



ARKLOW ENVIRONS LOCAL AREA PLAN 2006-2012

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1.0 PREAMBLE

1.1 Purpose of the Plan

The aim of this Local Area Plan is to set out a framework for the proper planning and sustainable development of Arklow Environs. The Arklow Environs Local Area Plan in conjunction with the Wicklow County Development Plan is the main instrument to guide and control development in the area and thus has major implications on the future growth and development of the town and its environs.

With the adoption of the Planning and Development Act, 2000 sustainability has become a key principle of planning policy in Ireland. It envisages the balancing of economic, social and environmental aspects in order to maintain and develop a high quality of life for everybody without compromising the protection of the environment and the needs of future generations. This Local Area Plan and thus the future growth of the Arklow Environs will be guided by these principles.

1.2 Plan Status and Plan Area

This Local Area Plan has been prepared in accordance with the requirements of the Planning and Development Act, 2000 and the Planning and Development (Amendment) Act, 2002. The Arklow Environs Local Area Plan was adopted on 8th May 2006.

Section 19 of the Planning and Development Act, 2000 states that a Local Area Plan may be prepared for any area, which the planning authority considers suitable, in particular, for those areas likely to be subject of large scale development within the lifetime of the Plan. The Arklow Environs Local Area Plan is for a period of six years from the date of adoption in 2006 to 2012.

The Arklow Environs Local Area Plan relates to parts of the Arklow Rural and Kilbride Electoral Divisions (EDs). The following townlands are fully or partly contained within the Arklow

Environs (see Figure 2.2): Ballintombay, Ballynattin, Ballyraine Lower, Ballyraine Middle, Ballyraine Upper, Ballyrouane, Bogland, Kish, Money Big, Money Little, Rock Big, Rock Little, Cooladangan, Coolboy, Kilbride, Killinskyduff, Seabank, Templerainy, Ballymoney, Shelton Abbey.

1.3 Requirements of a Local Area Plan

The Planning and Development (Amendment) Act, 2002 states that in a Local Area Plan consideration can only be given to matters that relate to the proper planning and sustainable development of the area. Further, the Plan must be consistent with the objectives of the Development Plan and must consist of a written statement and a plan or plans, which may include:

- § Objectives for the zoning of land, or
- § Other objectives for the proper planning and sustainable development of the area including details on community facilities and amenities and on standards for the design of developments and structures.

1.4 Local Area Plan Structure

The Plan consists of a written statement and maps and it is essential that the written statement and appropriate map(s) be referred to in considering the proper planning and sustainable development of the area. The written statement contains the following sections:

- § Preamble
- § Strategic Context
- § Overall Vision and Strategy
- § Policies and Objectives
- § Zoning Provision and Objectives
- § Development Control
- § Assessment of the Likely Significant Effects of Implementing the Plan
- § Appendices

The section on the Strategic Context of Arklow and its Environs sets the area into the national and regional policy context as well as surveying and analysing the existing situation in terms of population, employment, social service provision, utilities etc. Forecasts are also provided where appropriate.

The Overall Vision and Strategy section outlines the vision and the strategic development principles for the proper planning and sustainable development of the area.

The section on Policies and Objectives sets out the policies and detailed objectives, which the Council wishes to achieve in the six years of the Plan. They are complementary to the policies and objectives in the Wicklow County Development Plan 2004-2010.

The Zoning and Development Control sections deal with the standards that will be applied to development proposals in the Environs area, in addition to those set out in the County Development Plan. Their purpose is to regulate the impact of development on the environment in pursuance of the declared policies.

Section 7 sets out the likely significant effects on the environment of implementing the Plan.

The maps give a graphic representation of the proposals of the Plan, indicating land use and other development standards together with various objectives of the County Council. In particular, the maps contain the details of local objectives and it is essential therefore that particular attention is given to the maps when considering the local objectives.

Should any conflict arise between the written statement and the maps, the written statement shall prevail.

1.5 Development Control

The development control standards with which developments have to comply are set out in the relevant chapters of the Wicklow County Development Plan and as set out in this Local

Area Plan. Where appropriate standards for particular development do not exist in this Plan, the development control standards in the County Development Plan shall apply.

2.0 STRATEGIC CONTEXT OF ARKLOW

2.1 National and Regional Context

National Development Plan 2000-2006

Arklow is located in the Southern & Eastern (S&E) Region as defined in the National Development Plan (NDP) 2000-2006. Some of the primary objectives of the S&E Region that are of importance to Arklow include the need to build on its recent economic performance, to develop counterbalances to Dublin, and to facilitate more balanced economic growth across the Region.

The objective of regional policy is to achieve more balanced regional development in order to reduce regional disparity. In this context, the NDP notes that a number of medium sized towns have emerged as major county/local hubs for economic growth, supporting the development of smaller towns and villages and rural areas. Arklow could be considered as an example of a medium sized town (or major county/local hub) in this context. The NDP notes that these settlements have the potential to attract smaller scale foreign direct investment and to develop indigenous services. The NDP suggests that investment in these towns to support their ongoing development will be a key factor in spreading the benefits of national economic development more widely across the regions.

National Spatial Strategy 2002-2020

The National Spatial Strategy (NSS) adds a spatial dimension to social and economic planning in Ireland. It provides a national framework for regional, county and city plans in relation to policy guidance for the long-term development of Ireland.

The NSS 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 is considered as a strategic transit port.

Arklow is classified as a county town/large town in the context of the NSS. The NSS requires the county town and large town structure to be strengthened. This will be achieved through regional and county settlement and planning policies, which support the towns, as both generators of business activity and delivery points for the key services that people need if they are to continue living in or be drawn to a particular area.

Arklow is located in the Hinterland of the Greater Dublin Area. The NSS requires that development is concentrated in strong towns in this area, where there is capacity for growth on well serviced public transport corridors. The NSS also requires that these towns must take account of wider considerations in addition to their relationship to Dublin. In other words, they must consider how they can energise their own catchments and examine their relationship with areas in neighbouring regions.

Regional Planning Guidelines for the Greater Dublin Area

The Regional Planning Guidelines (RPGs) provide a sustainable planning framework for the Greater Dublin Area (GDA) within the context of the Planning and Development Act 2000 and the National Spatial Strategy 2002-2020 (NSS). They provide a long-term strategic planning framework for the development of the Greater Dublin Area up to 2016 in line with the recommendations as set out in the National Spatial Strategy for 2020. The RPGs for the GDA build on the Strategic Planning Guidelines (SPGs) for the GDA and the NSS as foundation. A key element of the RPGs is an increased emphasis on the concentration of future development into the Metropolitan Area and into the designated development centres in the Hinterland Area. The Guidelines also build upon the SPGs by

identifying two inter urban relationships namely Primary Dynamic Clusters and Secondary Development Clusters.

In designated centres within the Hinterland Area residential densities should increase and a high level of employment activity, high order shopping and a full range of social facilities should be achieved. It is the long-term aim to develop these towns into self-sufficient centres, with only limited commuting to the Metropolitan Area.

Arklow is identified within the Guidelines as a Large Growth Town II. The Guidelines determine a population range of 15,000 to 25,000 people for Large Growth Towns II. It is envisaged that Large Growth Towns are most likely to be successful in attracting a concentration of major employment-generating investment. They should have the greatest accessibility/connectivity and will require a location on a main radial/orbital intersection and high quality rail service. It is envisaged that Large Growth Towns II would attract smaller scale investment than Large Growth Towns I and otherwise mainly local investors. These centres should be economically self-sustaining with a population able to support facilities such as high quality secondary education centre, a small hospital or polyclinic-type facility and a comparison retail centre.

The Guidelines emphasise the need to improve accessibility and connectivity of settlements such as Arklow to the Metropolitan Area and to other settlements within the Hinterland.

Wicklow County Development Plan 2004-2010

In the settlement hierarchy of County Wicklow Arklow

is designated as Secondary Development Centre in the Hinterland Area. It is the objective of the County Council that these Development Centres do not become dormitory towns for the Metropolitan Area and that they incorporate a high level of employment activity, high order shopping and a full range of social facilities so that they become self-sufficient towns. The County Development Plan acknowledges that commuting will continue in the short to medium term. Consequently public transport facilities are necessary for the growth of major Hinterland towns.

The Council will ensure in the preparation of Local Area Plans that sufficient lands are zoned for residential uses to accommodate the projected population and the housing demand as illustrated in the County Housing Strategy. Also, sufficient lands shall be zoned for employment, social, community and town centre development to sustain the projected resident population. The designation of Local Area Plan boundaries shall prevent urban sprawl, ribbon development and the coalescence of settlements. Outside of designated Local Area Plan boundaries, only rural development is permitted.

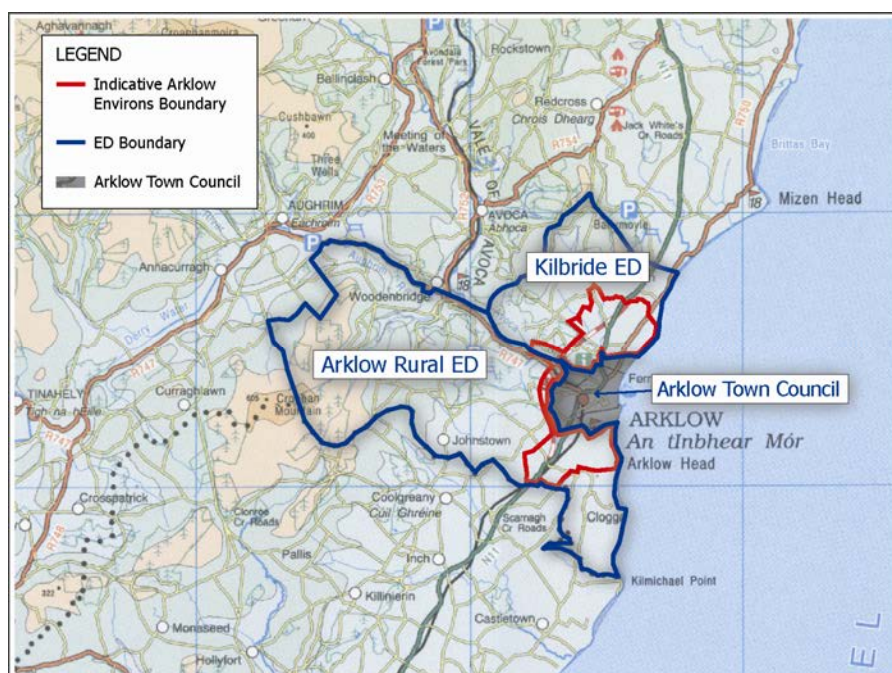


Figure 2.1 Environs EDs

2.2 Socio-Economic Context

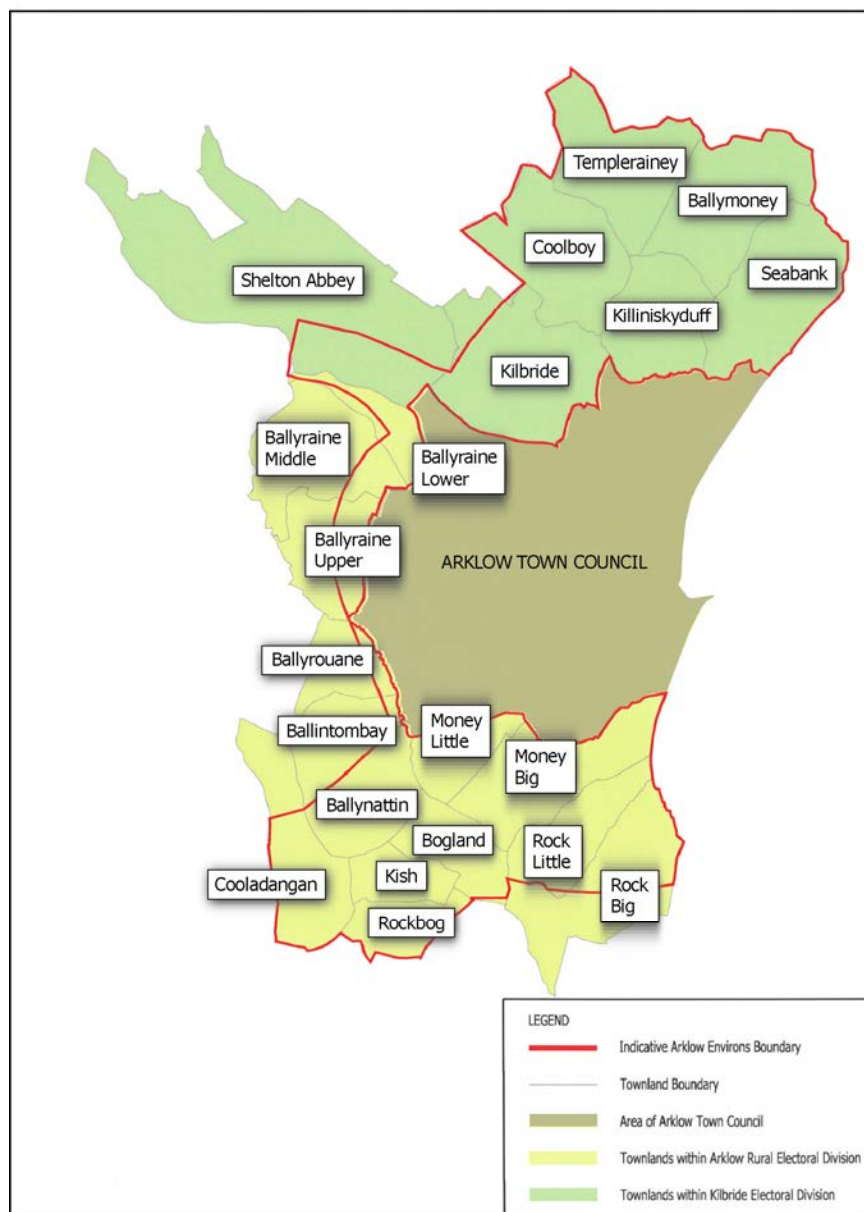
Population

Total Population

The results of the Census of Population 2002 illustrate a period of rapid population growth between 1996 and 2002 in Ireland at 8 per cent. The increase in the Leinster region was the most marked at 9.4 per cent in this period. Within Leinster the growth in the Mid-East Region (Counties Kildare, Meath and Wicklow) at 18.8 per cent greatly exceeded the national

and provincial growth rates. It also exceeded the total rate of the Greater Dublin Area (Mid-East Region + Dublin Region), which increased by 9.2 per cent. The population of Arklow Town grew by 16.9 per cent.

Table 2.1 illustrates the growth figures of County Wicklow, Arklow Town Council (T.C.), Arklow Rural & Kilbride Electoral Divisions (Environs EDs, see Figure 2.1) and Arklow Environs (see Figure 2.2; which is part of the Environs EDs as defined in Section 1.2 above) between 1996 and 2002.



It becomes evident that the growth in Arklow Town surpassed the rates in County Wicklow and the Environs EDs but was below the growth rate in the Mid-East Region. The growth in the Arklow Environs, in contrast, surpassed the growth of the Mid-East region, County Wicklow and Arklow Town. When analysing townland data it becomes evident that 80 per cent of the growth in the Arklow Rural & Kilbride EDs took place in the Environs of Arklow, i.e. the area closest to the town. This demonstrates the increasing pressure on rural areas for urban generated development.

Nevertheless, the majority of growth in Arklow and its Environs in the intercensal period between 1996 and 2002 took place in the urban area of Arklow.

Figure 2.2 Townlands included or partly included within Arklow Environs

Table 2.1 Population of County Wicklow, Arklow and Environs, 1996 and 2002

	1996	2002	Change 1996–2002	
			Total	Percentage
County Wicklow	102,683	114,676	11,993	11.7
Arklow T.C.	8,519	9,955	1,436	16.9
Environs EDs	1,723	1,852	129	7.5
Arklow Environs ¹	392	495	103	26.3
Arklow & Environs	8,911	10,450	1,539	17.3

Source: Central Statistical Office (CSO); 1996, 2002 Census

The recent growth in Arklow and its Environs reflects to some extent a widening of the Dublin commuter belt, particularly in comparison with the population increase in the Dublin Area, which was only 6.1 per cent in the period 1996 to 2002, even lower than the national growth. The overall growth can be attributed to historically high net inward migration and an accelerated natural increase.

Table 2.2 shows the long-term development of

the demographic trend in Arklow and the Environs EDs between 1971 and 2002. After a growth period in the 1970s the population in Arklow and the Environs EDs declined or remained more or less at the same level until the early 1990s.

Both the town and the environs experienced net outward migration and coupled with declining birth rates the overall population decreased.

Table 2.2 Population of Town and Environs EDs, 1971 – 2002

	Arklow T.C.		Environs EDs	
	Actual	Percentage Change	Actual	Percentage Change
1971	6,948		1,579	
1979	8,451	21.6	1,783	12.9
1981	8,646	2.3	1,750	-1.9
1986	8,388	-3.0	1,828	4.5
1991	7,987	-4.8	1,794	-1.9
1996	8,519	6.7	1,723	-4.0
2002	9,955	16.9	1,852	7.5

Source: CSO; 1971-2002 Census

In the early 1990s an upward trend was again evident in Arklow, while the population of the

Environs EDs further decreased until 1996. In the intercensal period between 1996 and 2002

¹ The figures for Arklow Environs comprise the total population of the townlands, which are fully and partly included in the Environs area. Thus, the actual population in the Arklow Environs is likely to be smaller than the population documented in Table 2.1.

both Town and Environs EDs experienced exceptional growth, in line with the substantial economic growth in Ireland during this period, and in particular, in the Mid-East Region.

Population Projections

In the Arklow Development Integrated Framework Plan for Land Use and Transportation (IDFPLUT) and in the Wicklow County Development Plan Arklow and its Environs are targeted to grow to 21,000 people by 2016². The Wicklow County Development Plan projects 16,277 people for Arklow and its Environs by 2010. The IDFPLUT suggests a population in the town and its environs of approximately 17,000 by 2011. This constitutes an increase of 6,550 people on the 2002 population (see Table 2.1).

Demographic Profile

The age structure of the population depends on past trends in fertility, mortality and migration. Over the last number of decades the age profile of the Irish population changed substantially.

Generally, the dependency ratio (sum of people in the 0-14 and the 65+ age cohorts

expressed as a percentage of the population of working age 15-64) consistently declined in the past and reached a low point in 2002. This can mainly be attributed to a fall in birth rates since the 1980s. The 2002 Census also revealed an aging population in Ireland.

Table 2.3 illustrates an ageing population evident by the increasing share of the population in the 25-64 age cohort and a decrease in the 0-14 and 14-24 age cohorts in the intercensal period of 1996-2002. The decline in the dependency ratio is also evident with less people in the 0-14 and 65+ age categories. Table 2.3 also shows that the population in the Environs EDs is older than the population in Arklow Town. In the Environs EDs the percentage of people older than 65 years increased in the period between 1996 and 2002, in contrast to the decrease in the State, County Wicklow and Arklow Town.

Table 2.4 illustrates the actual number of persons in each age cohort with the corresponding percentages for Arklow and its Environs EDs in 1996 and 2002.

Table 2.3 Demographic Profile, 1996 and 2002

	1996				2002			
	0-14	15-24	25-64	65+	0-14	15-24	25-64	65+
State	23.7%	17.5%	47.4%	11.4%	21.1%	16.4%	51.4%	11.1%
County Wicklow	24.9%	16.5%	48.4%	10.1%	22.5%	15.4%	52.1%	10.0%
Arklow	24.5%	16.9%	48.0%	10.5%	22.7%	14.8%	52.2%	10.2%
Environs EDs	21.7%	16.9%	49.8%	11.5%	19.1%	14.5%	54.1%	12.3%

Source: CSO; 1996, 2002 Census

² In the Arklow IDFPLUT the extent of the Environs area is slightly larger than the extent defined in this Local Area Plan (see Section 1.1). The differences are negligible so that the same population projections can be applied as in the Arklow IDFPLUT.

Table 2.4 Demographic Profile for Arklow and its Environs EDs in 1996 and 2002

	1996				2002			
	Arklow		Environs EDs		Arklow		Environs EDs	
	Actual	%	Actual	%	Actual	%	Actual	%
0-14	2,090	24.5	374	21.7	2,263	22.7	353	19.1
15-19	785	9.2	152	8.8	700	7.0	139	7.5
20-24	659	7.7	139	8.1	774	7.8	130	7.0
25-34	1,280	15.0	193	11.2	1,736	17.4	265	14.3
35-44	1,124	13.2	254	14.7	1,500	15.1	269	14.5
45-54	960	11.3	250	14.5	1,098	11.0	243	13.1
55-64	728	8.5	162	9.4	864	8.7	225	12.1
65+	893	10.5	199	11.5	1,020	10.2	228	12.3
Total	8,519	100.0	1,723	100.0	9,955	100.0	1,852	100.0

Source: CSO; 1996, 2002 Census

Households and Household Sizes

Population trends indicate that the average household size in Ireland is experiencing a gradual decline. Between 1986 and 2002, the national average household size fell from 3.6 to 2.95 persons per household. The Society of Chartered Surveyors³ predicts a household size of 2.72 by 2006. The National Spatial Strategy indicates a convergence to the EU average of 2.63 in 2011.

The 2002 Census identified 3,443 private households in Arklow Town, with an average household size of 2.85. This is a substantial drop from the average in 1996 of 3.14 persons per household, and is even below the national average as well as the county average. It illustrates a significant change in the living patterns in the town and is probably due to an increase in the numbers of young couples living in the town, reflective of the town's location within the Dublin's expanding commuter belt. The household size in the Environs EDs decreased to a lesser degree, more or less on a par with the Aggregated Rural Area of County Wicklow. Table 2.5

compares the average household sizes on State, County and local level.

Table 2.5 Average Household Sizes, 1996 and 2002

	1996	2002
State	3.14	2.95
County Wicklow	3.23	3.07
<i>Aggregate Town Area</i>	3.18	3.03
<i>Aggregate Rural Area</i>	3.31	3.14
Arklow	3.14	2.85
Environs EDs	3.33	3.11

Source: CSO; 1996, 2002 Census

The household sizes will, in all likelihood, continue to decrease. This will result in an increased demand for additional residential units, which are better suited to the needs of smaller households. Based on the assumption that the average household size in Arklow will be in the region of 2.7 in 2016⁴, the population growth of 5,850 (see above) will require approximately 2,200 new housing units in Arklow and its Environs by 2010.

³ Society of Chartered Surveyors, Housing Supply and Urban Development Issues in the GDA, Oct. 2002.

⁴ Arklow IDFPLUT, 2003.

Employment Profile

Total Employment

In the last intercensal period between 1996 and 2002 the national labour force grew by 17.4 per cent. This growth can be mainly attributed to the growth in population aged 15 and over, increased in-migration as well as to an increasing female labour force. The male labour force participation rate, in contrast, has decreased constantly since 1971.

The total labour force participation rate increased from 55.4 per cent in 1996 to 58.3 per cent in 2002. The unemployment rate decreased on a national level substantially since 1996 from 14.8 per cent to 8.8 per cent in 2002.

Table 2.6 illustrates the employment data on county and local level for 1996 and 2002. The Census data distinguish between “unemployed” and “those seeking regular work for the first time”. In Table 2.6 both figures are combined into one group called “unemployed”. The “Labour Force” is defined as the sum of those people aged 15 and over who are at work and those who are unemployed. The “Participation Rate” is the proportion of persons in the labour force aged 15 and over expressed as a percentage of all persons in that age group. The “Unemployment Rate” is the proportion of all people unemployed expressed as a percentage of all persons in the labour force.

Table 2.6 Employment Data for Wicklow, Arklow and Environs, 1996 and 2002

	Persons aged 15+		At work		Unemployed		Labour Force		Participation Rate		Unemployment Rate	
	1996	2002	1996	2002	1996	2002	1996	2002	1996	2002	1996	2002
Ireland	2,766,663	3,089,775	1,307,236	1,641,587	226,728	159,346	1,533,964	1,800,933	55.4%	58.3%	14.8%	8.8%
Wicklow	77,098	88,850	36,423	47,790	6,177	4,226	42,600	52,016	55.3%	58.5%	14.5%	8.1%
Arklow T.C.	6,429	7,721	2,713	4,059	712	517	3,425	4,576	53.3%	59.3%	20.8%	11.3%
Environs EDs	1349	1499	632	775	86	73	718	848	53.2%	56.6%	12.0%	8.6%

Source: CSO, 1996, 2002 Census

The 2002 Census data illustrate that the decrease of unemployment in Arklow Town Council has been significant in the intercensal period between 1996 and 2002. This decrease was much more pronounced than on a national or county level. This decrease in unemployment in Arklow can be attributed to the recent growth in the number of jobs in Arklow, despite of recent closures in industries in the town, including the Irish Fertiliser Industries plant. Also, the significant residential development and the subsequent growth in population in the town will have

contributed to the increase of the labour force participation rate.

In the Environs EDs the decrease in unemployment was more moderate than in Arklow Town and County Wicklow. It becomes evident that the major increase in employment in Arklow Town and the wider Dublin Area has not filtered down to the predominantly rural environs of Arklow in terms of the effect on participation and unemployment rates.

A survey commissioned by the Dublin Transportation Office in 2002 revealed an

approximate number of 2,500 jobs in Arklow Town Council. It is assumed that at least 1,400 people migrate to work outside of the Arklow area.

Employment Projections

Because of the uncertainty involved in long-term projections of labour force participation rates, the CSO⁵ restricted their projection period up to and including 2011. Two scenarios have been developed, the first (M1⁶) being the one consistent with the Irish economy and the labour market performing strongly in comparison with other countries, and the second (M2) taking a more pessimistic view on Irish economic growth rates and therefore net migration. Under the M1 scenario the participation rate will be at 59.7 per cent (47.2 per cent of total population) while under the M2 scenario the participation rate will be at 57.2 per cent (45.3 per cent of total population).

The Arklow IDFPLUT seeks to plan for employment for the whole labour force in Arklow and its Environs⁷. This does not allow for outward migration and assumes full employment. Under these premises and a labour force participation rate as in CSO-Scenario M1 (47.2 per cent of a total population of 17,000) it will be necessary to provide 5,500 additional jobs by 2011. The number of existing jobs is assumed to be maintained.

Employment in Sectors

The three broad sectors of economic activity, agriculture, industry and services, have undergone major changes in the past. In the Census 2002 the diminishing importance of agriculture again became evident, with a share of the total employment just under 6 per cent in comparison to over 50 per cent in 1926.

The share of the service sector, in contrast, developed in the opposite direction with just over 30 per cent in 1926 to 69 per cent in 2002. The industry sector grew from 13 per cent in 1926 to 32 per cent in 1981 and has since declined again to 25 per cent in 2002.

Table 2.7 illustrates the changes between 1996 and 2002 in employment sectors for Arklow and the Environs EDs. The figures mirror the development on a national level: agricultural employment is declining in the rural area around Arklow, employment in manufacturing and industry has also declined, in particular in Arklow Town, and employment in commerce is increasing.

Table 2.7 Distribution of Employment Sectors on ED Level in 1996 and 2002

	Arklow T.C. in %		Environs EDs in %	
	1996	2002	1996	2002
Agriculture	2.0	1.3	27.0	18.2
Building/ Construction	8.8	10.9	9.4	11.6
Manufacture/ Industry	30.9	23.9	17.9	17.7
Commerce	21.3	25.7	13.2	17.3
Transport	5.5	4.8	3.2	3.4
Public Admin	4.4	3.4	4.9	3.1
Prof. Services	13.7	11.7	13.1	13.4
Other	13.5	18.5	11.3	15.4
Total	100.0	100.0	100.0	100.0

Source: CSO, 1996, 2002 Census

⁵ CSO, Population and Labour Force Projections 2001-2031, July 1999.

⁶ 'M' stands for Migration.

⁷ As in the Population Projections above the projections made in the Arklow IDFPLUT are also used in this Local Area Plan, although the extent of the Environs area differs slightly.

2.3 Land Use Context

Residential Development

The townlands with the highest population in the Arklow Environs are located in the Kilbride ED: Seabank, Kilbride, Coolboy and Templerainy. The population in the Kilbride townlands accounts for 56 per cent of the total Environs population, although the growth between 1996 and 2002 took place predominantly in the townlands of the Arklow Rural ED. The settlements in the latter are more scattered than in the townlands of the Kilbride ED where residential developments appear to be more concentrated into a small number of settlements and villages.

New residential developments on greenfield sites mainly comprise semi-detached housing, while single homes on large sites dominate in the more rural environs of the town.

Retail Development

In Arklow and its Environs the bulk of retail and commercial developments are located in the urban district of Arklow. In the Environs area a small number of one-off commercial developments exist, such as the petrol station and car motor sales outlet on the Dublin Road in Kilbride.

Industrial Development

The industrial development of the Arklow Environs is closely interlinked with the development in Arklow Town. Most notably, the recently closed Irish Fertiliser Industry plant is located to the northwest of the town in the townland of Ballyraine Lower.

The Kilbride Industrial Estate contains a number and variety of businesses, many of which are promoted by IDA and Enterprise Ireland. Servier Industries Ltd., located on the Gorey Road in the Money Little townland, fabricates pharmaceutical products and employs 100 and is expected to double the workforce in the next five years. On the Vale

Road Honeywell Iropharm Plc. is located, which also fabricates pharmaceutical products and employs 80 people. Another healthcare company, Inamed Corporation, operates from the Kilbride Industrial Estate, is currently employing 190 people and intends to create 200 additional jobs over the next five years. Planning permission has also been recently granted to Reville Limited for a large office, retail and residential development on a site which straddles the environs and Town Council boundaries. Full occupancy of this development has the potential to over 1,500 jobs.

To the south of the town the IDA Arklow Business Park has been newly developed (zoned as Kish A in the Wicklow County Council Development Plan). It covers 25 hectares (62 acres), and currently contains EuroConex Technologies Ireland, which employs approximately 160 people and aims to employ 800 people in the future. The IDA is investing in new infrastructural/road services at the Arklow Business Park and also proposes to lodge a planning application for a new 2,800 sq m advance office facility at the Park.

Roadstone Ltd. operates at Arklow Rock in the townland of Rock Big, quarrying and producing road construction materials.

A major development now under construction is the offshore windfarm on Arklow Bank. Once built, it will constitute the world's biggest offshore windfarm, producing ten per cent of the country's electricity needs, with between 20 and 50 permanent maintenance jobs to serve the 200 turbines and land born infrastructure. Approximately 500 people will be employed during construction.

The Arklow Business Enterprise Centre Ltd. has recently been formed to construct a new Community Enterprise Centre, comprising 2,140 sq m at Kilbride Industrial Estate. The aim is to provide a range of business and enterprise related support services to tenants and local entrepreneurs. The Centre will accommodate some 30 small businesses with an approximate total of 120 employees, as well as administrative offices. There is also an

approval for development of a business and industrial park at Ballynattin and Bogland on County Council owned land.

Croghan Industrial Estate, Knockenrahan Industrial Estate and the port area in the urban district of Arklow are further centres of employment.

Education and Childcare

Existing Schools

Currently, there are six primary schools and three secondary schools located in Arklow and its Environs. The primary schools are shown in Table 2.8; the secondary schools are shown in Table 2.9.

Table 2.8 Primary Schools in Arklow and Environs

School	Area (hectares)	Capacity	No. of Students (2004-2005)
St Michael's	0.75	540	321
Carysfort	1.0	120	161
St Peter's	0.8	250	83
St Joseph's	0.4	400	500
Arklow Boys NS	1.52	460	198
Gaelscoil	N/A	300	211 ⁸
Totals		2,070	1,463

Table 2.9 Secondary Schools in Arklow and Environs

School	Area (hectares)	Capacity	No. of Students (2004-2005)
St Mary's College	3.6	650	557
St Kevin's CBS	1.66	300	303
Arklow Community College	3.08	430	360
Totals		1,380	1,220

Source: Department of Education and Science

Besides a number of privately run crèches, a community childcare service has been set up recently, to provide affordable childcare.

At present there is no Third Level College in Arklow and Environs. The Arklow Community College and the VTOS offer training programmes, evening courses and adult education.

⁸ Number of Students 2005-2006.

Future School Provision

To forecast the future needs for school facilities the methodology used in the Arklow IDFPLUT, 2003 was to apply the CSO projections under the M1F2 Scenario⁹, which is considered as the most likely future scenario. The CSO, in its most recent population projections, projects that the school going population for the State in 2011 would be as follows:

- § Primary school going age group (5-12): 11.1 per cent of total population
- § Secondary school going age group (13-18): 7.4 per cent of total population

Primary School Provision

Population 2002 (Arklow & Environs): 10,450

Population 2011 (Arklow & Environs): 17,000

Existing Primary School Capacity: 2,070

If a percentage of 11.1 per cent is assumed as a share of persons in the primary school age in 2011, 1,890 persons will have to be provided for in primary schools by that year. Given that the existing schools capacity is 2,070 there will be, numerically, no need for an additional primary facility by 2011.

However, because of the location of five of the six primary schools south of the Avoca River and the concentration of the future population in the townland of Kilbride, the Arklow IDFPLUT recommends the reservation of a site for an additional primary facility in the Kilbride area to cater for the future population in the area. In addition, the Gaelscoil, which is currently in a temporary location, requires a permanent site.

Secondary School Provision

The current capacity in the secondary schools in Arklow is 1,380 pupils. Based on the CSO national population projections, 7.4 per cent of the total population will be in the secondary school age categories in 2011. If the target

population of 17,000 is achieved by 2011, there will be 1,260 persons in the secondary school age categories. Thus, there is no need for additional secondary facilities until 2011.

However, the Council will consider the reservation of a site for a secondary school in co-location with the primary school in Kilbride to cater for the future population of Arklow beyond 2011.

Health, Community and Social Facilities

People living in the Environs area rely on health, community and social facilities in Arklow Town. A Health Centre is located on the Castle Park Road, which includes an Ambulance Service. A wide range of local doctors and support groups provide additional health and advice facilities for the town.

A FÁS and Social Welfare Local Office and the Arklow Credit Union are also located in the Castlepark area. Further local community services include the National Training and Development Centre, Arklow Job Club, Arklow Community Enterprise Ltd, the Citizen Advice Bureau, the East Wicklow Youth Service, the Arklow Retail & Business Association, the Chamber of Commerce and the Arklow Tourism and Heritage Association etc. There are many religious support and community groups including, *inter alia*, the Arklow Parish Pastoral Council, the Arklow Round Table, the Arklow Victim Support Group, the Irish Wheelchair Association and the Arklow Alcoholics Anonymous.

In terms of cultural, drama, music and dance activities 16 groups are active in the town. There is also a range of uniformed organisations in the town, comprising some 16 groups. The library and the Maritime Museum are located in St. Mary's Road, the local cinema on Parade Ground. An Bord Pleanála granted permission in December 2003 to redevelop this site with a mixed-use scheme comprising a cinema, restaurant, cafes, retail, office and residential units as well as a landscaped public park

⁹ 'M' stands for Migration and 'F' for Fertility. Central Statistical Office, Population and Labour Force Projections 2001-2031, which has since been updated (Population and Labour Force Projections 2006-2036, December 2004).

Recreational Facilities

In terms of passive recreational facilities in the Environs area the North and South Beach are of paramount importance. Further passive recreational facilities in Arklow Town include the river walk, the Lake and Nature Reserve, Abbey Park and Main Street Park.

In terms of active recreational facilities the people of the Environs area are orientated towards the town of Arklow. Here, the existing active recreational facilities can be divided into both public and private facilities. The former include the athletics track, the municipal pitch and putt course, the town leisure centre and the newly built indoor heated swimming pool. The leisure centre includes an indoor soccer pitch, squash courts, a fitness room, sauna and lounge bar/coffee shop.

Private facilities include more than 20 sports clubs, such as three soccer clubs, two GAA clubs, a tennis club, rugby club, golf club, a sailing club, two athletics clubs, a boxing club and a cycling club.

Amenities

Arklow and its Environs are rich in natural amenity areas, most notably the River Avoca, the Town Marsh, the dune system at Seabank and the North and South Beaches.

The Marsh is a large area on the North bank of the Avoca, designated as Natural Heritage Area. It constitutes an inner-town wildlife habitat and is of vital importance as it functions as a flood relief plain during times of very high flow in the river.

The North and South Beaches and adjoining dune systems are a major amenity resource to the town and its environs. Improved water quality and improved walkways will increase their value. The Lake and Nature Reserve at North Beach adds to the amenity value of the area.

Heritage and Conservation

The Sites and Monuments Record for County Wicklow records five monuments in the environs area:

- § Templarainy Graveyard
- § Ecclesiastical Remains in Kilbride
- § Church and Graveyard Site in Bogland
- § Holy Wells in Rock Big
- § Ecclesiastical Remains/Chapel Site in Rock Big

In relation to the natural and cultural amenity as well as to landscape features the Wicklow County Development Plan identifies the following in the Arklow Environs Area:

- § Areas of Outstanding Natural Beauty
- § Coastal Zone Strategy Cells
- § Vulnerable Sand & Gravel Aquifers
- § Areas of Geological and Geomorphological Interest
- § Prospects of Special Amenity
- § Proposed Natural Heritage Areas

Map II in Appendix 2 of this Plan shows the recorded monuments as well as amenity areas and landscape features.

2.4 Infrastructural Context

Technical Infrastructure

The existing water supply and wastewater treatment infrastructure will need substantial improvements if Arklow and its Environs are to expand to the population outlined above. Detailed below is a summary of the existing provision and constraints.

Waste Water Treatment

Individual septic tanks dominate outside of the built up area. Future development in the Environs other than single one-off houses will be dependent on the town's waste water treatment facilities.

The existing piped system was installed in the 1930s and was designed as a combined sewer, which discharged untreated directly into the River Avoca. In June 1990 the Department of

Environment, in light of the Draft E.C. Municipal Waste Directive, requested Arklow Town Council to produce an Environmental Impact Statement detailing proposals for construction of a secondary treatment plant prior to outfall into the sea. The report undertaken by PH McCarthy Consulting Engineers on behalf of Arklow Town Council concluded that new interceptor sewers on the north and south banks of the Avoca River would be required to collect sewage flows from the existing sewers. A sewage treatment plant, located at Seabank would then treat the sewage before discharging into the Irish Sea. This scheme requires the construction of a pumping station at North Quay to discharge the sewage from the interceptor sewers to the treatment plant at Seabank.

The proposed treatment plant will have a capacity for 18,000 p.e. (population equivalent) and has been designed to allow for the capacity to be doubled relatively easily to 36,000 p.e. Under the EU Urban Waste Water Directive, the plant must be in full operation by 2005.

Surface Water Disposal

In addition to the treatment plant, Arklow Town Council has a Repair and Replace Programme for elements of the town's existing sewerage system. This includes for the separation of the foul and surface water sewers where feasible, with surface water disposal, incorporating appropriate attenuation to the existing catchment system.

Proposals are also in place to extend the sewerage system to include previously unserved areas including Vale Road, Emoclew Road, Ticknock Bridge, Kilbride, Dock Area, Love's Lane, Briggs Lane, Sea Road and Seabank. A further pumping station will be required in line with the development of Kilbride.

The completion of the secondary treatment plant and the sewerage system upgrade programme will allow Arklow and its Environs to expand to the anticipated population whilst preserving the natural amenities of the area.

Water Supply

Water supply has remained a problem within Arklow for a number of years. The existing supply source is the Ballyduff Reservoir and its catchment streams. The water treatment plant is located at Ballyduff.

Alternative water sources are being investigated to provide for the towns future growth. Due to problems of pollution, the Avoca River is at present an unsuitable water source and the Goldmine River is fully utilised. Wicklow County Council have an approved Scheme (Approved by the Department of Environment, Heritage and Local Government - DoEHLG) to expand the existing treatment works to 5.5MI/d with the option of further expansion to 6.8MI/d since 2001. In 2005 a Scheme Review Report was submitted to the DoEHLG for approval to expand the works to 6.1MI/d and further increase the supply into the future. It is proposed that these works be carried out in three phases:

1. The first phase consists of trial well drilling, development of the chosen production wells (15 in total), site investigation works for the collector mains and construction of the collector mains.
2. Phase two includes the upgrade of the Ballyduff treatment works, the fitting of production well pumps, further site investigation for all mains and works on the Lamberton Reservoir distribution mains and ancillaries.
3. Phase three includes works to develop a new groundwater source near Coolboy and provide reservoirs and mains to distribute water from Coolboy Reservoirs.

It is hoped that the wells and the treatment works will be complete by 2008, however these schemes are currently awaiting approval by the DoEHLG.

In the interim Wicklow County Council are looking at bringing a borehole (PW12) on stream in Woodenbridge. This would supplement the existing surface water supply in the short term and provide essential backup

to the existing supply particularly during dry spells.

Waste Management

The current facility for domestic refuse collection and disposal is undertaken with regard to the obligations of the Waste Management Act 1996 and in accordance with the Wicklow Waste Management Plan 2000-2004.

Throughout the town of Arklow, a number of sites exist where certain domestic dry waste can be recycled; these include the Croghan Industrial Estate, and Pettitt's. The facility at Croghan Industrial Estate is a major recycling centre.

Flood Relief

The Avoca River catchment area and Arklow Town have been subject to periodic flooding over a number of years. Heavy storms in 1986 and 2000 have caused severe flooding in the town primarily in Lower Main Street, South Quay and Ferrybank. The Arklow Flood Study Report 2002 prepared by PH McCarthy and Partners on behalf of Wicklow County Council concluded that a number of short-term and long-term measures are required to assist in the prevention of repeat flooding. Some of the short-term measures are as follows:

- § Undertake tree trimming and debris removal from the banks of the Avoca River.
- § Provide a material depot and sand bagging facilities to properties in the event of a flood.
- § Installation of a permanent tide gauge and a flood warning system.
- § Ensure lands liable to flooding are not developed.

Some of the long-term recommendations are as follows:

- § Provide a levee along the eastern side of the Marsh floodplain.
- § Provide flood defence walls on the southern bank of the river stretching from the riverside car park

approximately down to and including the South Quay docks.

- § Provide flood defence walls on the northern bank of the river stretching from south of Arklow Bridge approximately down to and including the frontage to the marina.
- § The Arklow Bridge would be modified so as to provide improved flow capacity. This would entail deepening of the river under the arches and some excavation of the riverbed upstream.

The cost of all the long-term measures is estimated to be of the order of 3.33 million Euros. The report also recommends that the Marsh Floodplain be maintained in its current form as it reduces the severity of flooding in Arklow.

Coastal Protection

The North and South Beaches are continuously subject to coastal erosion. Coastal protection works were carried out along both beaches in 1989. The protection works have been successful on the south shore, however heavy storms in the winter of 1989 caused considerable damage to sand dunes and properties along the North Beach. Further coastal protection works in the form of rock revetments were installed on the North Beach area in 1990. These works have been successful in protecting the North Beach and its nearby residents, although sand erosion continues to be a problem.

A report prepared by the Danish Hydraulic Institute on behalf of the Town Council made a number of recommendations to ensure the preservation and continued stability of the beach. These include:

- § The construction of an offshore rock breakwater, parallel to the beaches to help maintain sand levels.
- § The depositing of the dredged harbour material along the beachfronts.
- § The construction of a groin at the north end of North Beach.

Transport Infrastructure

Within the Plan area there is a range of transportation infrastructure. In general, this can be divided between roads, pedestrians and cyclists, car parking and bus and rail transport services.

Roads Infrastructure and Hierarchy

The old N11 Wexford/Dublin Road running through the centre of the Arklow provides the main route for local traffic and joins the N11 bypass to the north and south of the town. The R747 link forms the main regional route, northwest to Avoca, whilst the R750 coastal road provides an alternative route to Wicklow in the north. To the southwest of the town, Coolgreaney Road, Cemetery Road and Emoclew Road form a distributor ring to the west of Wexford Road. To the east of the N11, Main Street, Abbey Street and Yellow Lane form a similar loop.

Below this distributor level network are secondary routes that provide through and loop access to the town centre, residential areas and other sectors of the town. At a tertiary level are mainly cul-de-sac accesses to developments.

Traffic flow on a number of the main routes within the town centre is constrained due to the restricted capacity of the junctions. In particular, road access across the Avoca River to the town centre is limited by the capacity of the Lower Main Street priority junction.

On the southern fringe of the town centre, Abbey Street links the N11 to the South Quay industrial area and the Roadstone Quarry. These developments give rise to a high degree of HGV movements on routes that have limited carriageway width (e.g. Back Street), whilst the use of alternative routes such as South Quay contribute to congestion within the town centre.

Arklow Bypass

Prior to the completion of the bypass, large volumes of through traffic contributed to the congestion problems suffered within the town centre. The opening of the bypass has

resulted in a reduction in through traffic in the vicinity of Main Street. However, traffic volumes are increasing due to increases in internal trips. Traffic within the town centre will need to be carefully managed if the full benefits brought about by the bypass are to be maintained.

Public Transport

Bus

Bus Éireann operate between 10 and 13 daily Expressway services from Rosslare Harbour to Dublin stopping at Arklow, Gorey and Wexford en route. This includes a commuter service, which arrives in Dublin before 9:00 am and departs Dublin in the evening after 5:00 pm. The Waterford, New Ross, Enniscorthy Dublin Expressway service operates 3 times daily and serves Arklow en route, although this service is unsuitable for commuter travel.

In addition to the above Expressway services, Bus Éireann operates a local service from Arklow to Dublin via Avoca and Wicklow twice daily. This service connects the rural hinterland to these two centres but only one service enables a daily return journey to Arklow, limited to 90 minutes stopover within the town. The route connects Arklow and Wicklow in a circuitous manner, with existing alternative services offering limited connections between Arklow and Wicklow.

The Wicklow Rural Partnership Group (consisting of 7 local groups) operates a shopping/social bus service once a week on a Friday from Aughrim to Arklow via Tinahely. According to the Wicklow Rural Transport Audit, undertaken in December 2001, there are currently 20 privately licensed bus route services operating in County Wicklow. A number of these operators provide a service to Arklow, however a large proportion of these are school and college runs.

In August 2005, Arklow's first local bus service was launched. The bus service, which uses new and existing bus stops, operates an hourly return service from Monday to Friday, starting at Castle Park in the southern environs and finishing at Inbhear Mor Park in the northern

environs of the town. A full day service is also available on Saturday and a half day morning service on Sunday. The bus service links a number of residential areas such as "The Maples" and "Woodlands" to the IDA Business Park, the schools on Coolgreaney Road and the Main Street shopping area.

Rail

As outlined in the Wicklow County Council submission to the National Strategic Rail Study it is important that there is a reasonably fast and frequent rail service in place between Dublin and County Wicklow in both directions during the day. Currently Iarnród Éireann operate four daily services from Rosslare Europort to Dublin Connolly, which pass through Arklow en route. This includes for a commuter service, which arrives in Dublin before 9:00 am and departs Dublin in the evening after 5:00 pm. Due to capacity restrictions between Arklow and Dublin the journey time by rail to Tara Street station is approximately one hour and fifty minutes in the morning peak. In October 2003 Iarnród Éireann introduced new rolling stock on to the Arklow rail service.

Within the plan area there is a range of transportation infrastructure. In general, this can be divided between roads, pedestrians and cyclists, car parking and bus and rail transport services.

3.0 OVERALL VISION AND STRATEGY

3.1 Vision for the Arklow Environs

National and regional policy documents are consistent in their view of Arklow – an important hub that requires further sustainable development and investment to enhance its

role within the Greater Dublin Area and neighbouring regions. The Environs of Arklow play an important part in facilitating Arklow to achieve its assigned role within the greater region. The projected future population and employment growth cannot be fully accommodated within the urban district of Arklow. Thus, it becomes vital to ensure the proper planning and sustainable development of the Environs area. In this context, the vision for Arklow Environs is:

To facilitate the sustainable expansion of Arklow & Environs in terms of new residential neighbourhoods and employment opportunities close to the town while protecting existing rural communities, the rural landscape, areas of high visual amenity, and existing natural and cultural amenities.

3.2 Strategic Development Principles

As outlined above in Section 1.1 the principles of sustainability guide the policies and objectives of this Local Area Plan. The following strategic development principles

support the sustainable development of the Arklow Environs and aid the achievement of the vision above. They correspond to the development principles of the Wicklow County Development Plan and the Arklow Town Development Plan.

- § Provide for sustainable growth and regulate pressures from both urban and rural development, in particular sporadic development in rural areas, by providing a sustainable settlement and growth strategy to enhance the physical, economic and social profile of Arklow.
- § Ensure an adequate supply of zoned and serviced lands to meet anticipated development needs in accordance with the principles of sustainable development.
- § Encourage and support all employment generating employment generating uses and opportunities, including offices, industrial, light industrial, business park uses etc.
- § Facilitate the implementation of the Housing Strategy contained in the County Development Plan.
- § Facilitate the development of a high quality, sustainable and integrated transportation system with an increased emphasis on public transport.
- § Facilitate the utilisation of locally generated renewable energy, especially from the windfarm at Arklow Bank, to establish Arklow as the premier centre for

“green energy” at the forefront of sustainable development.

- § Encourage the development of social, cultural and community facilities at an appropriate scale in appropriate locations that are accessible to all members of the community and that maximise the potential of the existing heritage and amenity.
- § Facilitate greater social inclusion to create more holistic and healthy communities.
- § Encourage and facilitate the provision of infrastructure services to meet the demand for development and future population needs in a sustainable manner.
- § Ensure that construction design is of a high quality and appropriate to the scale and content of its surroundings.
- § Ensure the protection of natural habitats, maritime environment, cultural heritage, ecological resources and quality landscapes and the protection and enhancement of biodiversity.
- § Promote waste prevention, waste reduction, waste recycling and waste re-use.
- § Promote the involvement of the local community in decision-making and environmental sustainability issues.

4.0 POLICIES AND OBJECTIVES

All guidelines, policies and objectives set out in the Wicklow County Development Plan also apply to this Local Area Plan. As far as possible, specific objectives are illustrated on Map II and Map III in Appendix 2.

4.1 Integrating Land Use and Transportation

The Council's policies and objectives outlined within this Plan have been informed by the guiding principles and objectives within the Integrated Development Framework for Land Use and Transportation (IDFPLUT) for Arklow and its Environs, which seeks to increase the quality of life in Arklow and its Environs through the integration of land use and transportation. The guiding principles of the IDFPLUT and this Local Area Plan are to:

- § Reduce uncontrolled urban expansion,
- § Ensure the efficient use of existing infrastructure, and
- § Strengthen sustainable means of transport.

4.2 Residential Development

Residential Development Policies

In addition to the policies and objectives set out in the County Development Plan it is the policy of the County Council to:

LAP Policy PR-1: Seek the integrated and balanced growth of the town and its environs to a population of approximately 17,000 persons by 2011.

LAP Policy PR-2: Provide for the expansion of Arklow on lands close to the town, which may be developed with least infrastructural expenditure and which provide good access to the range of social, educational and economic facilities available in the town.

LAP Policy PR-3: Ensure that road infrastructure and other infrastructural improvements, community and recreational facilities match the needs of new residents and that housing development will be phased to correspond to the provision of these facilities.

LAP Policy PR-4: Promote increased use of alternative modes of transport by ensuring that planning for public transport needs is included in the design of new housing estates.

LAP Policy PR-5: Provide safe and high quality pedestrian and bicycle links between residential areas and retail, recreational and educational facilities in the town.

4.3 Retailing

In addition to the policies and objectives set out in the County Development Plan it is the objective of the County Council to:

LAP Objective ORT-1: Facilitate the provision of a supermarket and a number of smaller retail units, services and community facilities in the Kilbride area as per the recommendations of the Arklow IDFPLUT.

4.4 Employment and Industrial Development

Employment and Industrial Development Policies

In addition to the policies and objectives set out in the County Development Plan it is the policy of the County Council to:

LAP Policy PEI-1: Ensure sufficient zoning of suitable land for the development of commercial and industrial development to match the growing population.

LAP Policy PEI-2: Encourage and facilitate the expansion of existing industry and the creation of new employment generating uses on appropriate sites, e.g. in Kish A, B1, B2 and Killiniskyduff.

LAP Policy PEI-3: Implement an ABC locational policy: To locate high-density employment (for example offices) in the locations focussed on the town centre and public transport nodes (A locations) and to locate low-density employment (for example industry and warehousing) opportunities adjacent to strategic distributor and road links (C locations). B locations can provide a mix of both types of employment.

LAP Policy PEI-4: Support the development of the tourism industry through the provision of additional tourist accommodation, the development of marine based tourism and through the protection and enhancement of the natural and built heritage through the various conservation measures outlined elsewhere in the Plan.

LAP Policy PEI-5: Promote the orderly phasing of development to ensure essential infrastructure is in place to meet the needs of businesses and their employees.

LAP Policy PEI-6: Ensure that extractive industries do not adversely affect the environment, recorded sites and monuments or adjoining existing land uses.

Employment and Industrial Development Objectives

In addition to the policies and objectives set out in the County Development Plan it is the objective of the County Council to:

LAP Objective OEI-1: Enhance Arklow as a new wind power industrial base by diversifying the local economy to develop a range of new sustainable industries linked to renewable energy, eco-tourism, recycling etc.

LAP Objective OEI-2: Promote a suitable re-use for the Irish Fertilisers Industries landholding in co-operation with Arklow Town Council.

LAP Objective OEI-3: Encourage and support the establishment of a new Roll-on Roll-off freight port at the Roadstone jetty south of Arklow Town.

LAP Objective OEI-4: Prepare a detailed Action Area Plan for the area between the coast road and the shoreline as part of its assessment of the opportunities afforded by the expansion of the Roadstone Jetty and Arklow Port. The AAP area should also include the townlands of Clogga, Askintinny and Ballinabanogue.

LAP Objective OEI-5: Prior to any development on the portion of the IFI landholding identified on Map III of this Plan, environmental remediation in accordance with EPA requirements is mandatory.

LAP Objective OEI-6: Ensure that the impact of new developments on the IFI landholding on biodiversity is minimised. Measures for the active enhancement of biodiversity shall be included in any development proposals on the site.

4.5 Transportation

In addition to the policies and objectives set out in the County Development Plan it is the objective of the County Council to:

LAP Objective OT-1: Facilitate the development of the local bus service and its extension into outlying areas.

LAP Objective OT-2: Improve the access to public transport as indicated in the Arklow IDFPLUT, through the provision of:

- § Bus Stops
- § Park and Ride Facilities

The Council will encourage the provision of bus shelters in co-operation with relevant bus service providers. A study to identify an appropriate location for a Park&Ride facility will be carried out within one year of adoption of this Plan. This study will include an assessment of the existing facility.

LAP Objective OT-3: Develop comprehensive cycle networks in line with the recommendations of the Arklow IDFPLUT. A cycle route to Shelton Abbey shall also be considered in conjunction with affected landowners.

LAP Objective OT-4: Construct the following new road links to ensure that appropriate vehicular traffic is on appropriate distributor routes:

- § Construction of a Port Access Road linking Wexford Road to the employment sites of Mercury, Roadstone Quarry and the Waterfront Development Zone in Arklow, incorporating a link to form a primary distributor route for HGV traffic to the port. The design of the road including its alignment and boundary treatment will be carried out in such a manner as to ensure minimal impact on Arklow Golf Club. The design of the road will be subject to full consultation with Arklow Golf Club. No land will be acquired from the Golf Club to facilitate this road.
- § Construction of a new third N11 interchange at Lamberton, providing a connection to the western distributor road, as allowed for in the design of the Arklow bypass.

LAP Objective OT-5: Consider, during the lifetime of the Plan, the development of a western distributor road incorporating a new river crossing and linking to new interchange at N11 at Lamberton, subject to a feasibility study.

LAP Objective OT-6: Provide additional safe road crossings in line with recommendations as set out within the Arklow IDFPLUT.

LAP Objective OT-7: In line with the employment zoning (Zoning Objective I3) at Killiniskyduff:

- § Construct a new spine road linking Dublin Road and Sea Road.
- § Develop new cycle and pedestrian links to facilitate access from residential areas.

LAP Objective OT-8: Facilitate 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 and generally encourage improving the accessibility to and interpretation of the Town Marsh in co-

operation with the Department of the Environment, Heritage and Local Government, and Arklow Town Council. Extend the pedestrian and cycle link to the Howard Mausoleum, Kilbride identified on Map II of this Plan as a recorded monument and protected under LAP Objective OH-1.

4.6 Service Infrastructure

Service Infrastructure Policies

In addition to the policies and objectives set out in the County Development Plan it is the policy of the County Council to:

LAP Policy PSI-1: Facilitate the infrastructural renewal and development of electricity networks in the region, including the overhead lines necessary to provide the required networks.

Service Infrastructure Objectives

In addition to the policies and objectives set out in the County Development Plan it is the objective of the County Council to:

LAP Objective OSI-1: Improve the water supply system through the development of the following short- and long-term works:

- § Develop the borehole (PW12) at Woodenbridge to augment the short term water supply.
- § Upgrade the Ballyduff treatment works to treat surface water from the Goldmine River and groundwater from new boreholes in Ballyduff, Glenart and Woodenbridge.
- § Undertake works on the Lamberton Reservoir distribution mains following completion of the new boreholes in Ballyduff, Glenart and Woodenbridge.
- § Develop, if feasible, a new groundwater source near Coolboy and provide reservoirs and mains to distribute water from Coolboy Reservoirs.

LAP Objective OSI-2: Continue the programme of upgrading the water main network.

LAP Objective OSI-3: Improve the sewerage system by providing a treatment plant at Seabank with long sea outfall.

LAP Objective OSI-4: Construct new interceptor sewers on the north and south banks of the Avoca River to collect sewage from the existing sewers.

LAP Objective OSI-5: Construct a pumping station at North Quay to discharge the sewage from the interceptors to the treatment plant at Seabank.

LAP Objective OSI-6: Implement the short-term and long-term recommendations of the Arklow Flood Study Report 2002 to alleviate the flooding in Arklow. The following criteria must be adhered to when developing in flood prone areas prior to the implementation of the recommendations of the Arklow Flood Study report 2002:

- § Development should not itself be subject to an inappropriate risk of flooding nor should it cause or exacerbate such a risk at other locations.
- § Development that is sensitive to the effects of flooding will generally not be permitted in flood prone or marginal areas.
- § Appropriately designed development, which is not sensitive to the effects of flooding, may be permissible in flood plains provided it does not reduce the flood plain area or otherwise restrict flow across floodplains.
- § Development must so far as is reasonably practicable incorporate the maximum provision to reduce the rate and quantity of runoff, e.g.:
 - Hard surface areas (car parks, etc.) should be constructed in permeable or semi-permeable materials.
 - On site storm water ponds to store and/or attenuate additional runoff from the development should be provided.
 - Soak-aways or French drains should be provided to increase infiltration and minimise additional runoff.

§ For developments adjacent to watercourses of a significant conveyance capacity any structures (including hard landscaping) must be set back from the edge of the watercourse to allow access for channel clearing/maintenance (ideal: 10m setback).

§ Development consisting of construction of embankments, wide bridge piers, or similar structures will not normally be permitted in or across flood plains or river channels.

§ All new development must be designed and constructed to meet the following minimum flood design standards:

- For urban areas or where development (existing, proposed or anticipated) are involved – the 100 year flood;
- For rural areas or where further development (existing, proposed or anticipated) are not involved - the 25 year flood;
- Along the coast and estuaries - the 200 year tide level;
- Where streams open drains or other watercourses are being culverted - the minimum permissible culvert diameter is 90mm. (access should be provided for maintenance as appropriate.)

§ A flood impact assessment and proposals for the storage or attenuation of runoff discharges (including foul drains) to ensure the development does not increase the flood risk in the relevant catchment must accompany applications for planning permission for development of areas exceeding 1 hectare.

§ A certificate from a competent person that the development will not contribute to flooding within the relevant catchment must accompany applications for planning permission for development of areas of 1 hectare or less.

LAP Objective OSI-7: In the long term, provide a reservoir to supplement the water

supply for Arklow as an alternative to ground water sources.

4.7 Community and Recreation

Community and Recreation Policies

In addition to the policies and objectives set out in the County Development Plan it is the policy of the County Council to:

LAP Policy PCR-1: Promote social inclusion through the provision of linkages between community facilities and existing and future residential areas.

LAP Policy PCR-2: Assist in ensuring that community, cultural and recreational facilities are accessible by all modes of transport with safe and high quality pedestrian and cycle links from residential areas to these facilities.

LAP Policy PCR-3: Facilitate the development of playgrounds within existing and proposed residential developments and in proximity to neighbourhood centres.

Community and Recreation Objectives

In addition to the policies and objectives set out in the County Development Plan it is the objective of the County Council to:

LAP Objective OCR-1: Reserve a site for a primary and secondary school to cater for the future population in the Kilbride area. Consider the development of a multi-school campus.

LAP Objective OCR-2: Identify a suitable location for the Gaelscoil in co-operation with Arklow Town Council.

LAP Objective OCR-3: Identify a suitable location for a Gaelcholáiste in Arklow and its Environs, in co-operation with Arklow Town Council.

LAP Objective OCR-4: Encourage the development of an integrated tourism, leisure and recreation complex at Ballynattin, Arklow.

4.8 Heritage and Landscape Conservation

The policies and objectives set out in the County Development Plan with regard to the natural and built heritage as well as landscape conservation also apply to this Local Area Plan. Map II and III in Appendix 2 and the following objectives detail the County Development Plan objectives for the Arklow Environs area. It is the objective of the Council to:

LAP Objective OH-1: Protect the monuments in the Environs area listed in the Sites and Monuments Record.

LAP Objective OH-2: Protect the Arklow Sand Dune Complex as proposed Natural Heritage Area (Schedule 10.4 of the County Development Plan).

LAP Objective OH-3: Protect the entire coastal area as Area of Outstanding Natural Beauty (Schedule 10.1 of the County Development Plan).

LAP Objective OH-4: Protect Arklow Rock-Askintinny as a proposed Natural Heritage Area and Arklow Rock as an Area of Geological and Geomorphological Interest (Schedules 10.4 and 10.9 of the County Development Plan).

LAP Objective OH-5: Protect the vulnerable sand and gravel aquifers of the coastline.

LAP Objective OH-6: Control development in coastal areas in accordance with the objectives of the Coastal Zone Management Plan.

LAP Objective OH-7: Protect and preserve the view of special amenity from the N11 south of Scratanagh Crossroads towards the sea and coast (Schedule 10.6 of the County Development Plan).

LAP Objective OH-8: Protect and preserve the prospect of special amenity value from the coast road towards the sea (Schedule 10.7 of the County Development Plan).

LAP Objective OH-9: Protect and preserve the prospect of special amenity from the N11 south of Scratanagh Crossroads towards Ballymoyle Hill (Schedule 10.7 of the County Development Plan).

LAP Objective OH-10: Co-operate with statutory bodies and voluntary groups to reduce the littering and pollution of the river.

LAP Objective OH-11: Consider the creation of cycle and walking amenity routes along the coast in co-operation with existing landowners.

LAP Objective OH-12: Consider the provision of amenity walks on both sides of the Avoca River and across the Town Marsh in co-operation with existing landowners.

LAP Objective OH-13: In consultation with the Department of Communication, Marine and Natural Resources, Coastal Protection Section, the Council will continue to implement the recommendations of the report by the Danish Hydraulic Institute in relation to the preservation of North and South Beaches in order to maintain existing rock embankments and existing beaches.

LAP Objective OH-14: Encourage developers to incorporate features of the natural environment, such as rivers, streams, existing flora and fauna and significant tree groups, within open space layouts and in the planning of future developments.

LAP Objective OH-15: Ensure that all large scale development proposals contain a landscape plan that integrates the development into the traditional landscape of South Wicklow.

LAP Objective OH-16: Protect the setting of protected structures or potential future additions to the Record of Protected Structures present on land rezoned for development, and to encourage the use of such structures as

focal or nucleus points in the layout of new development.

4.9 Sustainable Resource Use

Sustainable Resource Use Policies

In addition to the policies and objectives set out in the County Development Plan it is the policy of the County Council to:

LAP Policy PSR-1: Facilitate the utilisation of locally generated renewable energy such as wind energy from the windfarm at Arklow Bank to reduce the consumption of fossil fuels and to establish Arklow as the premier centre for “green energy” in Ireland.

LAP Policy PSR-2: Support the development of agriculture that is compatible with the sustainable development of the county and commensurate with maintaining the farming community.

LAP Policy PSR-3: Encourage the development of environmentally sustainable agricultural activities.

LAP Policy PSR-4: Support environmentally friendly rural economic activities including natural products, organic farming enterprises, biomass, plant nurseries, forestry and the recycling and/or treatment of domestic and farm waste.

LAP Policy PSR-5: The Council recognises the importance of the forest industry, both state and private, to the economy of the county, and as such the Council will encourage state and private afforestation that is compatible with the sustainable development of the county in accordance with the provisions of the Wicklow County Council Indicative Forestry Strategy, 2002.

LAP Policy PSR-6: The provision of amenity and urban and recreational woodlands contribute to the amenity of the county. The Council will encourage forestry which will be appropriate in terms of nature and scale to the surrounding area.

LAP Policy PSR-7: Encourage forestry in a manner that is sustainable and in harmony with the surrounding landscape, ensuring that no pollution or injury is caused to natural waters, wildlife habitats or conservation areas.

Sustainable Resource Use Objectives

In addition to the policies and objectives set out in the County Development Plan it is the objective of the County Council to:

LAP Objective OSR-1: Provide advice and information on how to utilise wind energy generated at Arklow Bank.

5.0 LAND-USE ZONING – PROVISIONS AND OBJECTIVES

5.1 Introduction

The purpose of land-use zoning is two-fold:

- It indicates the objectives of the County Council for all lands within the Environs area, including the uses that are acceptable or unacceptable in a particular area, and
- It reduces the potential for conflict between uses in particular areas.

Whilst the land use zoning will give an indication of the acceptability or otherwise of particular uses in particular areas, proposed development will also be assessed in terms of compatibility with the development control guidelines and standards outlined in the County Development Plan and this Local Area Plan. Factors such as density, height, massing, traffic generation, public health regulations, design criteria, visual amenity,

availability of services and potential nuisance by way of noise, odour and air pollution are also of importance in establishing whether or not a development proposal conforms to the proper planning and sustainable development of an area.

5.2 Land Use Zones

The County Development Plan and the recommendations of the Arklow IDFPLUT inform the zoning of lands in the Arklow Environs.

There are 13 land use zones indicated in this Plan as listed in Table 5.1 below. All zoning objectives are identified by letter on the zoning matrix below (Table 5.2), and by letter and colour on the Zoning Map (Map I in Appendix 2 of this Plan).

The zoning matrix (Table 5.2) lists the land use activities most commonly encountered in the Arklow Environs and each is defined in Appendix 1. They are intended as a general guideline and the uses listed are not exhaustive.

Table 5.1 Local Area Plan Zoning Objectives

R1	Existing Residential: To protect and improve residential amenities.
R2	New Residential: To provide for new residential communities in accordance with Section 6.2.1 of this Local Area Plan.
E	General Employment: To provide for appropriate industrial, transport, distribution, warehouse or retail warehouse development of good architectural design, layout and landscaping including substantial screening from the N11. The provision of transport or retail facilities will not be at the expense of facilities in existing settlements.
I1	Kish B1: To provide for agricultural uses with an option for the life of the Plan to provide for a single undivided employment unit, either a microchip or similar manufacturing plant, or for a business, office, science or technology park set in open parkland with extensive landscaping, a high architectural standard of layout and building design with low site coverage [<i>Kish B1(I)</i>]. The designated 4.6 hectares to the southeast of Kish B1 is to provide for low density residential development at a rate of 2.5 dwelling per hectare and operate under this optional constraint [<i>Kish B1(II)</i>]. The southernmost 8 hectare, defined by the existing field boundary some 150 metres north of the Clogga Road shall have an option for the life of this plan for employment uses as described under "E". A roadway into the lands to the North to accommodate the overall zoning of these lands shall be provided at the development stage of this block of land [<i>Kish B1(III)</i>].
I2	Kish B2: To provide for agricultural uses with an option for the life of the Plan to provide for employment uses as described in Zoning Objective "E".

I3	Killiniskyduff: To provide for agricultural uses with an option for the life of the Plan to provide for a single undivided employment unit, either a microchip or similar manufacturing plant, or for a business, office, science or technology park set in open parkland with extensive landscaping, a high architectural standard of layout and building design with low site coverage.
I4	Light Industrial: To provide for employment uses such as offices, high tech activities, telemarketing, IT activities, research & development, or light industry.
I5	Extractive Industry & Building Materials Production: To provide for extractive industry and building materials production.
TLR	Tourism/Leisure/Recreational: To provide for the development of an integrated tourism, leisure and recreation complex.
A	Agriculture: To protect and improve rural amenities and character. To provide for the development of agriculture.
CF	Community/Educational/Institutional: To protect and provide for community facilities, including institutional and education facilities.
OS	Open Space: To preserve and provide for open space and recreational amenities.
AM	Natural Amenity: To protect and improve natural and recreational amenity areas.

5.2.1 Permitted in Principle

Land uses designated under each land use zoning objective as “Permitted in Principle” are deemed to be generally acceptable, subject to compliance with the relevant policies, standards and requirements set out in this Plan.

5.2.2 Open for Consideration

Land uses designated as “Open for Consideration” are uses that may be permitted where the Planning Authority is satisfied that the proposed development would be compatible with the overall policies and objectives for the zone, would not have undesirable effects, and would otherwise be consistent with the proper planning and sustainable development of the area.

5.2.3 Not Permitted

Uses that are not indicated as either “Permitted in Principle” or “Open for Consideration” will not be permitted.

5.2.4 Other Uses

Uses that are not included in the zoning matrix will be considered in relation to the general

policies of the Plan and to the zoning objectives for the area in question.

5.3 Non-Conforming Uses

In the Arklow Environs there are uses that do not conform to the zoning objective for the area. All such uses that were authorised or where in existence longer than seven years shall not be the subject of proceeding in respect of continuing use. When extensions to and/or improvements to premises accommodating such uses are proposed, each shall be considered on its merits, and permission may be granted where the proposed development does not adversely affect the amenities of premises/uses in the vicinity, does not prejudice the proper planning and sustainable development of the area, and does not conflict with the policies and objectives of the County Development Plan and this Local Area Plan.

5.4 Transitional Zonal Areas

The Zoning Map (Map I in Appendix 2) shows the boundaries between various land use zones. While the zoning objectives and control standards in this Local Area Plan indicate the different uses and densities etc., permitted in each zone, it is important to avoid abrupt transitions in scale and use in the boundary

areas of adjoining land use zones. In dealing with development proposals in these contiguous transitional zonal areas, it is necessary to avoid developments that would be detrimental to the amenities of the more environmentally sensitive zone. For instance, in zones abutting residential areas, particular attention must be paid to the use, scale and density of development proposals in order to protect the amenities of these residential properties.

5.5 Kilbride

The focus of future residential development in Arklow and its Environs will be on the Kilbride area.

The recommended area to be rezoned comprises approximately 48 hectares.

To cater for the future population in the area the Council will reserve an appropriate site for an additional primary and secondary school.

In addition, it is proposed to provide a supermarket with an approximate net floor area of 3,500 m² with a number of adjoining

smaller retail units and services i.e. doctors, dentists, post office etc. and community facilities in the Kilbride area.

In order to ensure the orderly provision of these facilities concurrently with residential development, this area shall be the subject of an Action Area Plan (AAP 1), which must be approved by the Council prior any planning application being granted on these lands. The Action Area Plan must assess the impact of development on the Town Marsh and the potential for flooding in the area.

5.6 Development in Area of Outstanding Natural Beauty

Development proposals in an Area of Outstanding Natural Beauty, as illustrated in Map II, Appendix 2 of this Plan, shall be subject to an overall Masterplan/Action Area Plan, which has to be agreed by the Council, to ensure that layout, building design and landscaping of any development do not have a detrimental effect on the high visual amenity and heritage value of the area.

Table 5.2 Zoning Matrix¹⁰

Use	R1	R2	E	I1	I2	I3	I4	I5	TLR	A	CF	OS	AM
Advertisements/ Advertising Structures	X	X	P	P	P	P	P	P	P	X	X	X	X
Agricultural Buildings	X	X	X	X	X	X	X	X	X	P	X	O	O
Betting Shop	O	O	X	X	X	X	X	X	X	X	X	X	X
Building Materials Production	X	X	X	X	X	X	X	P	X	X	X	X	X
Car Park	X	X	P	P	P	P	P	P	P	X	O	X	X
Car Repair	X	X	P	X	P	X	P	X	X	X	X	X	X
Cemetery	X	P	X	X	X	X	X	X	X	P	P	P	X

¹⁰ The definition of these use classes is attached as Appendix 1.

Use	R1	R2	E	I1	I2	I3	I4	I5	TLR	A	CF	OS	AM
Church/ Religious Building	O	O	X	X	X	X	X	X	X	X	P	X	X
Community Facility	P	P	O	O	O	O	O	X	P	X	P	O	X
Crèche/ Childcare Facility	P	P	O	O	O	O	O	X	O	X	P	X	X
Cultural Use	P	P	O	O	O	O	O	X	P	X	P	O	X
Disco/ Nightclub	X	X	O	X	O	X	O	X	O	X	O	X	X
Discount Food Store	X	X	O	X	O	X	O	X	X	X	X	X	X
Doctor/Dentist etc.	P	P	O	O	O	O	O	X	O	X	P	X	X
Education	P	P	O	O	O	O	O	X	O	X	P	O	X
Enterprise Centre	O	O	P	P	P	P	P	X	X	X	P	X	X
Extractive Industry	X	X	X	X	X	X	X	P	X	O	X	X	X
Funeral Home	O	O	O	X	O	X	O	X	X	X	X	X	X
Garden Centre	O	O	P	O	P	O	P	X	X	X	O	X	X
Guesthouse	O	O	X	X	X	X	X	X	O	X	X	X	X
Health Centre	O	O	O	O	O	O	O	X	O	X	O	X	X
Home Based Economic Activities	P	P	X	X	X	X	X	X	X	X	O	X	X
Hospital	O	O	O	O	O	O	O	X	X	X	O	X	X
Hotel/ Motel	O	O	O	O	O	O	O	X	P	X	X	X	X
Industry (General)	X	X	P	O	P	O	O	X	X	X	X	X	X
Industry (Light)	X	X	P	P	P	P	P	X	X	X	X	X	X
Motor Sales Outlet	X	X	P	O	P	O	O	X	X	X	X	X	X
Office Based Industry	X	X	P	P	P	P	P	X	X	X	X	X	X
Offices less than 200m ²	O	O	P	P	P	P	P	X	O	X	O	X	X
Offices over 200m ²	X	X	P	P	P	P	P	X	X	X	X	X	X
Open Space	P	P	P	P	P	P	P	P	P	P	P	P	P
Petrol Station	X	X	P	O	P	O	P	X	X	X	X	X	X

Use	R1	R2	E	I1	I2	I3	I4	I5	TLR	A	CF	OS	AM
Port Related Use and Activity	X	X	X	X	X	X	X	P	X	X	X	X	X
Public House	O	O	P	O	P	O	P	X	P	X	O	X	X
Public Services	P	P	P	O	P	O	P	X	P	O	P	O	O
Recreational Buildings (Commercial)	P	P	P	O	P	O	P	X	P	O	P	O	X
Recreational Facility/ Sports Club	P	P	P	O	P	O	P	X	P	P	P	P	O
Residential	P	P	X	X	X	X	X	X	O	X	P	X	X
Residential Institution	O	O	X	X	X	X	X	X	X	X	O	X	X
Restaurant	O	O	P	P	P	P	P	X	P	X	O	X	X
Retail Warehouse	X	X	P	O	O	O	O	X	X	X	X	X	X
Science & Technology Based Industry	X	X	P	P	P	P	P	X	X	X	X	X	X
Shop-Local	P	P	P	P	P	P	P	P	O	X	P	X	X
Shop-Major Sales Outlet	X	X	O	X	O	X	O	X	X	X	X	X	X
Shop-Neighbourhood	O	O	O	X	O	X	O	X	O	X	X	X	X
Take Away	X	X	O	X	O	X	O	X	X	X	X	X	X
Transport and Distribution	X	X	P	O	P	O	O	X	X	X	X	X	X
Travellers Accommodation	O	O	O	O	O	O	O	X	X	X	X	X	X
Warehouse	X	X	P	O	P	O	O	O	X	X	X	X	X

Key: P Permitted in Principle
O Open for Consideration
X Not Permitted

5.7 Use Classes Related to Zoning Objectives

5.7.1 Zoning Objective R1 – Existing Residential

"To protect and improve residential amenities."

Permitted in Principle

Community Facility, Crèche/Childcare Facility, Cultural Use, Doctor/Dentist etc., Education, Home Based Economic Activities, Open Space, Public Services, Recreational Buildings (Commercial), Recreational Facility/Sports Club, Residential, Shop-Local.

Open for Consideration

Betting Shop, Church/Religious Building, Enterprise Centre, Funeral Home, Garden Centre, Guest House, Health Centre, Hospital, Hotel/Motel, Offices less than 200m², Public House, Residential Institution, Restaurant, Shop-Neighbourhood, Travellers Accommodation.

5.7.2 Zoning Objective R2 – New Residential

"To provide for new residential communities in accordance with Section 6.2.1 of this Local Area Plan."

Permitted in Principle

Cemetery, Community Facility, Crèche/Childcare Facility, Cultural Use, Doctor/Dentist etc., Education, Home Based Economic Activities, Open Space, Public Services, Recreational Buildings (Commercial), Recreational Facility/Sports Club, Residential, Shop-Local.

Open for Consideration

Betting Shop, Church/Religious Building, Enterprise Centre, Funeral Home, Garden Centre, Guest House, Health Centre, Hospital, Hotel/Motel, Offices less than 200m², Public House, Residential Institution, Restaurant, Shop-Neighbourhood, Travellers Accommodation.

5.7.3 Zoning Objective E – General Employment

"To provide for appropriate industrial, transport, distribution, warehouse or retail warehouse development of good architectural design, layout and landscaping including substantial screening from the N11. The provision of transport or retail facilities will not be at the expense of facilities in existing settlements."

Permitted in Principle

Advertisements/Advertising Structures, Car Park, Car Repair, Enterprise Centre, Garden Centre, Industry (General), Industry (Light), Motor Sales Outlet, Office Based Industry, Offices less than 200m², Offices over 200m², Open Space, Petrol Station, Public House, Public Services, Recreational Buildings (Commercial), Recreational Facility/Sports Club, Restaurant, Retail Warehouse, Science & Technology Based Industry, Shop-Local, Transport/Distribution, Warehouse.

Open for Consideration

Community Facility, Crèche/Childcare Facility, Cultural Use, Doctor/Dentist etc., Disco/Nightclub, Discount Food Store, Education, Funeral Home, Health Centre, Hospital, Hotel/Motel, Shop-Major Sales Outlet, Shop-Neighbourhood, Take Away, Travellers Accommodation.

5.7.4 Zoning Objective I1 – Kish B1

"To provide for agricultural uses with an option for the life of the Plan to provide for a single undivided employment unit, either a microchip or similar manufacturing plant, or for a business, office, science or technology park set in open parkland with extensive landscaping, a high architectural standard of layout and building design with low site coverage [Kish B1(I)]. The designated 4.6 hectares to the southeast of Kish B1 is to provide for low density residential development at a rate of 2.5 dwelling per hectare and operate under this optional constraint [Kish B1(II)]. The southernmost 8 hectare, defined by the existing field boundary some 150

metres north of the Clogga Road shall have an option for the life of this plan for employment uses as described under "E". A roadway into the lands to the North to accommodate the overall zoning of these lands shall be provided at the development stage of this block of land [Kish B1(III)]."

Permitted in Principle

Advertisements/Advertising Structures, Car Park, Enterprise Centre, Industry (Light), Office Based Industry, Offices less than 200m², Offices over 200m², Open Space, Restaurant, Science & Technology Based Industry, Shop-Local.

Open for Consideration

Community Facility, Crèche/Childcare Facility, Cultural Use, Doctor/Dentist etc., Education, Garden Centre, Health Centre, Hospital, Hotel/Motel, Industry (General), Motor Sales Outlet, Petrol Station, Public House, Public Services, Recreational Buildings (Commercial), Recreational Facility/Sports Club, Retail Warehouse, Transport/Distribution, Travellers Accommodation, Warehouse.

5.7.5 Zoning Objective 12 – Kish B2

"To provide for agricultural uses with an option for the life of the Plan to provide for employment uses as described in Zoning Objective E."

Permitted in Principle

Advertisements/Advertising Structures, Car Park, Car Repair, Enterprise Centre, Garden Centre, Industry (General), Industry (Light), Motor Sales Outlet, Office Based Industry, Offices less than 200m², Offices over 200m², Open Space, Petrol Station, Public House, Public Services, Recreational Buildings (Commercial), Recreational Facility/Sports Club, Restaurant, Science & Technology Based Industry, Shop- Local, Transportation/ Distribution, Warehouse.

Open for Consideration

Community Facility, Crèche/Childcare Facility, Cultural Use, Doctor/Dentist etc., Disco/Nightclub, Discount Food Store, Education, Funeral Home, Health Centre,

Hospital, Hotel/Motel, Retail Warehouse, Shop-Major Sales Outlet, Shop-Neighbourhood, Take Away, Travellers Accommodation.

5.7.6 Zoning Objective 13 - Killiniskyduff

"To provide for agricultural uses with an option for the life of the Plan to provide for a single undivided employment unit, either a microchip or similar manufacturing plant, or for a business, office, science or technology park set in open parkland with extensive landscaping, a high architectural standard of layout and building design with low site coverage."

Permitted in Principle

Advertisements/Advertising Structures, Car Park, Enterprise Centre, Industry (Light), Office Based Industry, Offices less than 200m², Offices over 200m², Open Space, Restaurant, Science & Technology Based Industry, Shop-Local.

Open for Consideration

Community Facility, Crèche / Childcare Facility, Cultural Use, Doctor/Dentist etc., Education, Garden Centre, Health Centre, Hospital, Hotel/Motel, Industry (General), Motor Sales Outlet, Petrol Station, Public House, Public Services, Recreational Buildings (Commercial), Recreational Facility/Sports Club, Retail Warehouse, Transport/Distribution, Travellers Accommodation, Warehouse.

5.7.7 Zoning Objective 14 – Light Industry

"To provide for employment uses such as offices, high tech activities, telemarketing, IT activities, research & development, or light industry."

Permitted in Principle

Advertisements/Advertising Structures, Car Park, Car Repair, Enterprise Centre, Garden Centre, Industry (Light), Office Based Industry, Offices less than 200m², Offices over 200m², Open Space, Petrol Station, Public House, Public Services, Recreational Buildings

(Commercial), Recreational Facility/Sports Club, Restaurant, Science & Technology/Based Industry, Shop-Local.

Open for Consideration

Community Facility, Crèche/Childcare Facility, Cultural Use, Doctor/Dentist etc., Disco/Nightclub, Discount Food Store, Education, Funeral Home, Health Centre, Hospital, Hotel/Motel, Industry (General), Motor Sales Outlet, Retail Warehouse, Shop-Major Sales Outlet, Shop-Neighbourhood, Take Away, Transport/Distribution, Travellers Accommodation, Warehouse.

5.7.8 Zoning Objective I5 – Extractive Industry
"To provide for extractive industry and building materials production."

Permitted in Principle

Advertisements/Advertising Structures, Building Materials Production, Car Park, Extractive Industry, Open Space, Port Related Uses and Activities, Shop-Local.

Open for Consideration

Warehouse.

5.7.9 Zoning Objective TLR – Tourism/Leisure/Recreational
"To provide for the development of an integrated tourism, leisure and recreation complex."

Permitted in Principle

Advertisements/Advertising Structures, Car Park, Community Facility, Cultural Use, Hotel/Motel, Open Space, Public House, Public Services, Recreational Buildings (Commercial), Recreational Facility/Sports Club, Restaurant.

Open for Consideration

Crèche/Childcare Facility, Doctor/Dentist etc., Disco/Nightclub, Education, Guest House, Health Centre, Offices less than 200m², Residential, Shop-Local, Shop-Neighbourhood.

5.7.10 Zoning Objective A – Agricultural
"To protect and improve rural amenities and character. To provide for the development of agriculture."

Permitted in Principle

Agricultural Buildings, Cemetery, Open Space, Recreational Facility/Sports Club.

Open for Consideration

Extractive Industry, Public Services, Recreational Buildings (Commercial).

5.7.11 Zoning Objective CF – Community/Education/Institutional
"To protect and provide for community facilities, including institutional and educational facilities."

Permitted in Principle

Cemetery, Church/Religious Building, Community Facility, Crèche/Childcare Facility, Cultural Use, Doctor/Dentist etc., Education, Enterprise Centre, Open Space, Public Services, Recreational Buildings (Commercial), Recreational Facility/Sports Club, Residential, Shop-Local.

Open for Consideration

Car Park, Disco/Nightclub, Garden Centre, Health Centre, Home Based Economic Activities, Hospital, Offices less than 200m², Public House, Residential Institution, Restaurant.

5.7.12 Zoning Objective OS – Open Space
"To preserve and provide for open space and recreational amenities"

Permitted in Principle

Cemetery, Open Space, Recreational Facility/Sports Club.

Open for Consideration

Agricultural Buildings, Community Facility, Cultural Use, Education, Public Services, Recreational Buildings (Commercial).

**5.7.13 Zoning Objective AM – Natural
Amenity**

*"To protect and improve natural and
recreational amenity areas"*

Permitted in Principle

Open Space.

Open for Consideration

Agricultural Buildings, Public Services,
Recreational Facility/Sports Club.

6.0 DEVELOPMENT CONTROL - STANDARDS AND GUIDELINES

6.1 Introduction

There is an obligation on the Council to ensure that permissions granted under the Planning Acts are consistent with the policies and objectives set out in the County Development Plan, this Local Area Plan, and the proper planning and sustainable development of the area.

Generally, the guidelines and development control standards in the County Development Plan apply also to the Arklow Environs. This Local Area Plan sets out some additional standards to account for local circumstances. They are complimentary to the overall strategy and individual objectives of this Local Area Plan as set out in Sections 3.0 and 4.0. Some sections of the County Development Plan which are of particular relevance to the Arklow Environs have been extracted. In instances where the standards in this Plan differ from the standards in the County Development Plan, the standards set out in this Local Area Plan shall prevail.

The granting of planning permission does not in itself enable development to commence. There are other legal and procedural requirements to be considered. In this context, attention is drawn in particular to the need to comply with relevant statutory provisions such as those contained in the Building Regulations, Public Health Acts, Fire Regulations, Environmental Impact Assessment Regulations, etc. and legislation dealing with environmental, conservation, heritage and other related issues. Any development beyond the High Water Mark or in tidal channels requires a license under the Foreshore Act Legislation.

6.2 Residential Development

All residential development will be assessed against the guidelines and qualitative and quantitative criteria set out in the County Development Plan. This Local Area Plan makes specific provisions regarding residential density.

6.2.1 Density of Development

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. The Planning Authority may refuse applications where it is believed that the density is too low or too high for a particular location.

In this regard the Council will seek a minimum density of 35 units per hectare within the AAP1 area in Kilbride.

The density of development will also be governed by the plot ratio and site coverage standards set out in the County Development Plan.

6.3 Major Accident Directive (Seveso II)

The Major Accidents Directive (Seveso II)¹¹ currently applies to one site in Arklow. The Honeywell Iropharm Plc, Vale Road has a consultation distance or radius of 1000 metres from its site boundaries, as illustrated in Map I, Appendix 2 of this Plan. The Planning

¹¹ The current legislation enacting Council Directive 96/82/EC on the control of major accident hazards involving dangerous substances in the State is the "European Communities (Control of Major Accident Hazards Involving Dangerous Substances) Regulations, 2000 (S.I. 476 of 2000).

Authority is obliged to seek technical advice from the Health & Safety Authority with respect to proposed developments as covered by Regulation 137 of the Planning & Development Regulations, 2001 and Tables 1 & 2 of Schedule 8 of these Regulations. Such advice will be taken into account by the County Council in the assessment of all future planning applications within this area.

6.4 Conservation and Archaeology

In relation to archaeology, the Council will have regard to the National Monuments Acts 1930-1994 and the Sites and Monuments Record (SMR), compiled by Dúchas, and to the County Development Plan. There are six SMR entries in the area of Arklow Environs. Recorded items include four churches/ecclesiastical remains and graveyards, and two holy wells, and are shown on Map II in Appendix 2 of this Plan.

6.5 Extractive Industry in the Area of Outstanding Natural Beauty

The County Development Plan provides that where proposals for the working out of minerals and aggregates are submitted in the Area of Outstanding Natural Beauty (AONB), the Council will ensure that the existing landscape quality shall remain the overriding priority and such proposals must illustrate that the benefits of the development will outweigh any adverse environmental consequences. The Council shall evaluate the need to conserve the environment, character and natural beauty of AONBs and the extent to which the proposed development would materially damage these qualities. It shall also examine the national need for that specific mineral or aggregate substance to be worked and the availability of the resource in less sensitive locations.

This guideline and other provisions in the County Development Plan apply to the existing extractive industry at Arklow Rock, as illustrated in Map I, Appendix 2 of this Plan.

6.6 Roads

The standards required by the Council for carriageways, gradients, footpaths, junctions, road drainage, sight lines, boundary walls, vehicular accesses, service roads, lay-bys, pedestrian ways, screen walls, open space treatments, public lighting, water supply, drainage and underground services, street furniture, etc., may be ascertained by direct enquiries at the Council's offices. All services should be provided underground in the interest of visual amenity.

6.7 Utilities and Services Provision

The Planning Authority will provide sanitary services to facilitate the development of appropriate zoned lands. It should not be assumed that because an area is indicated for development that applicants will automatically receive permission because they apparently comply with zoning objectives. The introduction of drainage to new areas will be on a strictly phased basis, and until such time as services are available in an area, the Planning Authority may refuse permission on prematurity grounds. Applicants are advised to consult the Council in advance with regard to the availability of services, particularly in areas where there is doubt in the possibility of providing separate surface water drains and storm drains, and where separate systems of sewerage are available or intended to be made available in the future.

Developers shall be required to provide efficient and economical systems of drainage with separate foul and surface water drains where possible. Sewers shall preferably be laid along roads and through open spaces.

6.8 Integrated Tourism, Leisure and Recreational Uses

It is an objective of the County Council to encourage the development of an integrated tourism, leisure and recreation complex at Ballynattin, Arklow, which should include a number of the following: hotel and associated facilities, conference centre, golf course, equestrian centre, trekking centre, fitness centre, indoor/outdoor water facility, fishing facility, multi-purpose facility, indoor/outdoor ski centre, cineplex, model world, scientazia, children's museums, nature trails, walking routes and associated facilities.

It may also include tourist related residential and leisure retail which is ancillary to the main tourist attraction. The tourist related residential development shall be retained in single company ownership and shall not be sold off individually and/or be the subject of a concise legal management contract which meets the objectives of the zoning.

An overall planning application will be required for the entire complex which will include proposals, where appropriate, for:

- § The preservation/conservation of natural amenities on the site,
- § The preservation/conservation of the heritage structures on the site,
- § The retention of the open nature of the lands
- § Significant and intensive landscaping of the site
- § A phasing plan for the provision of the proposed facilities, together with any necessary guarantees in regard to the provision of such facilities.

6.9 Development in Flood Prone Areas

In relation to development in flood prone areas the County Development Plan provides that within the variety of watercourses that the Council considers may be susceptible to flooding, developers may be required to

provide hydraulic and flood information in support of their planning application. In such cases, developers must show the measures they will take to minimise flood risk, including attenuation in situ and downstream of their development to the satisfaction of the Council. The Council will also, at the planning stage, consider the cumulative impact the development may have on other sites within the flood plain.

Prior to development reference should be made to the Arklow Flood Study Report and in particular the maps therein. All planning applications within the flood plain will be referred to the Office of Public Works (OPW) and all such applicants must comply with their requirements.

6.10 Development in the Vicinity of Watercourses

Development in the vicinity of the specific watercourses, as identified on Map II in Appendix 2, has to ensure the following:

- § Maintain all identified watercourses in their original, open and natural channel. There should be no interference with or widening of watercourses without prior consultation with the Eastern Regional Fisheries Board.
- § Any watercourse crossings or other works in the vicinity of these watercourses must adhere to the Eastern Regional Fisheries Board's "Requirements for the Protection of Fisheries during Construction and Development Works at River Site".
- § Maintain a buffer zone of at least 5 metres from the riverbank along the length of these watercourses.
- § There must be no infilling within the buffer zone.
- § Before commencement of works, fence off area 5 metres from the riverbank to protect riparian habitat. Topsoil and clay should not be stored within this area.

- § Conserve bankside vegetation.
- § Developments in the vicinity of watercourses should not alter the existing line of the watercourse.
- § There shall be no discharge of suspended solids or any other deleterious matter to watercourses during the construction phase and during any landscaping works. Particular care should be taken when using concrete or cement near watercourses.
- § 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.
- § Adequate grease traps should be installed.
- § All surface waters from sites and access roads should be channelled through adequately sized petrol/oil interceptors and be subject to attenuation prior to discharge to the watercourse.
- § All fuel and oil tanks must be adequately bunded.

7.0 ASSESSMENT OF THE LIKELY SIGNIFICANT ENVIRONMENTAL EFFECTS

7.1 Introduction

This section was prepared having regard to the provisions of Section 10(5)(a) of the *Planning and Development Act 2000*, S.I. No. 93 of 1999, the EPA Guidelines on Environmental Impact Assessment and EU Council Directive (96) 511 + (99) 73.

It identifies the manner in which the potential environmental impact of the development choices identified in the Arklow Environs Local Area Plan have been considered in the interests of achieving a balance between location, volume and mix of land uses, the development needs of the town and the potential environmental impacts that could be expected.

The following issues arise as a result of this assessment:

- a) The development of the Arklow Environs will have a significant environmental impact upon the local environment due to the projected need to convert large areas of agricultural land into residential and employment use. This need must be viewed within the context of the regional strategic development framework for Arklow as set out in the Regional Planning Guidelines for the Greater Dublin Area, which identifies Arklow as a Large Growth Town II.
- b) As a result of considering the full spectrum of likely impacts of the land use policies set out in the Plan, it was found that the development of some lands will result in significant changes to the appearance of the

area and may result in the loss of some environmental amenity.

7.2 Minimisation of Impacts

A number of approaches designed to mitigate adverse environmental impacts are outlined in the Plan. These are identified below:

- a) The identification of future land requirements for the immediate development of the town with the aim of avoiding excessive zoning of land.
- b) The identification of appropriate land uses for appropriate locations, e.g. local retail development is identified for location in and around existing urban centres and new residential areas in line with the principles of sustainable development.
- c) Minimisation of development in areas of significant environmental amenity. The Plan also takes into account the potential risk of development to established areas in the development of lands.

7.3 Predicted Impact on the Environment

Should the areas so zoned be developed as identified and the appropriate transportation, services and development objectives put in place to accommodate these objectives, the likely environmental impacts are as follows:

Human Beings

The vision for Arklow laid out in this Plan and the Arklow Town Development Plan will have a significant impact upon the lives of existing residents. The significant planned increase in the population of the town (Policy PR-1) will change the nature of the town. The projected increase in population will create a settlement with the critical mass to maintain a much broader range of services and employment

opportunities, creating a more self-sufficient and therefore sustainable community.

Access to community, cultural and recreational facilities, the appropriate provision with and the orderly phasing of such facilities are of key importance for all developments (Policies PR-2, PR-3, PR-5).

The Plan takes a holistic approach towards expanding the town. The Plan aims to encourage a high level of employment opportunities within the town (Policies PEI1, PEI-2) thus reducing the need to commute which has obvious benefits in terms of traffic, air quality and the general quality of life for residents of the town. The plan seeks to promote the diversification of the local economy to accommodate new sustainable industries (Objective OEI-1). The role of tourism in the local economy is highlighted in Policy PEI-4 and Objective OCR-2, integrating the twin needs of economic development and protection and enhancement of the natural heritage of the town.

Natural Heritage: Flora and Fauna

The Plan lists a series of specific objectives that ensure the natural heritage of the area is protected, in line with provision in the County Development Plan. Several sites of scientific interest are protected within the Plan (Objectives OH-2, OH-4, OH-5).

Soils/Geology

It is likely that the Plan will impact on soils in the area particularly as a result of re-profiling and excavation work associated with development.

Water

The projected increase in population will have a significant impact upon the local water resource. There will be an increase in demand for water and on the ability of the existing drainage and sewerage treatment system to cope with the increased demand. The Plan deals with these problems through a series of specific objectives. The main aim of these

objectives is to maintain and improve water quality in the area in accordance with the EU Water Framework Directive. The Plan aims to upgrade the water supply and sewerage infrastructure.

Air

Development of the Arklow Environs will result in changes in air quality as a result of increased emissions from an expected rise in property and vehicle numbers. However the Plan seeks to reduce the consumption of fossil fuels by promoting the utilisation of locally generated renewable energy (Policy PSR-1).

Landscape

Significant and lasting changes will occur to the landscape as a result of the Plan. The plan does however provide objectives that protect the most sensitive landscapes from development (Objectives OH-2, OH-3, OH-5, OH-6, OH-8, OH-9, OH-10).

Materials Assets

The material assets of the area will be improved through the development of additional and improved public service facilities. These facilities will improve the capacity of the town to develop in the future and to fulfil its role as a Large Growth Town II through the provision of an improved range and mix of commercial, residential and recreational land use zonings.

Cultural Heritage

The protection of the area's cultural heritage and assets can be achieved through sensitive development. Sites and buildings of importance are protected under the several objectives of the Plan.

Traffic

The impact of traffic is one of considerable significance with regard to quality of life, air quality etc. The Plan produces a series of recommendations to reduce the environmental impacts of traffic whilst at the same time

realising the need to accommodate increased levels of mobility. The Plan seeks to integrate residential development with all the necessary services such as shopping and community facilities in order to reduce the need to travel (Policy PR-3). The locational choices of new employment opportunities are to be guided by a strict set of sustainability guidelines i.e. ABC locational policy (Policy PEI-3). Alternative modes of transport are encouraged thus reducing the need to travel by car (Policy PR4). The possibility of establishing a local bus service is an objective of the Plan (Objective OT-1) and the establishment of a cycle network (Objective OT-3) are all positive steps towards integrating environmental principles into sectoral policies.

The Plan still recognises the importance of road-based transport and sets out a series of proposals to increase road capacity. This increase in road capacity will not have a significant impact upon the local environment if the policies are implemented as part of an integrated approach to planning land use and transportation needs.

APPENDICES

APPENDIX 1 DEFINITION OF USE CLASSES

Advertisements and Advertisement Structures

Any work, letter, model, balloon, kite, poster, notice, device or representation employed for the purpose of advertisement, announcement, or direction and any structure such as a hoarding, scaffold, framework, pole, standard, device or sign (whether illuminated or not) and which is used or intended for use for exhibiting advertisements.

Agricultural Buildings

A building or part thereof used for the purpose of agriculture as set out in the Planning Acts.

Betting Shop

A building / premises or part thereof registered in the register of bookmaking offices under the Betting Act, 1931.

Building Materials Production

A building or land used for the manufacture or fabrication of materials used in building or construction works .

Car Park

A building or part thereof or land (not being part of a public road) used for the parking of mechanically propelled vehicles, excluding heavy commercial vehicles.

Car Repair

A building or part thereof or land used for the repair of mechanically propelled vehicles, excluding heavy commercial vehicles.

Cemetery

Land used as a burial ground.

Church / Religious Building

Any structure habitually used as a place of public worship or for religious instruction. Where a building or part of a building, on the same site as a place of public worship or on an adjoining site, is used in connection with that place of public worship, such a use shall be deemed to be a related use.

Community Facility

A building or part thereof used for (community) activities organised primarily by the local community and to which the public may be admitted on payment of a charge or free of charge.

Crèche or Nursery School

Use of a building or part of a building for the provision of day care facilities for the minding and training of children below primary school entry age.

Cultural Use

Use of a building or part thereof or land for cultural purposes to which the public may be admitted on payment of a charge or free of charge.

Disco or Nightclub

A building or part thereof where the primary function is the provision of dancing facilities.

Discount Food Store

Single level, self service store normally between 1000 –1500 square metres of gross floorspace selling a limited range of goods at competitive prices.

Doctor/Dentist, etc.

Use of part of the dwelling house in which the practitioner resides for the provision of medical or professional services. Group practices are excluded from this definition.

Education

The use of a building or part thereof or land as a school, college, technical institute, academy, lecture hall or other educational centre. Where a building or part of a building on the same site as an educational building or on an adjoining site is designed for use or used as a residence for the staff or the pupils of that educational building such a use shall be deemed to be educational.

Enterprise Centre

Use of a building or part of a building or land for small scale ("Starter-type") industries and/or services usually sharing grouped service facilities.

Extractive Industry

The winning of all minerals and substances in or under land of a kind ordinarily worked by underground or open cast mining.

Funeral Home

A building or part of a building used for the storage, preparation and layout of human remains, the holding of burial services and the assembling of funerals. An undertakers premises where the functions of a funeral home are not carried out is regarded as a shop.

Garden Centre

The use of land, including buildings, for the cultivation, storage and/or the display and sale of horticultural products and the display and sale of related goods and equipment.

Guest House

A building or part thereof where sleeping accommodation and meal services are generally available to residents only.

Health Centre

A building or part thereof or land used for the provision of local medical, dental, prophylactic or social assistance services for the local community and including group practices and clinics.

Home Based Economic Activity

Service type activities carried on for profit by the occupier of a dwelling, such use being subordinate to the use of the dwelling as a residence.

Hospital

A building or part thereof or land used for general medical treatment. This includes specialised hospitals and nursing homes.

Hotel/Motel

A building or part thereof where sleeping accommodation, meal services and other refreshments are available to residents and non-residents. Function rooms may also be incorporated as part of the use.

Industry: Light

The use of a building or part thereof or land for industry (not being a special industry) in which the processes carried on or the machinery installed are such as could be carried on or installed in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit and may include a service garage but not a petrol station.

Industry: General

The use of a building or part thereof or land for any industry other than a light industry or a special industry and includes a service garage but not a petrol station.

Motor Sales Outlet

A building or part thereof or land used for the display and sale of motor vehicles, agricultural machinery and implements.

Office-Based Industry

Office-based activities concerned with the output of a specified product or service, including: data processing, software development, information technology, technical consultancy, commercial laboratories/healthcare, research and development, media recording and general media associated uses, publishing, telemarketing. Other related uses not specified above may be included in the future at the discretion of the Planning Authority.

Office

A building in which the sole or principal use is the undertaking of professional administrative financial marketing or clerical work including services provided principally to visiting members of the public.

Open Space

Means any land, whether enclosed or not, on which there are no buildings or of which not more than one-twentieth part is covered with buildings and the whole of the remainder of which is laid out as a garden or is used for purposes of recreation or lies waste and unoccupied.

Petrol Station

A structure or land used for the purpose of the selling by retail of petrol, fuel oils, lubricating oils and liquefied petroleum gas generally for use in motor vehicles. It does not include a service garage or motor sales outlet. Petrol filling stations can provide a wide range of retail goods in an associated shop. In general these shops should remain secondary to the use as a petrol filling station.

Port Related Use and Activity

Uses and activities associated with the existing port in Arklow including fishing, storage and the loading and unloading of cargo.

Public House

A building or part thereof or land licensed for the sale of intoxicating liquor to the public for consumption on the premises.

Public Services

A building or part thereof or land used for the provision of "Public Services". "Public Services" include all service installations necessarily required by electricity, gas, telephone, radio, television, drainage and other statutory undertakers; it includes public lavatories, public telephone boxes, bus shelters, bring centres, green waste composting facilities, etc.

Recreational Building (Commercial)

A building or part thereof that is available for use by the public on payment of a charge.

Recreational Facility/Sports Club

A building or part of a building which may be available to the public on payment of a charge or free of charge in the use of which no excessive noise is produced and which may contain a theatre, a cinema, an art gallery or exhibition hall (other than for trading purposes), an assembly hall, a social centre, a community centre, a swimming pool, a bowling alley or a squash centre but may or shall exclude dance halls, band halls, discotheques or similar uses. It may also include facilities for other physical activities in the form of structured games or play for the purpose of recreation or amusement.

Residential

The use of a building or part thereof including houses, flats, bed-sitters, residential caravans, etc., designed for human habitation.

Residential Institution

A building or part thereof or land used as a residential institution and includes a monastery, convent, hostel, old peoples' home, nursing home and isolation hospital.

Restaurant

A building or part thereof where the primary function is the sale of meals and refreshments for consumption on the premises.

Retail Warehouse

A large single-level store specialising in bulky household goods such as carpets, furniture, and electrical goods, and bulky DIY items catering mainly for car-borne customers. Food and other convenience goods are not considered suitable in a retail warehouse.

Science & Technology Based Industry

Knowledge based processes and industrial activities (including ancillary offices) in which research, innovation and development play a significant part and which lead to and accommodate the commercial production of a high technology output.

Shops - Local

Local shops located in local centres or neighbourhood centres perform an important function in urban area. They can provide a valued service, catering daily or particularly for the casual needs of nearby residents or for those passing by. Local shops encompassing both foodstores and important non-food outlets such as pharmacies have significant social and economic functions; they offer a particularly important service for those less mobile, especially elderly and disabled people, families with small children and those without access to a car.

Shops - Neighbourhood

This category includes smaller shops giving a localised service in a range of retail trades or businesses such as sweets, groceries, tobacconist, newspapers, hairdresser, undertaker, ticket agency, dry cleaning and laundry depots and mini markets and designed to cater for normal "neighbourhood requirements". A neighbourhood shop / centre primarily serves a local community and does not generally attract business from outside the community.

Shops - Major Sales Outlet

Shops, which are larger in scale than neighbourhood shops or are very specialised and therefore serve a wider area.

Take Away

The use of a building or part thereof for the sale of hot food for consumption off the premises.

Transport and Distribution

Logistic/warehouse buildings or centres where goods are stored prior to distribution elsewhere.

Travellers Accommodation

All accommodation specifically provided by the Council for occupation by members of the Travelling Community including group housing schemes, halting sites and residential caravan parks.

Warehousing

A building or part thereof where goods are stored or bonded prior to distribution and sale elsewhere. It may include the storage of commercial vehicles where this is ancillary to the warehousing function.

APPENDIX 2 MAPS

Map I: Zoning Map

Map II: Specific Landscape Objectives

Map III: Specific Transport and Other Objectives

