- Tilled land (BC3)
- Hedgerows (WL1)
- Treelines (WL2)
- Drainage ditch (FW4)
- Reed and large sedge swamps (FS1) and Scrub (WS1) mosaics
- Depositing lowland river (FW2)

##### **Improved Agricultural Grassland (GA1)**

Species composition includes perennial rye grass (*Lolium perenne*), creeping bent grass (*Agrostis stolonifera*) and in damper areas soft rush (*Juncus effusus*). The broad-leaved herb component includes creeping thistle (*Cirsium arvense*), common nettle (*Urtica dioica*), white clover (*Trifolium repens*), dandelion (*Taraxacum officinale* agg.), creeping buttercup (*Ranunculus repens*) and broad-leaved dock (*Rumex obtusifolius*).

##### *Ecological Evaluation*

This habitat is widespread in Ireland and is of low ecological value. This habitat is evaluated as E.

##### **Tilled land (BC3)**

This category is used for land which has been tilled and prepared for planting but the crop type or future use of the land is no known.



#### *Ecological Evaluation*

This habitat is of very low ecological value and is evaluated as E.

#### **Hedgerows (WL1)**

Many of the agricultural fields are bordered by hedgerow. Species composition includes gorse (*Ulex europaeus*), hawthorn (*Crataegus laevigata*), holly (*Ilex aquifolium*), blackthorn (*Prunus spinosa*), with occasional Oak (*Quercus robur*), ash (*Fraxinus excelsior*), purple willow (*Salix purpurea*) and white willow (*Salix alba*). Understorey species include ivy (*Hedera helix*), bramble (*Rubus fruticosus* agg.), ground ivy (*Glechoma hederacea*), lesser celandine (*Ranunculus ficaria*) and primrose (*Primula vulgaris*).

#### *Ecological Evaluation*

There is a limited extent of hedgerow within this site. However, hedgerows are important wildlife corridors, both for mammal and bird species and therefore this habitat is evaluated as D.

#### **Treelines (WL2)**

Limited treelines exist along some field boundaries, with willow (*Salix alba*), oak (*Quercus robur*) and ash (*Fraxinus excelsior*) being the dominant species.

#### *Ecological Evaluation*

Although the treelines present at this site are quite short, they are important for breeding birds and bats. Therefore this habitat is evaluated as D.

#### **Drainage Ditch (FW4)**

The banks of drainage ditches support creeping buttercup (*Ranunculus repens*), bramble (*Rubus fruticosus* agg.) and cleavers (*Galium aparine*).

#### *Ecological Evaluation*

The drainage ditches at this site are evaluated as E, due to the low species diversity which they support.

#### **Reed and large sedge swamps (FS1) and Scrub (WS1) mosaics**

The south of the site is dominated by swards of common reed (*Phragmites australis*) and lesser pond sedge (*Carex acutiformis*), forming mosaics with willow (*Salix alba*, *Salix purpurea*) and some Alder (*Alnus glutinosa*) scrub. Yellow iris (*Iris pseudacorus*), water horsetail (*Equisetum fluviatile*), great reedmace (*Typha latifolia*), meadowsweet (*Filipendula ulmaria*) and purple loosestrife (*Lythrum salicaria*) are common in places. Soft rush (*Juncus*

effuses), sedges (*Carex* spp.), creeping bent (*Agrostis stolonifera*) and tufted hairgrass (*Deschampsia caespitosa*) are also present in drier areas.



#### *Ecological Evaluation*

The reed and large sedge swamp is contained within a Natural Heritage Area (NHA) and therefore is of National importance and this habitat is evaluated as B. Broad-leaved cotton grass (*Eriophorum latifolium*) has been recorded at this site and is a noteworthy species, although not officially protected.

#### **Depositing lowland river (FW2)**

The Avoca River is present to the south of the site and flows in a north-west to south-east direction. The Avoca River is an important salmonid river and contains populations of salmon, brown trout and sea trout. The river also contains freshwater pearl mussel and all three species of lamprey, which are protected under Annex II of the EU Habitats Directive. Otters and kingfishers are present along the river catchment and these also are Annex II species.

#### **Adjacent Habitats**

The habitats adjacent to the site include the Avoca River to the south of the site and residential and commercial developments to the north, east and west of the site.

#### **Overall Assessment - Flora**

Overall, the flora in the majority of the site are very common in the wider landscape. However, the reed and large sedge swamp to the south of the site is of high national importance and is contained within a designated conservation site.

#### **4.3.2 Fauna**

##### **Common species**

Typical common rodent species including house mouse (*Mus (musculus) domesticus*), brown rat (*Rattus norvegicus*) and wood mouse (*Apodemus sylvaticus*) will use the site. Rabbits are abundant in the improved grassland area throughout the site. The pygmy shrew (*Sorex minutus*) is likely to be present in the locality, within grassland habitat. The hedgehog (*Erinaceus europaeus*) probably also occurs.

##### **Protected Species**

A number of mammalian species, including bats, otters and badgers, are protected under the Wildlife Act (1976, and Amendment, 2000) and it is an offence to wilfully interfere with or destroy the breeding or resting place of these species, though there are exemptions. Surveys were undertaken to identify those species listed under Schedule 5 of Wildlife Act 1976 which would be expected to occur on the site. These potentially include bats, otter and badger.



Badgers: During the habitat survey, attention was paid to the areas of grassland and hedgerows for the presence of badgers (*Meles meles*). Badgers are protected at all times under the Wildlife Act 1976. Mammal dwellings were located on the site, these habitats are marked with Target notes on the habitat map, Figure 1.

Otters: No otters (*Lutra lutra*) were observed during the survey, but are known to be widely distributed throughout the Avoca River catchment and are expected to use the riparian habitat to the south of the site.

Irish Hare: No hare (*Lepus timidus hibernicus*) were noted during the survey but potentially this species may use grassland habitats on the site.

Bats: No roosts were recorded and opportunities for bats are limited to ivy covered trees at this site.

Common (Smooth) Newt and Common Frog: No newts or frogs were recorded from the site. The habitat of the smooth newt (*Triturus vulgaris*) ranges from large lakes to densely weeded ditches. Frogs (*Rana temporaria*) are likely to use the site for foraging and possibly breeding in the ditches throughout the site and also in the swamp habitat to the south of the site.

Common Lizard: No common lizards (*Lacerta vivipara*) were witnessed during the walkover.

Birds: A walkover survey was carried out during the habitat survey. All species noted are common in the Irish countryside. Rooks (*Corvus frugilegus*), magpie (*Pica pica*), blackbird (*Turdus merula*), woodpigeon (*Columba palumbus*), wren (*Troglodytes troglodytes*), robin (*Erithacus rubecula*) and pheasant (*Phasianus colchicus*) were observed on the site. Kingfisher (*Alcedo atthis*) have been recorded from the Avoca River and are listed in Annex II of the EU Habitats Directive.

Fish: The Avoca River is an important salmonid river and contains populations of salmon, brown trout and sea trout. The river also contains freshwater pearl mussel and all three species of lamprey, which are protected under Annex II of the EU Habitats Directive.

#### **Overall Assessment - Fauna**

The treelines and hedgerows present on the site are important wildlife corridors for bats, badgers, rabbits and other mammals. Badger setts were located during the survey and it is recommended that a mammal specialist be contracted to close these setts prior to construction. The reed and large sedge swamp is important for otters, which are known to occur along the Avoca River. Badgers and Otters are listed in Annex II of the Habitats Directive and are protected at all times.



## 5. IMPACT ASSESSMENT

### 5.1 Operational Impacts

Both the construction and operational phases of the development will involve a number of modifications to habitats on the site. These modifications will include:

- Habitat loss within the footprint of the proposed development
- Construction of a new access road
- Construction of commercial and residential developments
- Heavy machinery installation
- Vegetation and soil removal
- On-site material storage
- Increased noise and dust associated with the construction of the development
- Increased traffic flow and human activity

These activities will result in direct and indirect impacts on the site including:

- The removal of some hedgerow, agricultural and tilled land.
- Potential runoff during the construction phase and additional runoff from constructed hard surfaces.
- Disturbance to fauna which are likely to avoid the immediate operational area.

Further development will lead to:

- Ongoing vegetation and soil removal / storage
- Increased activity on site will result in a greater level of disturbance to fauna.

These activities will result in direct and indirect impacts on the site including:

- Removal/modification of some of the habitats recorded including hedgerow, improved agricultural and tilled land.
- Establishment of a permanent building will lead to increased lighting and human disturbance.
- Activities on the site will lead to certain species, such as bats, bird and mammal species, being likely to avoid the immediate construction area.



## 6. MITIGATION MEASURES AND REQUIREMENTS

- Excavation and removal of soil for construction or landscape works should use best practice. Systems should be put in place to prevent silt or other debris entering drainage ditches, which feed into the reed and large sedge swamp.
- The area of large sedge swamp and marsh to the south of the site should be fenced off prior to any work being carried out and measures taken to ensure that no run-off materials enter this land. Any disturbance or impacts to the land within the NHA would seriously affect the rare species found within it, including Broad-Leaved Cotton grass (*Eriophorum latifolium*), lamprey, otters and kingfisher.
- Mitigation measures will be put in place to reduce the movement of dust associated with the site works to adjacent habitats.
- Water pollution control measures such as Masters-Williams *et al.* (2001) should be undertaken for crossing drainage ditches and rivers. These measures should be undertaken to prevent excessive soil runoff entering adjacent water-bodies and potentially impacting the aquatic habitat.
- All surface waters from the site and access road should be channelled through adequately sized petrol/oil interceptors and be subject to attenuation prior to discharge to the watercourse. Adequate grease traps should be installed.
- All waste oil, empty oil containers and other hazardous wastes are disposed of in conjunction with the requirements of the Waste Management Act 1996.
- It is advised to minimise any destruction of linear woodland and hedgerow as these are valuable wildlife habitats.
- Any necessary impacts to hedgerows should take place outside the spring and summer period (March 1<sup>st</sup> and August 31<sup>st</sup>), unless authorisation is received from NPWS. If badger setts are encountered prior to crossing a hedgerow a mammal specialist will be required to close the sett in an appropriate manner under licence from the NPWS. Works at badger breeding setts should be carried out between August and December.
- Any ivy covered trees, which require felling, should be left to lie for 24 hours after cutting to allow for bats, possibly present beneath the cover, to escape.
- Native trees and shrub species currently existing on the site should be incorporated into any landscape plan. Further landscaping to minimise the visual impact of the new access road and residential development, and to compensate for hedgerow removal, must utilise native tree species and be in character with the existing hedgerow i.e. planting of hawthorn, willow, oak and ash.
- Bird and bat boxes should be incorporated into the development design.
- Appendix 1 lists further mitigation and requirements from the ERFB, including a request for consultation prior to design of the bridge and causeway aspects of the

proposed development. Instream works must also be carried out between May and August inclusive.

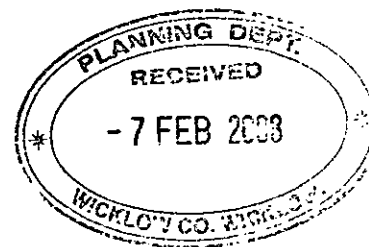
- Appendix 1 lists further mitigation and requirements from the DEHLG.
- Consultations with statutory bodies should be made during the design stage of the development in order that a method statement for construction works is agreed between the developer and the relevant statutory bodies.

## 7. RESIDUAL IMPACTS

Overall, the impact of the residential development would be rated currently as *Moderate Negative* (see Table 2), due to the construction of the new access road across the Avoca River. The development to the north of and excluding the crossing of the Avoca River and Marsh NHA would be rated as Minor Negative. This is based on the baseline ecological conditions; the scale of this development; the loss of habitats; the species affected and the implementation of mitigation measures.

## 8. CONCLUSIONS

Badger and Otter are listed in Annex II of the EU Habitats Directive and are recorded from the site and in the Avoca River catchment area. Construction of a road and bridge within this area would result in a permanent impact on this area of the site and would be considered a moderate negative impact, due to the conservation designation of the site. Any proposed development at this site would be subject to consultation with the NPWS and ERFB at the design stage.







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National Parks and Wildlife, the Heritage Service. Heritage Data Website  
(<http://www.heritagedata.ie>)

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10. APPENDICES: ERFB AND DEHLG CONSULTATION RESPONSES



**Eastern Regional Fisheries Board**

**Bord Iascaigh Réigiúnach an Oirthir**

Elaine Bennett  
White, Young & Green  
Environmental Consultancy  
Apex Business Centre  
Blackthorn Road  
Sandyford  
Dublin 18

28 March 2007

**Ecological Assessment of lands at Arklow, Co. Wicklow.**

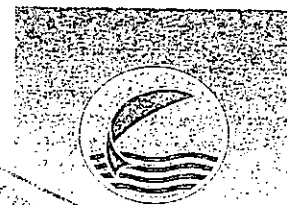
Dear Ms. Bennett,

With reference to your letter of the 23<sup>rd</sup> March 2007 please note that the Avoca is an important salmonid water with excellent populations of salmon, sea trout and brown trout. It is a large ( approx. 252 sq. mile ) mainly upland catchment, with many varying habitats for fish, excellent species diversity and a good fishery potential. According to the Central Fisheries Boards report "The Quantification of the Freshwater Salmon Habitat Asset in Ireland" a total of 261 discrete migratory salmonid "fishery systems" were identified nationally of which 173 are recorded as "salmon & sea trout" and 88 as sea trout only. Of these Rivers the Avoca system ranked 17<sup>th</sup> overall with regard to the fluvial habitat accessible to salmon.

Much of the Avoca River Estuary from a site a short distance from the N11 downstream to Arklow Bridge is included within the boundaries of Arklow Town Marsh pNHA, ( Natural Heritage Area ), site code: 001931 ( Natural Heritage Area ), as designated by the National Parks & Wildlife Service under the Wildlife Act.

Dr. Willie Roche in the "Preliminary Assessment of the Avoca River Electrofishing Survey 2002" states that salmon & sea trout continue to ascend into the Avoca despite the ongoing pollution of the lower reaches which has continued unabated for over 200 years. Trout dominate the catchment, good densities of 1 year plus, and older trout were a feature of the results at the majority of sites. Physically the catchment has excellent production potential, the presence of good trout stocks shows that the system can support salmonids. The presence of salmon fry indicated that adult salmon penetrated up into the upper reaches of the Avonmore, the middle reaches of the Avonbeg and the upper reaches of the Aughrim complex in Winter 2001. The wider distribution of salmon parr compared to fry indicates that there are no barriers to migration and salmon could ascend further into the headwaters than is the case at present. There is an abundance of clean well oxygenated gravels ideal for spawning in many parts of the catchment allied to the availability of good quality nursery water. In addition to a Summer run of salmon, grilse & sea trout the Avoca system is known for a spring salmon run.

The Board acknowledges that the Avoca River has been persistently polluted by Acid Mine Drainage discharges from the abandoned Avoca Mine site upstream of Avoca village for approx. 200 years. A biological survey carried out by the EPA as part of the EPA's Interim Report on the Biological Survey of River Quality 2006 indicated a significant improvement in the biological quality of the Avoca River at Avoca village since 2003. This improvement



**Fisheries Ireland**  
Our Natural Heritage

White, Young & Green  
Apex Business Centre  
Blackthorn Road, Sandyford  
Dublin 18  
Tel: 01 293 1250 Fax: 01 293 1250  
E-mail: dublin@wya.com



The Eastern Regional  
Fisheries Board  
15a Main Street  
Blackrock  
Co. Dublin  
T: (01) 278 7022  
F: (01) 278 7025  
E: info@erfb.ie



noted by the EPA corresponds with the presence of populations of juvenile salmon in the lower freshwater reaches of the Avoca in 2006, indicating that salmon spawning has occurred in this area in recent years.

The Avoca is also known to contain populations of all three species of lamprey found in Ireland. All three Irish Lamprey species are Annex II species under the EU habitats directive. Fisheries Board staff have encountered large seaward runs of juvenile lamprey and large runs of adult River lamprey returning from the sea to spawn in the Avoca system. Dr. Roches electro-fishing survey recorded juvenile lamprey and adult River lamprey in the Avonmore, Aughrim and most notably in both the polluted and unpolluted sections of the Avoca. Otters and Kingfishers two further Annex II Habitats Directive species are widely distributed throughout the entire catchment also.

Given the importance of the Avoca system to salmon, sea trout, brown trout, Fresh Water Pearl Mussel, River Lamprey, Sea lamprey, Brook Lamprey & other species the Eastern Regional Fisheries Board have requested that the National Parks & Wildlife Service designate the system as an SAC / NHA as laid down in the EU Habitats Directive and that the Department of the Environment designate the Avoca and all its tributaries as a Salmonid Water as laid down in E.C. (Quality of Salmonid Waters) Regulations 1988, S.I. No. 293 of 1988.

As part of a catchment management programme the Eastern Regional Fisheries Board commissioned a scoping study by the University of Newcastle to identify and develop costings for remediation measures to restore the Avoca River to a salmonid fishery. This study recommended an active treatment plant to treat the Acid Mine Drainage coming from the abandoned Avoca mine site. The Eastern Regional Fisheries Board are working with Wicklow County Council, the EPA, the National Parks & Wildlife Service, Dept. of the Environment and the Dept. of Communications, Marine & Natural Resources to bring about a solution to the pollution problem from the abandoned Avoca mine site and we are confident that this can be brought about in the near future.

With regard to the section of the Avoca River Estuary in the vicinity of this proposed development, migratory salmon, sea trout, and lamprey ( juvenile fish on their seaward run and adult fish returning from the sea to spawn ) will have to pass through Avoca estuary / Arklow harbour to reach the sea or return to their spawning grounds. Large numbers of eels also migrate through this stretch.

The Board would like to point out that the lower freshwater section of the Avoca River, in the immediate vicinity of this proposed development will be one of the prime fishing areas on the entire Avoca system as the angling resource of the system is developed.

Estuaries / transitional waters include a variety of different habitats. Their importance to fisheries relate to the fact that migratory fish must pass through these zones on their passage to / from the sea, while such transitional waters also act as important spawning / nursery areas for a wide variety of different marine fish species. The EPA in their report "Water Quality in Ireland 2001-2003" states that estuaries and coastal waters are uniquely vulnerable to nutrient related ecological disturbance, and are likely therefore to show most clearly the adverse consequences of excessive enrichment and the benefits of measures taken to combat these problems". This EPA report also states that the Avoca estuary and the adjacent coastal area were classified as unpolluted during the period 1999 - 2003.



The Board notes that this development will incorporate a pedestrian and road crossing of the Avoca River Estuary. Please note that the design of any river crossing should be decided upon in consultation with the Fisheries Board and in line with the Eastern Regional Fisheries Board's guidelines "Requirements for the Protection of Fisheries Habitat during Construction and Development Works at River Sites", and that a method statement is agreed in advance with regard to the construction of any river crossing.

Other concerns of the Board include

- (1) Systems are put in place to ensure that there shall be no discharge of suspended solids or any other deleterious matter to watercourses during the construction phase and during any landscaping works.
- (2) Given the proximity of the River the pollution threat from concrete and concrete/cement washings is significant. Good housekeeping is of the utmost importance while using concrete or cement near watercourses.
- (3) The closed season for instream works ( September – April inclusive ) must be observed.
- (4) Instream works may only be carried out in accordance with the Boards general requirements, and construction works, especially ones involving the pouring of concrete must be carried out in the dry.
- (5) The Board request an undeveloped buffer zone of 5 metres ( where no infill is allowed ) along the length of watercourses.
- (6) The site of this proposed application must not be liable to flooding
- (7) All watercourses are maintained in their original, open & natural channel and that the existing line of the watercourse is not altered.
- (8) Before works commence on the site, an area 5 metres back from watercourses should be fenced off to protect the riparian habitat.
- (9) Bankside vegetation should be conserved.
- (10) Adequate grease traps are installed.
- (11) Fuels, oils, greases and hydraulic fluids must be stored in bunded compounds, well away from the watercourse. Refuelling of machinery must be carried out in bunded areas.
- (12) All surface waters from the site and access road should be channelled through adequately sized petrol / oil interceptors and be subject to attenuation prior to discharge to the watercourse.
- (13) All fuel & oil tanks must adequately bunded.
- (14) All waste oil, empty oil containers and other hazardous wastes are disposed of in conjunction with the requirements of the Waste Management Act 1996.

Yours Faithfully,

Pat Doherty  
Acting Chief Executive Officer



23rd April 2007

Our Ref: G2007/231

Dr. Elaine Bennett  
Ecologist  
White Young Green  
Apex Business Centre  
Blackthorn Road  
Sandyford,  
Dublin 18

AN ROINN COMHSHAOIL

OIDHREACHTA AGUS

RIALTAIS AITIUIL

DEPARTMENT OF THE

ENVIRONMENT, HERITAGE AND

LOCAL GOVERNMENT

**Re: Ecological Assessment of lands at Arklow, Co. Wicklow**

**A Chara,**

We refer to the your letter of 23<sup>rd</sup> March 2007 regarding above-proposed development. Outlined below are the nature conservation recommendations of the Department of the Environment, Heritage and Local Government.

As part of the study area lies within Arklow Marsh Natural Heritage Area (NHA Co. No. 1931) it is recommended that the study address:

DÚN SCÉINE

LÁNA FHEARAILIR

BHÍLE ATHCLUICH 2

DÚN SCÉINE

HARCOURT LANE

DUBLIN 2


- The impact of the development on the flora and fauna of the NHA, particularly otters and the rare plant Broad leaved Cottongrass (*Eriophorum latifolium*)
- The impacts on the quality of water in the marsh, the canal and the Avoca River during and after site clearance and construction.
- The methods and materials to be used in the construction of the proposed boardwalks and their impacts on the integrity of the marsh.
- Where any run off from the new estates will go and the measures used to trap hydrocarbons
- The planting of suitable trees in landscaping the development.
- The erection of bird and bat boxes within the development.

Tel: +353 1 478 3109

Fax: +353 1 478 0700

This recommendation is based on papers submitted to this Department on a pre-planning basis and is made without prejudice to any decision the Minister may take upon sight of a formal planning application.

Mise le meas,

  
Shirley Kennedy  
Development Applications Unit  
Encl.

Website: [www.environment.ie](http://www.environment.ie)

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## SITE SYNOPSIS

**SITE NAME: ARKLOW TOWN MARSH**

**SITE CODE: 001931**

This site is now the principal wetland area in Arklow. It is a large marsh located north of the Avoca estuary on the perimeter of Arklow town. A disused roadway bisects the site from east to west.

Much of the site is dominated by Reeds (*Phragmites australis*), with Creeping Bent Grass (*Agrostis stolonifera*) and Valerian (*Valeriana officianalis*) common in places. On the southern side, numerous scattered bushes of Willow (*Salix* spp.) are growing among the Reeds, forming a scrub in places. Drier areas are characterised by large tussocks of Tufted Hair Grass (*Deschampsia cespitosa*). Other plants present include Soft Rush (*Juncus effusus*), Iris (*Iris pseudacorus*), Skullcap (*Scutellaria galericulata*), Lesser Pond Sedge (*Carex acutiformis*) and several other Sedges (*Carex* spp.).

Wet grassy areas with extensive stands of Water Horsetail (*Equisetum fluviatile*) occur on the northeast margin, with Creeping Bent Grass (*Agrostis stolonifera*), Spike Rush (*Eleocharis palustris*), Meadowsweet (*Filipendula ulmaria*) and Rushes (*Juncus articulatus* & *J. conglomeratus*) present.

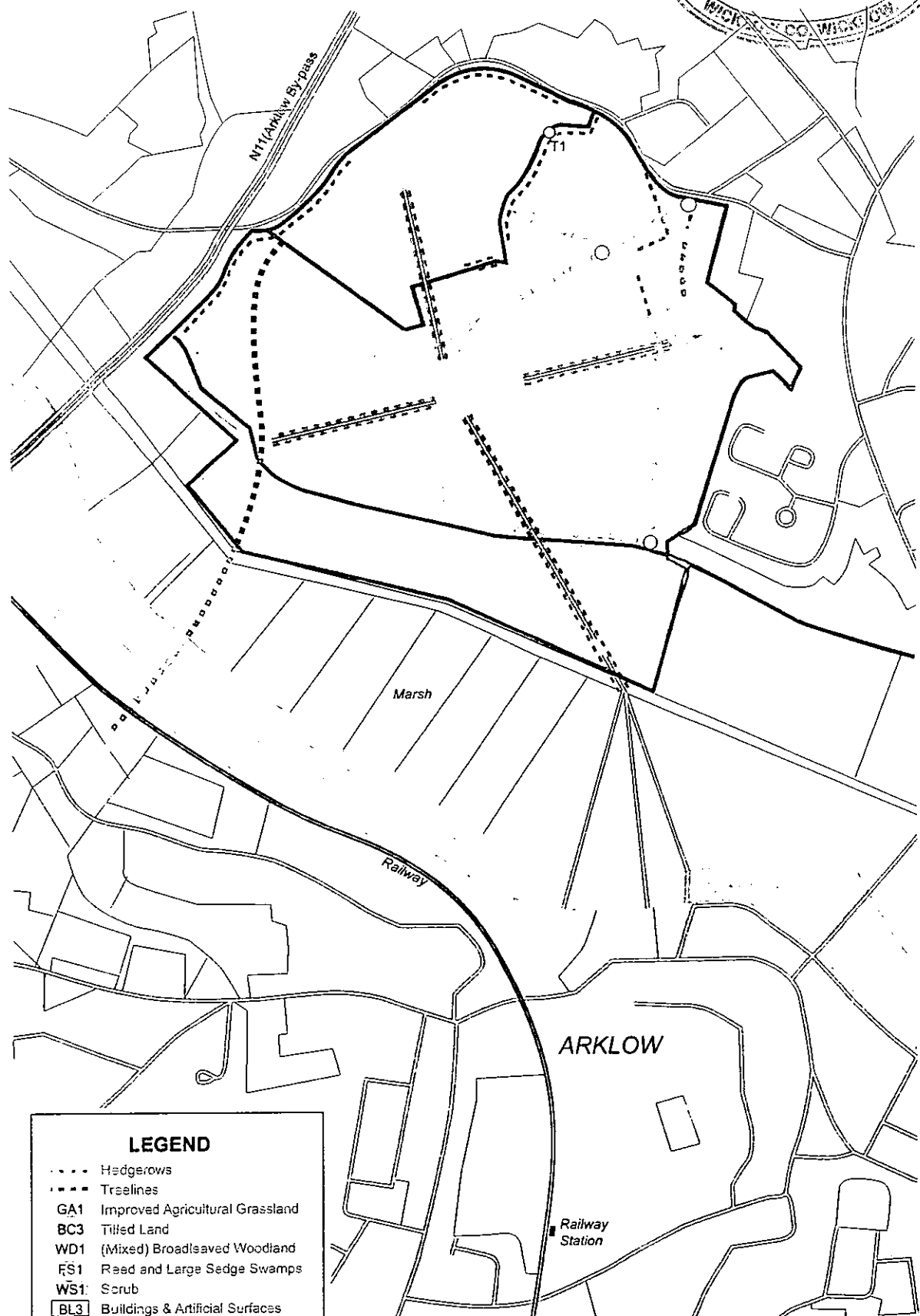
The scarce Broad-leaved Cottongrass (*Eriophorum latifolium*) has been recorded growing on this site.

Much of the Willow (*Salix* spp.) has been defoliated, possibly due to atmospheric pollution from the nearby fertilizer factory.

The importance of this site is that it is a good example of a relatively large wetland, despite the impacts of atmospheric pollution and its proximity to Arklow town. The presence of at least one scarce plant species increases the interest of the site.

16th February 1995. □

PLANNING DEPT  
RECEIVED  
- 7 FEB 2008  
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LEGEND	
.....	Hedgerows
-----	Treelines
GA1	Improved Agricultural Grassland
BC3	Tilled Land
WD1	(Mixed) Broadleaved Woodland
FS1	Reed and Large Sedge Swamps
WS1	Scrub
BL3	Buildings & Artificial Surfaces
—	Pedestrian/Cycleway
	Internal Estate Roads
	Distribution Roads
----	Boardwalk
T1O	Target Note

P.D. Lane & Associates Ecology Map		
Figure No.	Job No. CE05838	Date, April 2007
	Finalised By - ES	



NOTE: Drawing is for diagrammatic purposes only. No measurements to be taken.





**APPENDIX IV**

**IMPACT ON MARSH ASSESSMENT**

**DEVELOPMENT OF LANDS AT KILBRIDE, ARKLOW**

**IMPACT OF DEVELOPMENT ON ARKLOW TOWN MARSH AND ON  
FLOODING PATTERNS IN THE ENVIRONS**

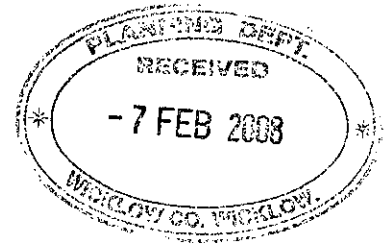
***(PRELIMINARY REPORT)***



**KILGALLEN & PARTNERS**  
CONSULTING ENGINEERS

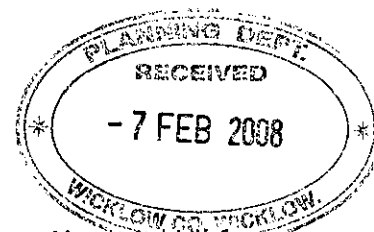
KILGALLEN AND PARTNERS CONSULTING ENGINEERS  
KYLEKIPROE, WELL ROAD,  
PORTLAOISE

206-095-R100: FEB. 2008



## **CONTENTS**

1. INTRODUCTION
2. ARKLOW TOWN MARSH
  - 2.1 Surface water run-off during the construction of the Development
  - 2.2 Construction of foul and surface water sewerage outfalls through the Marsh Area
  - 2.3 Discharge of surface water run-off from impermeable areas of the completed Development
3. FLOODING IN THE ENVIRONS OF THE SITE



## **1. INTRODUCTION**

The subject lands adjoin the northern boundary of the Arklow Town Marsh, which forms part of the basin of the Avoca River, and rise steeply away from the Marsh at gradients of between 1:10 and 1:20 (vertical:horizontal). The Avoca crosses the Old Dublin Road at Arklow Bridge some 500m downstream of the subject lands.

This report provides a preliminary desk-top consideration of the impact of Development of the subject lands on the Arklow Town Marsh and on flooding patterns in the environs of the subject lands. It is provided for preliminary purposes only and remains subject to modification following detailed investigation of flow patterns in the Avoca River and the ecology of the Arklow Town Marsh.

## **2. ARKLOW TOWN MARSH**

The Arklow Town Development Plan recognises the "paramount importance to the natural heritage in Arklow of the Town Marsh" and requires Wicklow County to "protect these areas as important natural heritage areas whilst endeavouring to utilise the amenity aspects of these areas". The Marsh is identified as a Natural Heritage Area (ref. no. 001931) by the National Parks and Wildlife Services (NPWS), which considers the Marsh to be of "good conservation value".

Development of the subject lands could impact upon the Marsh in the following ways:

### **2.1 Surface water run-off during the construction of the Development**

#### **MECHANISM**

Construction activities will be temporary in nature but have the potential to cause impacts on the Marsh environment through the discharge of surface water run-off containing silts and other contaminants from the site.

#### **MITIGATION MEASURES**

Pollution control measures will be put in place during the construction process. These may include bunding, siltation fences and other such measures as are required to comply with Best Practice in the control of surface water run-off from construction projects and the specific recommendations of the NPWS, Wicklow County Council and other Bodies.

#### **RESIDUAL IMPACT**

The EPA guidelines define residual impact as 'the degree of environmental change that will occur after the proposed mitigation measures have taken place.' It is considered that if appropriate mitigation measures are implemented as described above the impacts on the Marsh will be negligible to low.



## **2.2 Construction of foul and surface water sewerage outfalls through the Marsh Area**

### **MECHANISM**

The laying of pipelines will require trench excavation traversing an area of Arklow Town Marsh resulting in temporary loss of habitat within the footprint of the works.

### **MITIGATION MEASURES**

A detailed ecological assessment of the Marsh in regard to the proposed construction activities will be carried out. The mitigation measures recommended by this assessment will be implemented during construction. It is anticipated that these measures will include the careful removal and setting-aside (vegetation side up in a selected location) of the sod for later rehabilitation and the reinstatement of the sod, including anchoring if required, upon completion of the construction activity.

### **RESIDUAL IMPACT**

Once construction is completed, it is anticipated that the implementation of the recommended mitigation measures will ensure that the impact on the Marsh will be low and that the disturbed area will be re-colonised in the short to medium term by early successional species.

## **2.3 Discharge of surface water run-off from impermeable areas of the completed Development**

### **MECHANISM**

A proportion of rain falling on to the subject lands will infiltrate to the sub-soil and discharge to the Avoca drainage basin (which includes the Marsh) through ground water flows. The remainder will flow across the surface of the subject lands and discharge to the Marsh. Development of the subject lands will introduce large impermeable areas which would typically be collected by surface water sewers and discharged directly to the Avoca Drainage Basin. This would have the effect of increasing the rate of discharge of rainfall from the subject lands to the Marsh. It could also cause a deterioration in the quality of this discharge through the flushing of silts and hydrocarbons collected from the impermeable areas.

### **MITIGATION MEASURES**

The discharge of surface water run-off from development of the subject lands will be designed in compliance with the principles of Sustainable Urban Drainage and with the recommendations of the Greater Dublin Strategic Drainage Study, (GDSDS).



Surface water run-off from the impermeable areas of the Development will be discharged to the existing ground using various infiltration techniques insofar as the permeability of in-situ soils will allow, thereby mimicking pre-development surface water run-off patterns. Where it is not possible to allow surface-water run-off to infiltrate to the existing ground, it will be necessary to discharge directly to the Avoca Drainage Basin. However, this discharge will be limited to a maximum permissible rate consistent with pre-development run-off, thereby ensuring that development of the lands will not have a significant impact on flow patterns in the Marsh.

Class 1 discharge by-pass/full retention hydro-carbon separators with integrated silt chambers will be installed on surface water networks to treat surface water run-off in advance of its discharge to the receiving stream.

#### PREDICTED IMPACT

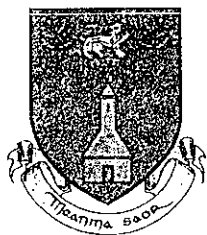
It is considered that if the mitigation measures described above are implemented the impacts on Arklow Town Marsh will be negligible to low.

### **3. FLOODING IN THE ENVIRONS OF THE SITE**

The 2002 Arklow Flood Study commissioned by Wicklow County Council identifies the Marsh floodplain as "an essential factor in reducing the severity of flooding in Arklow". The Study also identifies the extent of flooding which occurred in the Marsh during the flood of August, 1986 which is the largest ever recorded. The Study states that the magnitude of flow in the Avoca during this event was approximately equal to a flow with an average recurrence of 1 in 150 years.

The subject lands adjoin the northern boundary of the 1986 floodplain. However, the lands rise steeply away from the floodplain at gradients of between 1:20 and 1:10 (vertical:horizontal). As a result of this steep rise, Development of the subject lands will lie outside the floodplain of the Avoca and will therefore have no direct impact upon it.

Indirectly, development of the subject lands might impact upon flood patterns in the Avoca through the mechanism described in section 2.3. However, the mitigation measures described therein will ensure that upon completion of Development of the subject lands, surface water run-off patterns will be consistent with pre-development run-off, thereby ensuring that Development of the lands will not have a significant impact on flow patterns and flooding in the receiving environment.



# Comhairle Chontae Chill Mhantáin

## WICKLOW COUNTY COUNCIL

Aras An Chontae  
Cill Mhantáin  
Telefón : (0404) 20148  
Fax No : (0404) 69462  
Intl VPN : 181 2100  
E-Mail: [plandev@wicklowcoco.ie](mailto:plandev@wicklowcoco.ie)  
Web: [www.wicklow.ie](http://www.wicklow.ie)

7<sup>th</sup> November 2007

Your Ref:

Our Ref:

FAO: Mr Malcolm Lane  
PD Lane Associates  
1 Church Road  
Greystones  
Co. Wicklow

RE: Action Area Plan 1 at Kilbride, Arklow

Dear Mr. Lane.

I refer to your submission for the Action Area Plan for the Kilbride area in Arklow, which was received by the Planning Authority on the 19<sup>th</sup> October 2007. The Planning Authority has carried out an initial assessment of your submission.

The submitted Kilbride AAP complies with the general requirements set out in Section 5.5 of the Arklow Environs LAP 2006 except for the requirement that "the *Action Area Plan must assess the impact of development on the Town Marsh and the potential for flooding in the area*".

In this regard you should revise the submitted ecological assessment document to ensure that it specifically relates to likely impacts, if any, on the Town Marsh. It should be noted that there is no requirement at action area approval stage to submit a full ecological assessment for the overall development site and adjoining environs.

A report into the potential for flooding in the area should also be submitted. Such report at this stage of the planning process should not be very detailed but should identify areas of the site that may be prone to flooding and include measures to avoid/mitigate flood related impacts.

To ensure the submitted Kilbride AAP meets the requirements of the Planning Authority and complies with both the Arklow Environs LAP and the County Development Plan, the Planning Authority considers that the following items should be addressed in any revised submission. Alternatively, you may wish to not revise the submitted plan and have the Planning Authority address these items by the attaching of specific conditions to an approval of the action area plan.

### 1. Phasing

The proposed phasing is not linked to the provision of physical and social infrastructure. In this regard it is considered necessary to tie the commencement of

various sections of residential development to the provision of the Western Relief Road, upgraded water & sewage facilities, the Public Park, Community Facilities and the Educational Campus.

It should be shown in any revised submission that future residents of the residential development in each phase would be adequately served by the necessary physical & social infrastructure.

## **2. Density**

The Planning Authority considers that the indicated minimum residential densities of 49 units/Ha (20 per acre) and 86 units/Ha (35 per acre) are excessive. Section 6.2.1 of the LAP allows for a minimum density of 35 units/Ha. The proposed densities would not comply with those outlined in the Residential Density Guidelines having regard to the location of Arklow and its existing public transport network. Furthermore, it would appear that the population targets for Arklow Environs stated in the County Development Plan would be exceeded if residential development at the density proposed was to be permitted in the Kilbride action area.

## **3. Educational Campus**

It is considered that the difference between the Dept. of Education & Science's opinion and that of the developer of 5 Ha for the appropriate size of the educational campus is quite large. Further information is required to establish the appropriate size of the site for the educational campus. This could be done by providing a draft layout for a campus containing a 32 classroom primary school and a 1000 pupil secondary school or by providing a detailed analysis of current and future educational demand. The Dept. of Education & Science's view of this would be beneficial.

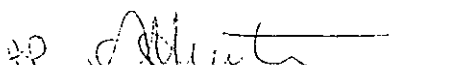
The alternative of locating playing pitches and facilities on other lands could also be expanded on.

## **4. Sewage treatment**

The proposal for a private sewage treatment plant is noted. However, while the Council allows in the County Development Plan Chapter 9 section 6.2.2 for private treatment plants serving residential developments, it is normally considered to be an unacceptable solution. In this regard, the Sanitary Authority should be consulted in relation to such a proposal and following such consultation any revised submission should expand on the proposal for a private treatment plant.

If you require to discuss the above please contact me at 0404-20107.

Yours faithfully

  
**Fergal Keogh**  
**Senior Engineer**  
**Planning & Economic Development**



# PD LANE ASSOCIATES

Desmond Lane B.E., M.I.E.I., F.G.S.  
Malcolm Lane B.A., M.R.U.P., MA (UD)

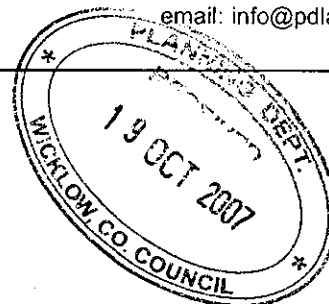
1 Church Road,  
Greystones,  
Co. Wicklow

Architects & Engineers  
Urban Designers & Planners

Tel. 01-2876697 01-2876955

Fax. 01-2870109

email: info@pdlane.ie



Sheila O'Leary  
Senior Executive Officer  
Planning and Economic Development  
Wicklow County Council  
County Buildings  
Wicklow

19<sup>th</sup> October 2007

**RE: Proposed KILBRIDE 'AAP1' ACTION AREA PLAN,  
Kilride, Arklow, Co. Wicklow**

Dear Madam,

Please find attached 6 copies of the proposed Kilbride 'AAP1' Action Area Plan submission, on behalf of Cova Properties, for the consideration of the Planning Section, Planning and Economic Development, Wicklow County Council.

Enclosed within this proposed Action Area Plan document are the consultation documents from the other landholders and stakeholders involved confirming their participation in this submission.

If you have any queries, please do not hesitate in contacting this office.

A handwritten signature in dark ink, appearing to read 'Malcolm Lane', written over a horizontal line.

**Malcolm Lane MRUP, MA (UD)**  
**PD Lane Associates**