

DRAFT ARKLOW AND ENVIRONS
LOCAL AREA PLAN 2018 - 2024

**PROPOSED
MATERIAL ALTERATIONS
TO THE LAP**



WICKLOW COUNTY COUNCIL
NOVEMBER 2017



- WICKLOW COUNTY DEVELOPMENT PLAN 2016-2022 -

PROPOSED MATERIAL ALTERATIONS TO THE DRAFT 'ARKLOW AND ENVIRONS LOCAL AREA PLAN 2018-2024'

Notice is hereby given pursuant to Section 20 of the Planning and Development Act 2000 (as amended) that Wicklow County Council, being the planning authority for the area, propose to **amend** the draft Local Area Plan (LAP) for **Arklow and Environs**. The proposed amendments would, if made, be a material alteration of the draft LAP.

This LAP will, when adopted, replace the existing 'Arklow Town and Environs Development Plan 2011 - 2017'. The new LAP should be read in conjunction with the County Wicklow Development Plan 2016 – 2022. The 'Arklow and Environs LAP 2018-2024' consists of a written statement indicating the land use objectives in detail as may be required by the planning authority for the proper planning and sustainable development of the area, maps and appendices.

The Proposed Amendments are accompanied by the following Addendums:

- Environmental Report which provides information on the likely significant effects on the environment of implementing the proposed amendments, prepared in accordance with the Planning and Development (SEA -Strategic Environmental Assessment) Regulations 2004 (as amended),
- Appropriate Assessment Screening Report which provides an evaluation of the impacts, if any, of the proposed amendments on any Natura 2000 site either alone or in combination with other projects or plans, with respect to the site's structure and function and its conservation objectives, prepared in accordance with Article 6 of the Habitats Directive (92/43/EEC), and
- Strategic Flood Risk Assessment Report which provides a flood risk assessment of the proposed zoning amendments, carried out in accordance with 'Planning System and Flood Risk Management: Guidelines for planning authorities' (DoEHLG/OPW, 2009).

DISPLAY OF PROPOSED ALTERATIONS

The 'Draft Arklow and Environs LAP 2018-2024' and the proposed material alterations to the LAP (and associated SEA, AA and SFRA addendums) are available to view at the following locations, during their normal opening hours, from **Wednesday 22nd November 2017 to Tuesday 19th December 2017** (5.00pm) inclusive:

- Wicklow County Council, County Buildings, Station Road, Wicklow Town
- Arklow Municipal District Office, Castle Park, Arklow
- Arklow Library
- The Council's website: www.wicklow.ie

Copies of the draft LAP and proposed material alterations are available to download from the website. Hard copies and CDs of the draft LAP and proposed amendments will be available to purchase, on request, at the Planning Counter, County Buildings, Wicklow Town.

MAKING A SUBMISSION ON THE PROPOSED ALTERATIONS

Written submissions or observations with respect **ONLY** to the proposed material alterations to the draft LAP and the associated reports are hereby invited from the public and interested bodies. Children, or groups or associations representing the interests of children, are entitled to make submissions or observations. Submissions or observations made on or before 5.00pm **19th December 2017** will be taken into consideration before the making of the Local Area Plan.

Submissions on the alterations may be made in one of the following ways:

1. **Write to:** Administrative Officer, Planning Section, Wicklow County Council, Station Road, Wicklow Town.
2. **Email to:** planreview@wicklowcoco.ie

NOTES

- **YOU ARE STRONGLY ADVISED TO MAKE YOUR SUBMISSION AS EARLY AS POSSIBLE.**
- All submissions are to be clearly marked with '**Arklow LAP**' and with the proposed alteration number.
- All submissions should include your name and a contact address, a map (where appropriate) and, where relevant, details of any organisation, community group or company etc., which you represent.
- The planning process is an open and public one, therefore all submissions/observations are a matter of public record and will be available for public viewing, they may also be placed on the County Council's website. Please include your name and contact details on a separate sheet to the content of your submission.
- Please make your submission by one medium only, i.e. hard copy or e-mail. Only emailed submissions will be acknowledged. Receipt of any hard copy submission can be acknowledged by ringing the planning office on (0404) 20148.
- All submissions will form a part of the statutory Chief Executive's report to be presented to the elected members of Wicklow County Council. The Chief Executive's assessment of submissions will be provided in Chief Executive's Report, which will be published after the County Council meeting where the report is considered.
- LATE SUBMISSIONS WILL NOT BE ACCEPTED.

Wicklow County Council is committed to Access For All. All of the above documents are available in alternative format on request. Please contact Wicklow County Council on 0404-20100 should you have any specific access requirements.

PART I: INTRODUCTION

Background

In accordance with Section 20(3) of the Planning and Development Act 2000 (as amended), Wicklow County Council is proposing to materially alter the Draft Arklow and Environs Local Area Plan (LAP) 2018-2024.

Following the consideration of the Chief Executive's Report on submission or observation on the Draft Arklow and Environs LAP 2018-2024 at the full County Council meeting of the 6th November 2017, the elected members decided to alter the draft LAP. The proposed amendments are material alterations to the draft LAP.

Display of Proposed Material Alterations

Written submissions/observations with respect to ONLY the Proposed Material Alterations and associated environmental reports may be made in writing, during the period **Wednesday 22.11.17 to Tuesday 19.12.17** (5.00pm), in one of the following ways:

1. Write to: Administrative Officer, Planning Section, Wicklow County Council, Station Road, Wicklow Town
2. Email to: planreview@wicklowcoco.ie

All submissions are to be clearly marked with 'Arklow LAP' and with the proposed alteration number.

All written submissions/ observations that relate to the Proposed Material Alterations and which are made to the planning authority within the stated period shall be taken into consideration before the making of any material alteration. Note however, that submissions/observations on issues that do not relate to the proposed material alterations will not be considered at this stage in the plan making process.

Next Stage

Following the ending of the display period on **19.12.17**, a Chief Executive's Report on the submissions received with respect to the proposed material alterations will be prepared. This report will summarise the issues raised in the submissions and will contain the opinion of the Chief Executive in relation to these issues and recommendations including any changes to the proposed material alteration as is considered appropriate. This report will be considered by the members of Wicklow County Council.

The LAP shall be made or amended as appropriate by the planning authority by resolution no later than a period of 6 weeks after the report has been furnished to all the members of the authority with all, some or none of the material alterations as published. It is open to the members to make further modifications to any of the material alterations. A further modification to the material alteration—

- (i) may be made where it is minor in nature and therefore not likely to have significant effects on the environment or adversely affect the integrity of a European site,
- (ii) shall not be made where it refers to—
 - (I) an increase in the area of land zoned for any purpose, or
 - (II) an addition to or deletion from the record of protected structures.

When performing their functions under this subsection, the elected members shall be restricted to considering the proper planning and sustainable development of the area, the statutory obligations of any local authority in the area and any relevant policies or objectives for the time being of the Government or of any Minister of the Government.

It is expected that the final plan will be made by the Council in Quarter 1 of 2018.

Strategic Environmental Assessment and Appropriate Assessment

In accordance with the relevance legislative requirements, the proposed material alterations are accompanied by the following environmental reports:

- Addendum to the Strategic Environmental Assessment Environmental Report
- Addendum to the Appropriate Assessment Screening Report.
- Addendum to Strategic Flood Risk Assessment.

The proposed material alterations should be considered in conjunction with these addendums.

PART II: PROPOSED MATERIAL ALTERATIONS

Format of the Proposed Material Alterations

Proposed material alterations to the written statement of the Draft LAP are indicated as follows: new text in red, deleted text in ~~blue strikethrough~~. The proposed amendments are ordered in the sequence of the LAP and should be read in conjunction with the Draft LAP.

CHAPTER 1 INTRODUCTION & VISION

No alterations

CHAPTER 2 OVERALL DEVELOPMENT STRATEGY

PROPOSED MATERIAL ALTERATION No. 1

Population and Housing

Section 2.1 – Factors Influencing the Development Strategy

Population & Housing Profile

The CSO provides the result of each census in a number of different geographical units including 'electoral divisions', 'legal towns', 'census towns' and 'small areas'.

Arklow Town (Census Town)	2006	2011	2016 ¹
Arklow (legal town)	11,712	12,770	-
Arklow (census town ²)	11,759	13,009	13,163
Arklow EDs (within or crossing plan boundary)	2006	2011	2016
Arklow No. 1 Urban	9128	9817	9956
Arklow No. 2 Urban	2584	2953	3013
Arklow Rural	1067	1301	1386
Kilbride	825	909	892
	13,604	14,980	15,247

Arklow SAPS ³ AREA ID (within or crossing plan boundary)	2006	2011	2016
Arklow No. 1 Urban 257004001, 257004002, 257004003, 257004004, 257004005, 257004006, 257004007, 257004008, 257004009, 257004010, 257004011, 257004012, 257004013, 257004014, 257004015, 257004016, 257004017, 257004018,	9128	9817	9976

¹ With regard to the 2016 figure, the CSO states the following: '80 legal towns were abolished under the Local Government Reform Act 2014. Census towns which previously combined legal towns and their environs have been newly defined using the standard census town criteria (with the 100 metres proximity rule). For some towns the impact of this has been to lose area and population, compared with previous computations'.

² Population within legally defined boundary + population of (CSO defined) suburbs or environs

³ Small Area Population Statistics

	257004019, 257004020, 257004021, 257004022, 257004023, 257004024, 257004025, 257004026, 257004027, 257004028, 257004029, 257004030, 257004031, 257004032, 257004033, 257004034, 257004035, 257004036, 257004037, 257004038			
Arklow No. 2 Urban	257079001, 257079002, 257079003, 257079004, 257079005, 257079006, 257079007, 257079008, 257079009, 257079010, 257079011	2584	2953	3013
Arklow Rural	257003002, 257003004, 257003005	625	764	822
Kilbride	257047001 & 257047002	627	689	672
Total		12,964	14,223	14,483

Unfortunately none of these geographical units match the Local Area Plan boundary. However, using the CSO data, cross referenced with GeoDirectory data, the estimates of 2016 population and housing stock with the plan area are as follows:

	EXISTING POPULATION	EXISTING HOUSING STOCK
2016	13,313	5,396

Table 2.2 Arklow population and housing stock 2016 (Source: WCC Forward Planning)

Population & Housing Targets

The 2022, 2025 and 2028 population and housing targets for Arklow are provided in the Core Strategy of the County Development Plan.

While this plan will have a duration of 6 years initially (~~2017-2023~~), ~~2018-2024~~, the provisions of the Planning Act allow in certain circumstances for the duration of local area plans to be extended to 10 years i.e. up to ~~2027~~ 2028. In this context, it is considered appropriate at this stage that the plan shall put in place a structure to meet the 2025 population and housing target, with 3 years additional zoning ‘headroom’ to ensure that there will be no lack of zoned housing land (i.e. the 2028 target will be utilised). “Headroom” or “market factor” is ‘extra’ land that is zoned over and above the minimum amount needed to accommodate the 2025 population target. Headroom is provided so as to allow for greater location choice and deal with any land supply inflexibility which may arise.

~~The 2011 population and housing unit figures used in the 2016 County Development Plan are derived from the 2011 Census, as the full results of the 2016 Census were not available at the time of the making of the County Development Plan, and similarly were not available at the time of production of this draft plan. As the Census ‘town boundaries’ do not always necessarily match Wicklow County Council’s plan boundaries, the Census figures have been amended where required, using additional data sources such as the CSO ‘Small Area Population Statistics’ and the An Post GeoDirectory. The housing stock requirement is based on these population targets, a projected decreasing number of occupants of each house and built in assumptions about the level of vacancy / second homes⁴.~~

	EXISTING POPULATION / POPULATION TARGET	EXISTING HOUSING STOCK / HOUSING STOCK REQUIREMENT	HOUSING UNIT GROWTH REQUIREMENT
2011	13,066	5,459	
2022	19,494	7,509	+2,050
2025	21,247	9,838	+4,379
2028	23,000		+5,726

Table 2.2 Arklow population and housing targets (Wicklow County Development Plan 2016)

	EXISTING POPULATION / POPULATION TARGET	EXISTING HOUSING STOCK / HOUSING STOCK REQUIREMENT	HOUSING UNIT GROWTH REQUIREMENT
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⁴ For more information, see Wicklow County Development Plan, Core Strategy

2016	13,313	5,396	
2022	19,494	7,509	+2,113
2025	21,247	9,838	+4,442
2028	23,000	11,185	+5,789

Table 2.3 Arklow population and housing targets

This LAP provides adequate zoned land to ~~yield a potential additional housing supply of c. 5,726 units~~ meet this housing target.

CHAPTER 3 RESIDENTIAL DEVELOPMENT

PROPOSED MATERIAL ALTERATION No.s 2, 3, 4 and 5

RESIDENTIAL ZONINGS

New residential development is provided for on lands zoned 'new residential' (R28, R20, R10, R Special zones⁵) and new 'local shops and services' areas (LSS zone). 'Edge of centre' locations will be considered the priority location for new residential, while 'out of centre' housing sites will only be considered on the basis of integrated housing / community facilities / open space schemes that can be well connected to the existing built up area. There are 2 town centre 'Opportunity Sites' and four 'Action Area Plan' sites identified in the plan area that are designated to provide high proportions of the new residential development required. **The Action Area Plans are zoned 'MU Mixed Use' with the amount of residential development required set out in the criteria for that Action Area Plan.** (See Chapters 6 and 11 for specific objectives with respect to the Opportunity Sites and Action Area Plans).

Table 3.1 below sets out the land zoned for residential development in this plan.

LOCATION/DESCRIPTION	AREA (HA)	ZONING	POTENTIAL NO. OF UNITS	PROPOSED MATERIAL ALTERATION
Action Area Plan 1 Tinahask Upper-Abbeylands	22.7	MU (R28)	600	(see associated land use map change)
Action Area Plan 2	26.6	MU (R28+LSS)	750	
Tinahask Upper- Money Little & Money Big	6.75	MU (R20)	135	
Action Area 3 Kilbride	50	MU (R28 + LSS)	1,500	
Action Area 4 Coolboy	22	MU (R Special)	220	No. 2
Coolboy (east of M11)	8.1 3.46	R10	81 34	
Money Little (west of Wexford Road)	5.7 2.5	R20	110 50	
Yellow Lane	0.7	R28	19	
Seabank	5.9	RSpecial	40	
New Residential infill sites		R28	900	No. 3
The Alps Opportunity Site		TC	160	
Main Street Opportunity Site		TC	70	
Waterfront Zone North		WZ	300	
Waterfront Zone South		WZ	500	
Town centre infill		TC	150	
Existing residential infill		RE	250	
TOTAL Potential new housing			5,726 5,678⁶	

Table 3.1 Residential zoning provisions

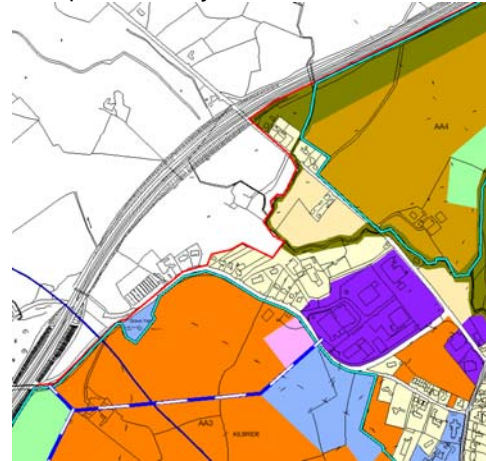
⁵ See Chapter 11 for details on the description of the different zonings. R10, R20 & R28 reflect the density for each new residential zoning.

⁶ The discrepancy between the 5,789 units required as set out in Table 2.3 and the capacity of the land zoned in this plan (5,678 units) is due to amendments made during the plan making process.

PROPOSED MATERIAL ALTERATION No. 2 (associated map change)

From Open Space 2 & R10 New Residential

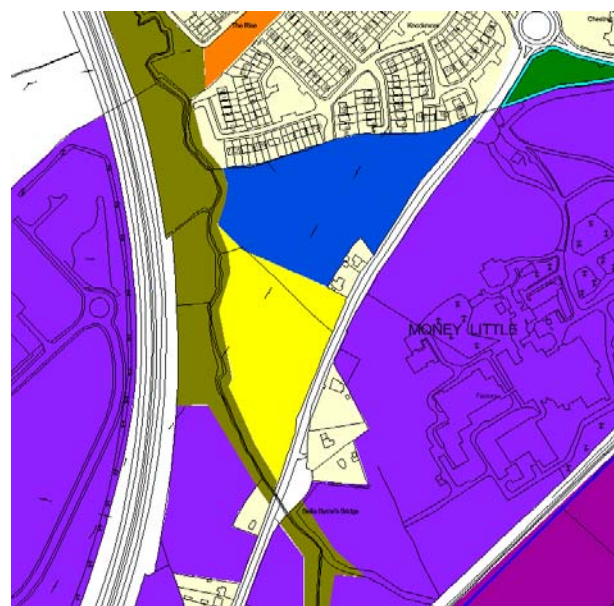
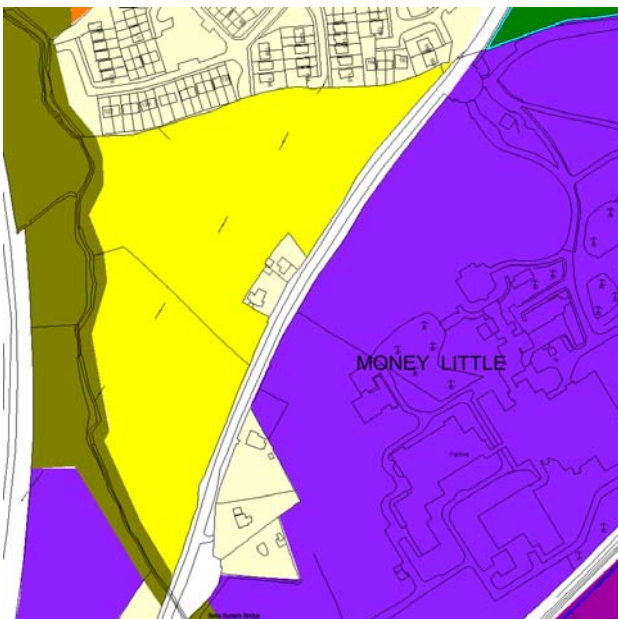
To Open Countryside



PROPOSED MATERIAL ALTERATION No. 3 (associated map change)

From R20 New Residential

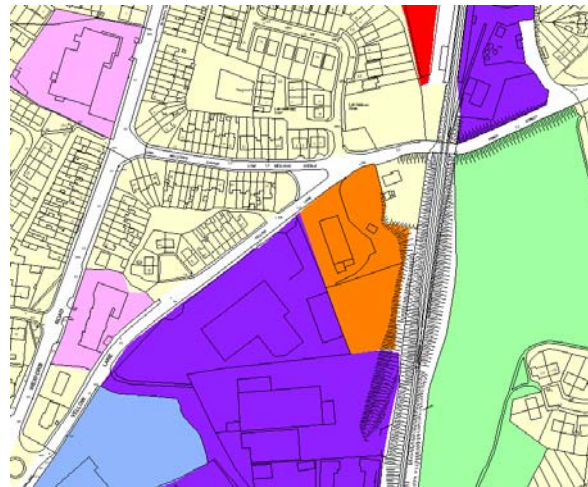
To T Tourism



PROPOSED MATERIAL ALTERATION No. 4 (associated map change)

From E1 Employment & LSS Local Shops and Services

To R28 New Residential

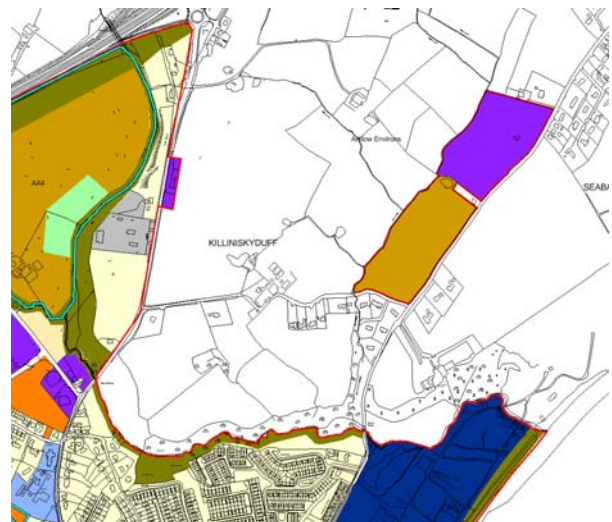
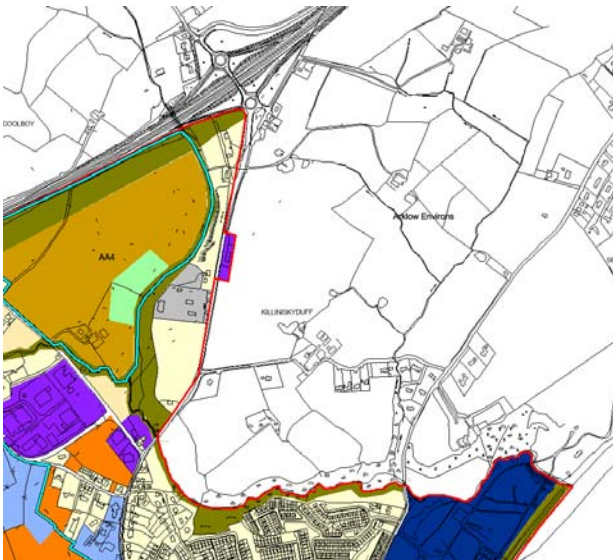


PROPOSED MATERIAL ALTERATION No. 5 (associated map change)

*** see associated objective and proposed employment alteration*

From Open Countryside

To RSpecial New Residential & E1 Employment



Proposed material alteration No. 5 (associated objective)

Residential Development Objectives

- H9** To allow for the development of a maximum of 40 dwelling units on the lands zoned 'R Special' at Seabank (west of Sea Road).

CHAPTER 4 ECONOMIC DEVELOPMENT & EMPLOYMENT

PROPOSED MATERIAL ALTERATION No.s 5, 6 and 7

UNDEVELOPED EMPLOYMENT LANDS	AREA (HA)	PROPOSED MATERIAL ALTERATION (see associated land use map change)
Kish (east of M11)	10.6	
Money Big (Action Area 2)	18	
Seabank	5.4	No. 5
Killinskyduff, Dublin Road	1.3	No. 6
TOTAL UNDEVELOPED EMPLOYMENT LANDS	c.29 35ha	

EMPLOYMENT OPPORTUNITY SITES	AREA (HA)	PROPOSED MATERIAL ALTERATION (see associated text and map change)
Money Big/Bogland (Undeveloped) 'E Special'	49	
Avoca River Park, Shelton Abbey (partly developed/ potential expansion)	38 43.7	No. 7 (associated text and map change)

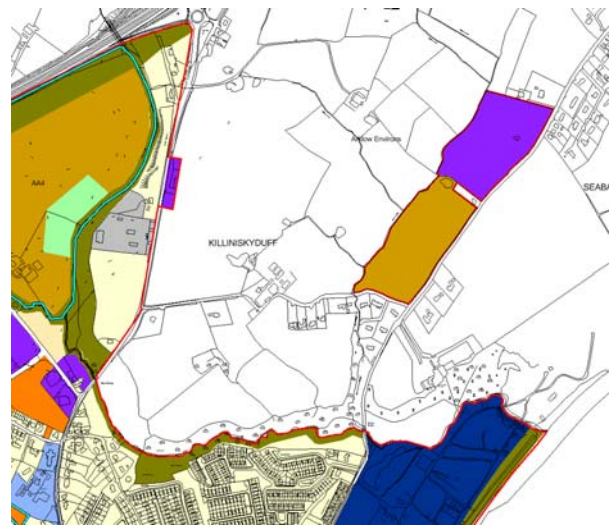
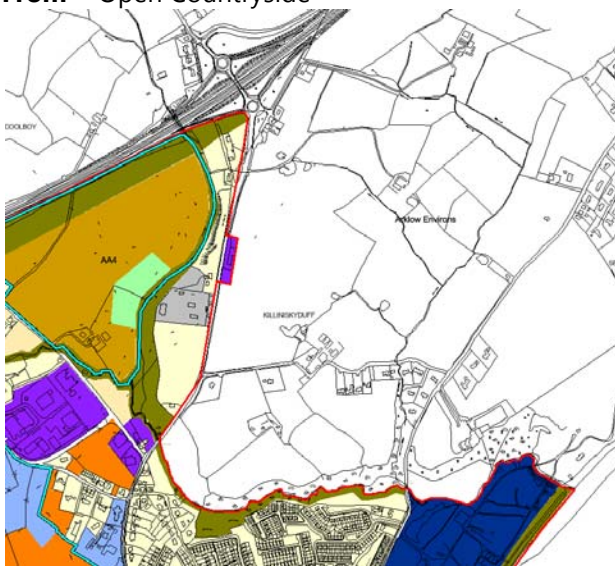
Table 4.1 Employment Zones

Proposed material alteration No. 5 (associated map change)

*** see associated proposed residential alteration*

From Open Countryside

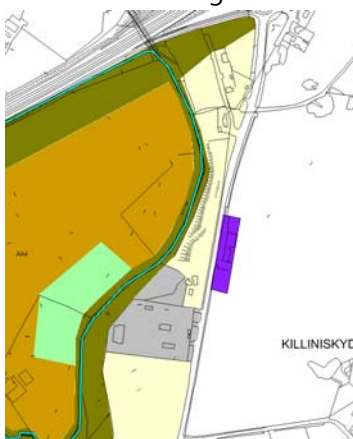
To RSpecial New Residential & E1 Employment



PROPOSED MATERIAL ALTERATION No. 6 (associated map change)

From RE Existing Residential

To E1 Employment



PROPOSED MATERIAL ALTERATION No. 7 (associated map change and text change)

EMPLOYMENT OPPORTUNITY SITES

EMPLOYMENT OPPORTUNITY SITE AT SHELTON

This site is located in Shelton Abbey Townland, west of Arklow town and to the west of the M11 motorway. It was the site of the Irish Fertiliser’s Industry (IFI) factory which operated from here from the 1960’s to the 2000’s. When in operation it was a thriving industry with a significant number of employees and had direct access to the rail network for freight. The site has a number of distinct businesses operating from same.

While this site is outside of the town’s ‘natural’ western boundary, the N11, the fact that it is a brownfield site, previously occupied by intensive industrial users and given the availability of services to the site such as a natural gas supply line, high voltage electricity supply with a direct 110kv connection to the national grid and potential direct access to the Dublin to Rosslare train line to the south, it is considered suitable for designation for significant redevelopment for employment purposes. Vehicular access is from the Beech Road/L6179 to the north. The site also benefits from a scenic setting with Shelton Abbey ground to the west and Glenart Castle and grounds to the south.

The site is zoned ‘Employment 1’ and measures ~~42.9ha~~ 48.6ha (including all existing buildings thereon). The site is suitable for a significant employment / industrial development. Lands are zoned ‘Open Space 2’ on the southern and eastern sides of the employment zone (~~38ha~~ 43.7ha) to provide an undeveloped buffer along the river, for the floodplain, the Town Marsh pNHA and the set back from the motorway.

Objectives for employment lands at Shelton Abbey

- To promote and facilitate the development of this site for a large-scale employment development,
- To facilitate the current business park use,
- Any significant development proposal for this site shall incorporate proposals to develop a landscaped linear open space park along the river bank.

From Open Countryside

To E1 Employment



CHAPTER 5 KEY AREAS - TOWN CENTRE STRATEGY & WATERFRONT**PROPOSED MATERIAL ALTERATION No. 8****Arklow Town Centre Strategy Objectives**

- 8 (a) VP1** To maintain the Main Street **in the short to medium term (until alternative orbital routes are developed)** as the principal vehicular route through the town centre and to maintain the main vehicular routes to the waterfront area along the quays; to exploit any opportunities that arise to improve safety for both pedestrians and vehicles in the Town Centre and Waterfront area.
- 8 (b) VP14** To seek to prepare an overall Main Street enhancement scheme to improve the street environment for all users, which may include widened footpaths, cycle facilities (where feasible), public realm improvements, and possibly accompanied by reduced speed limits.

Arklow Waterfront Strategy Objectives

- 8 (c) WZ13** To facilitate the development of new opportunities for pedestrian and cycle links from the Waterfront to the town centre.
- 8 (d) WZ14** In conjunction with the National Transport Authority, to carry out a feasibility study to investigate the possibility of connecting each side of the Waterfront zone.

CHAPTER 6 RETAIL

No alterations

CHAPTER 7 COMMUNITY DEVELOPMENT

No alterations

CHAPTER 8 TOURISM & RECREATION

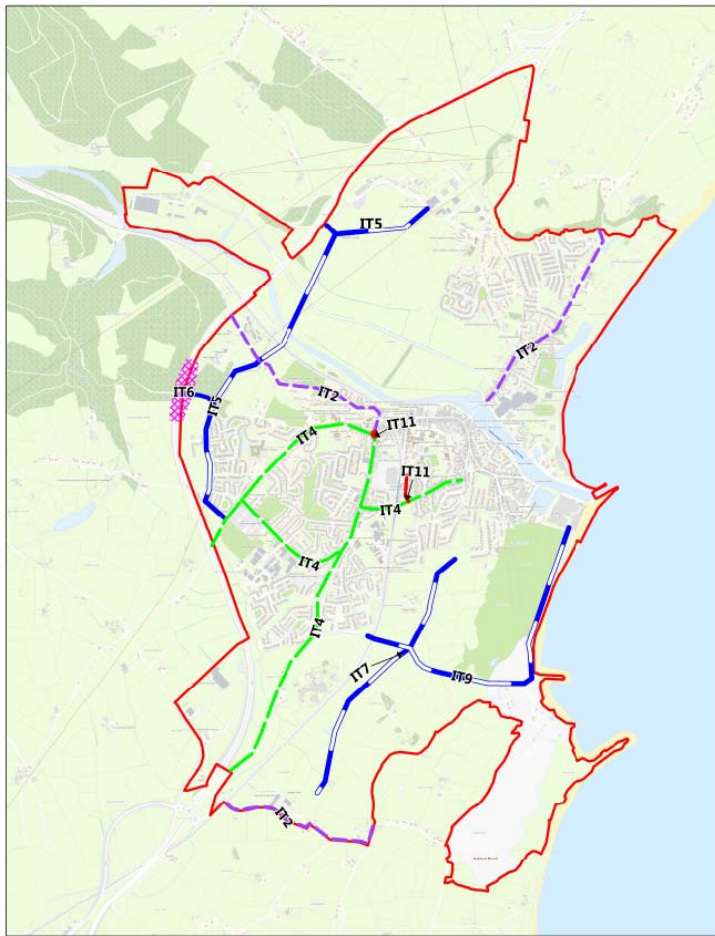
No alterations

CHAPTER 9 INFRASTRUCTURE, TRANSPORTATION & MOVEMENT**PROPOSED MATERIAL ALTERATION No. 9**

- 9 (a) Infrastructure, transportation & movement objectives (See map No 9.1)**
- 9 (b) IT9** To facilitate the construction of a Southern Port Access Road (SPAR) linking the Wexford Road to the Action Areas at Tinahask, the Roadstone Quarry and the Waterfront Zone, incorporating a link to form a primary distributor route for HGV traffic to the existing 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 **and the Roadstone Quarry**. Possible future connections of the SPAR to the Clogga Road (at Kish / Rock Big) may also be considered.
- 9 (c) IT15** To facilitate the implementation of the GDA Cycle Network Plan.

9 (a) (associated map)

Map No. 9.1



Transportation and Movement Objectives


- IT2** To improve, as funding allows, the principal access routes into the town centre from surrounding tourism locations, particular the Coast Road north of the town, the Clogga Road, the Vale Road and access to potential north quay developments.
- IT4** To facilitate the improvement of the town's roads hierarchy to distribute vehicular traffic on appropriate distributor routes whilst minimising the number of car trips through the town centre. In particular improved junctions and links on the Wexford Road, Emoclew Road, Coolgreaney Road and Abbey Street-Yellow Lane.
- IT5** To facilitate the provision of a western distributor route in order to provide alternative movement routes through the town. The route, which will be subject to route option assessment, will incorporate a new river crossing, linking Kilbride to the Vale Road, Lamberton Avenue and on to the Coolgreaney Road.
- IT6** To facilitate the construction of a new third interchange at Lamberton, providing a connection to the western distributor road as allowed for in the design of the Arklow bypass.
- IT7** To require the development of Action Area 2 (Tinahask/Moneybigi) to include distributor road access through to Action Area 1 (Tinahask/Abbeylands) and the Employment zoned lands to the south of AA2.
- IT9** To facilitate the construction of a Southern Port Access Road (SPAR) linking the Wexford Road to the Action Areas at Tinahask, the Roadstone Quarry and the Waterfront Zone, incorporating a link to form a primary distributor route for HGV traffic to the existing 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. Possible future connections of the SPAR to the Clogga Road (at Kish / Rock Big) may also be considered.
- IT11** To improve pedestrian and cyclist safety and provide footpaths and cycleways where required and at the following locations:
 - to the railway station from Abbey Street
 - Main Street / Vale Road junction / roundabout

WICKLOW COUNTY DEVELOPMENT PLAN 2016-2022

DRAFT

Arklow and Environs Local Area Plan
2017 - 2023

Title: Road Objectives
Map No. : 9.1



Wicklow County Council
Planning Department
Páirc 9112 1A, L11 Sligo
Dublin 9

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CHAPTER 10 BUILT & NATURAL HERITAGE

PROPOSED MATERIAL ALTERATION No. 10

Heritage Objectives

HT1 To maintain the favourable conservation status of all proposed and future Natural Heritage Areas (NHAs) in the plan area in particular the Arklow Marsh **and to support environmentally sensitive measures to enhance the understanding and enjoyment of such natural areas**’.

CHAPTER 11 ZONING, LAND USE & ACTION AREAS

PROPOSED MATERIAL ALTERATION No. 11

(11 refers to 'Mixed Use' zone and has 3 text changes and a map change)

Land use zoning objectives the associated descriptions for each zone are as follows:

ZONING	OBJECTIVE	DESCRIPTION
MU: Mixed Use	To provide for mixed use development	The nature of the mixed use development envisaged for any particular site is set out in the text of the plan.

The box below gives typical uses generally for each zoned area. The planning authority shall determine each proposal on its merits, and shall only permit the development of uses that enhance, complement, are ancillary to, or neutral to the zoning objective. Uses that are materially inconsistent with and detrimental to the zoning objective shall not be permitted.

Mixed Use - Uses generally appropriate for any **mixed use** area will be specified in the plan.

PROPOSED MATERIAL ALTERATION No. 12

Extractive Industry (EX) - Uses include extractive industry uses (The winning of all minerals and substances in or under land of a kind ordinarily worked by underground or open cast mining) and ancillary developments, including value added production, such as concrete, asphalt and block production.

Many uses exist where they do not conform to the designated zoning objective. When extensions to, or improvements of premises accommodating such uses are proposed, each shall be considered on its merits and permission may be granted where the development does not adversely affect the amenities of properties in the vicinity and does not prejudice the proper planning and development of the area.

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 Wicklow County Development Plan and this 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.

PROPOSED MATERIAL ALTERATION No. 13

(See associated appendix at end of report)

report)

Phasing

It is an objective of the Council that development is undertaken in an orderly and sustainable manner (See Appendix D – Phasing and Implementation). The development of zoned land should generally be phased in accordance with the sequential approach:

- Development should extend outwards from the town centre with undeveloped land closest to the centre and public transport routes (if available) being given preference, i.e. 'leapfrogging' to peripheral areas should be avoided;

- A strong emphasis should be placed on encouraging infill opportunities and better use of under-utilised lands; and
- Areas to be developed should be contiguous to existing developed areas.

Only in exceptional circumstances should the above principles be contravened, for example, where a barrier to development is involved. Any exceptions must be clearly justified by local circumstances and such justification must be set out in any planning application proposal.

The Council may, in certain cases, phase permitted development where this is considered necessary for the following:

- (i) the promotion of an appropriate balance of employment, residential and service facilities (schools, shopping, community facilities etc.) and other uses that are required to increase the self sufficiency of the settlement, or
- (ii) ensuring the delivery of infrastructural services in tandem with development, including water, sewerage and road infrastructure, that is required to safeguard the environmental quality and public safety of the area.

Proposed material alteration No. 11

(associated text change – see No. 11 above)

Action Area Plans

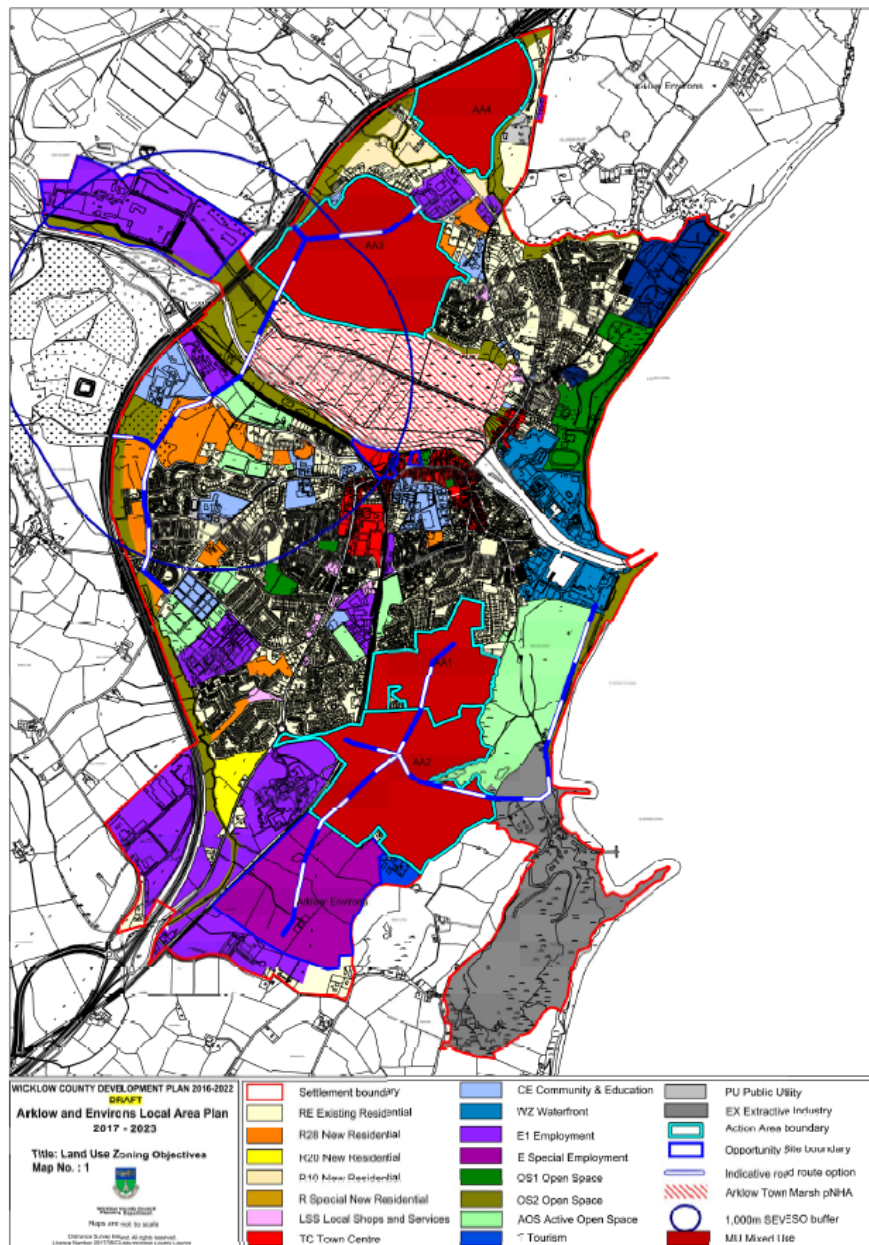
Action Area Plans (AAP) have been identified in the plan where necessary. Action Area Plans are to be the subject of comprehensive (not piecemeal) integrated schemes of development that allow for the sustainable, phased and managed development of the Action Area during the plan period. Separate applications for sections of each Action Area Plan will not be considered until an overall Action Area Plan has been agreed in writing with the Planning Authority unless it can be shown that any application will not undermine the achievement of the overall objectives for that Action Area Plan. **Action Area Plans are zoned 'MU' Mixed Use in the Land Use Map and** the position, location and size of the land use zonings shown on **the concept plan** map are indicative only and may be altered in light of eventual road and service layouts, detailed design and topography, subject to compliance with the criteria set out for the Action Area Plans. The total quantum of development in each use type set out for each Action Area Plan will however require to comply with the criteria set out for that action area plan, as should phasing proposals where relevant.

Any residential development occurring within an action area plan must be matched with the appropriate community / social and engineering infrastructure necessary to serve that quantum of housing. In the interests of encouraging sustainable transport, all large development proposals for Action Area Plans will require Local Transport Plans that illustrate that modal choice will be used in providing for local transport needs. Mobility Management Plans will be required for all significant commercial developments including enterprise, industrial and retail developments. These must also promote and enable modal choice at the developer's expense if necessary.

By time related conditions, agreements or otherwise, the Council will regulate the building programme to ensure that the needs of the population do not exceed the provision of essential support systems and the Council will use its powers under the Planning & Development Acts (as amended) to effect this control.

Proposed material alteration No. 11

(associated map change – see No. 11 above)



PROPOSED MATERIAL ALTERATION No. 14 (see associated Action Area Plan boundary change)

ACTION AREA 3 KILBRIDE

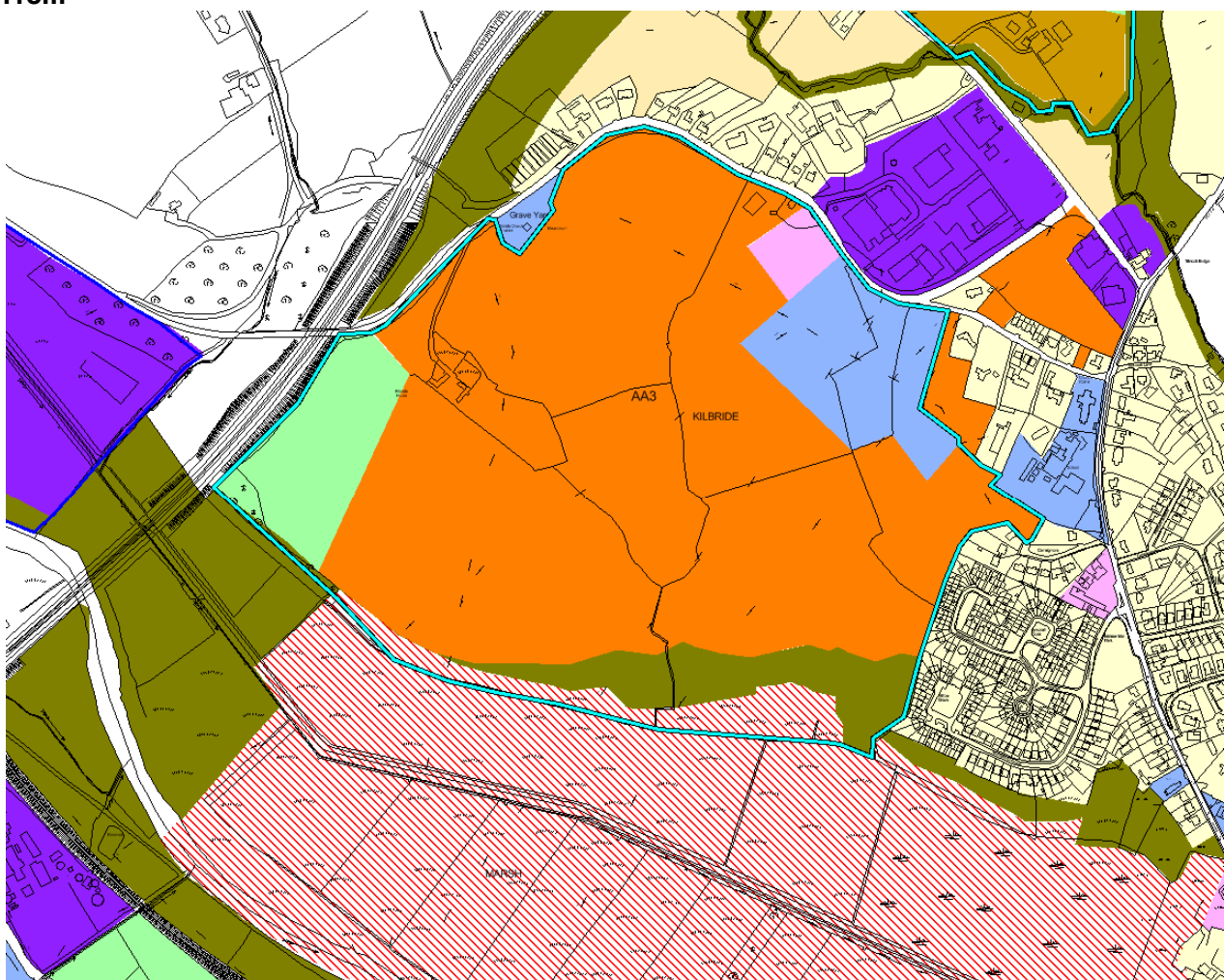
This Action Area Plan is located in the townland of Kilbride. This Action Area measures c. 66 81ha and is bounded to the north by local secondary road L-6179 Ticknock – Kilbride (the Kilbride – old IFI plant road) to the east by existing developed areas mainly in residential and community / educational use, to the south by Arklow Marsh and to the west by the M11. This Action Area shall be developed as a mixed residential, community and open space zone in accordance with the following criteria:

- Vehicular access to the Action Area shall be provided from the L-6179 or from the Regional Road if it is possible, with the roads configuration of the development providing / facilitating a possible future third Avoca river crossing; other, secondary access routes from the adjacent road network shall also be provided as may be possible;
- A number of pedestrian access routes into the action area shall be provided where possible from adjacent developed areas;

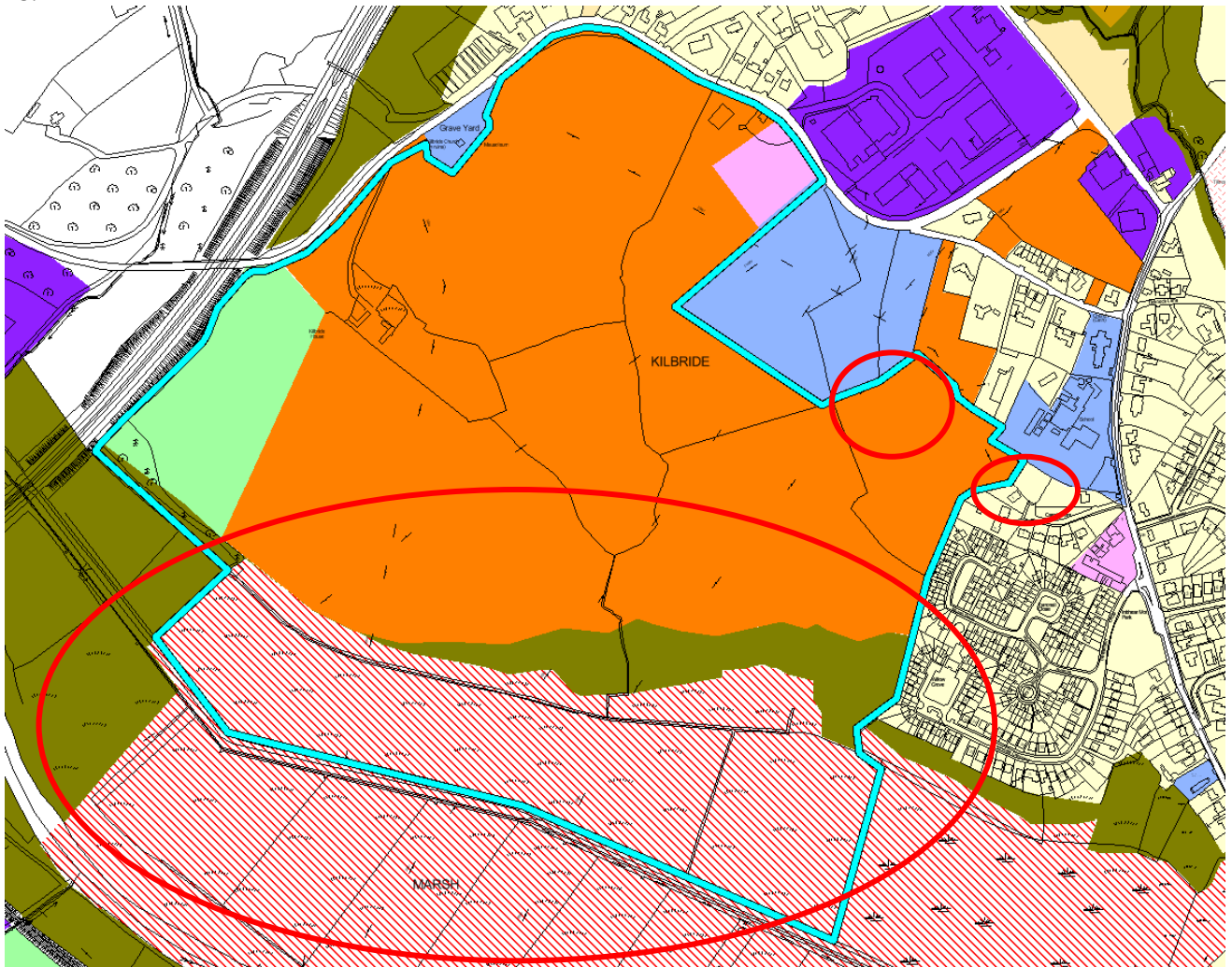
- A maximum of 1,500 residential units shall be provided, in a range of development formats, densities, unit sizes and designs.
- To achieve a sense of place and allow for visual diversity any residential application should provide for a number of identifiable and distinct housing estates (not exceeding ~~150~~ 200 units), each containing materially different house designs within an overall unified theme;
- A minimum of 5.4ha shall be reserved for the provision of a school campus **on the lands zoned CE to the north east of the AAP**, subject to consultation and agreement with relevant stakeholders, including the Department of Education and Skills;
- A local shops and services centre, of scale commensurate with the needs of the future population of the Action Area shall be provided, on a site of c. 1ha.
- A minimum area of 12ha shall be developed as public open space, of which a minimum area of 4.5ha shall be laid for active sports uses; remaining open areas shall be laid out as informal parks and walks, and shall include a minimum of 2 equipped children's play areas;
- The development shall be delivered in phases such that adequate road infrastructure and local services are provided for each phase; in particular, the road infrastructure to serve the action area and local shops & services sites shall be provided in Phase 1 accompanied by no more than 50% of the residential development; and the open space and strategic road infrastructure shall be provided no later than Phase 2 accompanied by no more than 75% of the residential units (an additional 25% on top of Phase 1).
- Any development proposals shall have regard to the setting and curtilage of structures and sites of heritage value, and habitats of biodiversity value and appropriate buffer zones-/mitigating measures shall be provided as required.

Proposed Material Alteration No. 14 - Action Area Plan boundary (3 map changes)

From



To:



(red circles are highlighting AAP boundary change and zoning change)

PROPOSED MATERIAL ALTERATION No. 15

From OS2 Open Space

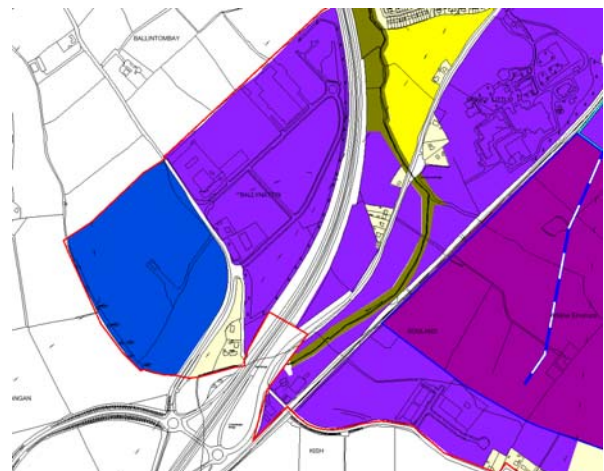
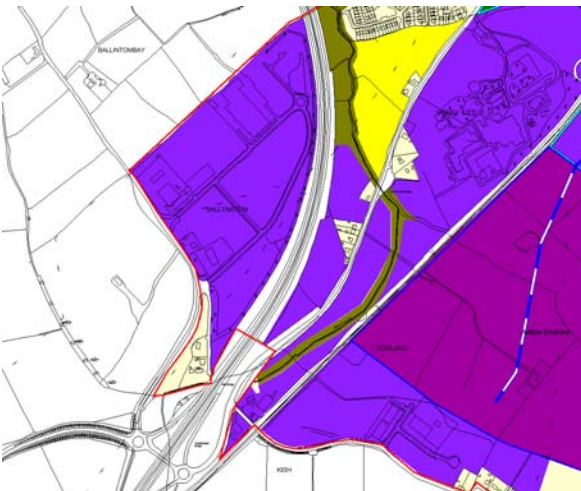
To RE Existing Residential



PROPOSED MATERIAL ALTERATION No. 16

From Open Countryside

To T Tourism



APPENDICES

Proposed material alteration No. 13 (associated text above)

APPENDIX D - PHASING AND IMPLEMENTATION

INTRODUCTION

This appendix of the Local Area Plan deals with the infrastructure delivery schedule and sequential development phasing programme linked with necessary investment in infrastructure. The sequential development of the settlement, alongside the phased delivery of the necessary infrastructure including open space, waste water, drainage, educational and recreational amenities and local service provision, is key to the sustainable development of Arklow. It is critical that the Local Area Plan ensures that development within the Local Area Plan lands progresses in an ordered way which avoids ‘leapfrogging’ to peripheral areas that are geographically isolated from the existing settlement and infrastructural provision.

In order to ensure the successful delivery of the objectives of this plan, Wicklow County Council takes a positive proactive approach in active plan management in order to expedite the delivery of new homes as part of the new residential neighbourhoods planned within the Local Area Plan. Wicklow County Council liaises with all relevant authorities in a collaborative process to resolve any potential blockages to deliver residential development. Further to this any sites in Arklow in need of development or renewal within the Town Centre (TC), Waterfront (WZ) and Residential zones will be examined in order to determine if there are sites where the Vacant Site Levy should be applied.

INFRASTRUCTURE DELIVERY SCHEDULE

This section sets out the key infrastructure necessary, in a staged delivery schedule, in order to achieve the phased delivery of the objectives of this plan. This section focuses on the key road, recreational, community and educational infrastructure. It is acknowledged that there is a broad range of infrastructure necessary in order to enhance the services to the homes, businesses and schools of Arklow. The development and continued delivery of telecommunications, energy and Arklow Port is addressed under the County Development Plan and Wicklow County Council continues to liaise and work with the necessary telecommunications and energy providers of such infrastructure to continue to enhance these services. Arklow Port is a function of Wicklow County Council.

The lifetime of the Local Area Plan is six years. The delivery schedule is divided in to the following four phases as well as an on-going stage with delivery throughout the plan lifetime and beyond:

<u>Immediate term</u>	Year 1 and Year 2
<u>Short term</u>	Year 3 to Year 5
<u>Medium term</u>	Year 5 to Year 10
<u>Long term</u>	10 years plus
<u>On - going</u>	Through-out the plan lifetime and beyond

There are a number of stakeholders involved in the delivery of all the infrastructure projects. All projects are dependent on funding. There are also numerous other matters that need to fall in line in order for each infrastructure project to be delivered, like land acquisition, securing the appropriate planning approval, sourcing the funding, etc. One significant obstacle in the delivery of any new development in Arklow in the short term is the lack of a waste water treatment plant. New development is not encouraged in the absence of such a key piece of infrastructure; however once Irish Water has secured the appropriate permission for the plant, new development may be permissible with an occupancy holding condition until the plant is in operation. The resolution of waste water issues, in effect, removes the most fundamental blockage to commencing development, therefore following this resolution, the focus will be the establishment of sustainable and smarter travel patterns, including the delivery of new / upgrading of existing roads.

More local level infrastructure is to be provided within the key development parcels including school and crèche provision, neighbourhood centre facilities, pocket parks, cycle and pedestrian routes, civic spaces and public realm improvements. Wicklow County Council will work particularly with the Department of Education and Skills (DoEd) and individual developers to secure the co-ordinated delivery of essential school provision.

The LAP identifies a range of strategic and local infrastructure necessary to facilitate development in the Plan Area. The timely and co-ordinated delivery of such infrastructure across a number of state agencies will be a key focus of Wicklow County Council.

The key funding sources for the delivery of infrastructure are:

<u>Developer</u>	The developer of the land / infrastructure provides the funding to deliver the infrastructure or provides the infrastructure themselves.
<u>State</u>	LIHAF funding, Smarter Travel funding, Irish Water (IW), Transport Infrastructure Ireland (TII), National Transport Authority (NTA), OPW, Department of Education, LEADER/SICAP funding, other government departments, etc
<u>Wicklow County Council</u>	WCC Development contribution schemes, WCC Capital Works Programme, etc.

This schedule is a living programme. It will be reviewed at regular intervals to assess how the implementation is progressing, available resources and as new sources of funding and/or providers emerge.

Implementation & Infrastructure Delivery Schedule Table

Infrastructure	Delivery Schedule	Funding
Transport		
Southern Port Access Road	Medium term	Developer, State, WCC
Avoca River Bridge	Long term	Developer, State
Leinster Outer Orbital Route	Long term	State
Western distributor route	Medium term	Developer, State, WCC
Third interchange at Lamberton	Long term	State
Upgrading of bridge over railway line from Knockmore to Tinahask	Short term	Developer, State
Distributor road access between AA1 to AA2	Short term	Developer, State
General Road Improvements	On-going	Developer, State, WCC
General Footpath Improvements	On-going	Developer, State, WCC
General Cycle Improvements	On-going	Developer, State, WCC
General Car parking Improvements	On-going	Developer, State, WCC
Sanitary Services		
Wastewater Treatment Plant	Short term	State (IW)
Replace the combined surface water system with a separate network to the waste water	On-going	State (IW), WCC
Avoca River Flood Defence Scheme	Immediate - Short term	State (OPW), WCC
Social Infrastructure		
AOS at Churchview including e.g. MUGA	Medium term	Levies / Developer
AOS at AA1 Tinahask	Short term	Developer

AOS at AA2 Tinahask	Medium term	Developer
AOS at AA3 Kilbride	Medium term	Developer
AOS at AA4 Coolboy	Long term	Developer
Creche/ Childcare facilities	Short - Medium term	Developer
Community facilities (Audit required ⁷)	Short - Medium term	Developer
School site in Kilbride	Immediate term	State (DoEd)
Future 2 Primary School sites and 1 Post Primary School site at AA1 & AA2 Tinahask Upper/ Money Big	Medium term	State (DoEd)
Graveyard	Immediate term	Developer / WCC

PHASING

Accordingly, as set out in Chapter 11, the phasing of development will be linked with the overall development strategy for the Local Area Plan whereby the existing settlement will expand geographically from the centre, through the development of physically adjoining lands in a coherent manner. New development will integrate with the established settlement of Arklow and will be supported by the required infrastructure provision.

In order to fulfil the core strategy and the population and housing objectives of the Local Area Plan, the plan requires the key new residential areas of the town centre, waterfront, and 4 Action Area’s to be developed as part of the future growth of Arklow.

Phasing Schedule Table

	Area/Zone	Key Infrastructure to be delivered prior to the delivery of development
PHASE ONE	Town Centre (opportunity sites), Waterfront, Infill development,	1. Wastewater treatment plant.
	Action Area Plan 1	1. Wastewater treatment plant. <i>Action Area 1 Phasing - The development of the AAP shall be delivered in phases such that the road infrastructure and active open space is provided in the first phase accompanied by no more than 50% of the residential development.</i> 2. Distributor road access from AA2 3. School sites (in consultation with Dept of Education.) Note - the optimal location for a future school has been identified, and zoned CE and the lands reserved. 4. Active Open Space
	Action Area Plan 2	1. Wastewater treatment plant. <i>Action Area 2 Phasing - The development of the Action Area shall be delivered in phases such that adequate road infrastructure and local services are provided for each phase; in particular, the road infrastructure (providing access to the AA1 lands to the north) and local shops & services sites shall be provided in Phase 1 accompanied by no more than 50% of the residential development; and the open space, employment facilities and Southern Port Access link road shall be provided no later than Phase 2 accompanied by no more than 75% of the residential units (an additional 25% on top of Phase 1).</i> 2. Upgrading of bridge over railway line from Knockrahen to Tinahask

⁷ Where specified by the Planning Authority, new significant residential or mixed use development (This is determined to be any proposed development in: (a) settlement levels 1 to 4 of 150+ residential units, (b) settlement level 5 of 75+ residential units and (c) settlement level 6 of 30+ residential units.) proposals, may be required to provide a social and community facility/facilities as part of the proposed development or the developer may be required to carry out a social infrastructure audit, to determine if social and community facilities in the area are sufficient to provide for the needs of the future residents. Where deficiencies are identified, proposals will be required to either rectify the deficiency, or suitably restrict or phase the development in accordance with the capacity of existing or planned services.

		<ol style="list-style-type: none"> 3. Distributor road access to AA1 and to the south 4. School sites (in consultation with Dept of Education.) 5. Active Open Space 6. Southern Port Access road <p>Note: There is a detailed phasing objective for the delivery of this Action Area set out in Chapter 11.</p>
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	Area/Zone	Key Infrastructure to be delivered prior to the delivery of development
PHASE TWO	Action Area Plan 3	<ol style="list-style-type: none"> 1. Wastewater treatment plant <p><i>Action Area 3 Phasing - The development shall be delivered in phases such that adequate road infrastructure and local services are provided for each phase; in particular, the road infrastructure to serve the action area and local shops & services sites shall be provided in Phase 1 accompanied by no more than 50% of the residential development; and the open space and strategic road infrastructure shall be provided no later than Phase 2 accompanied by no more than 75% of the residential units (an additional 25% on top of Phase 1).</i></p> <ol style="list-style-type: none"> 2. School site (in consultation with Dept of Education) 3. Internal road layout has to be developed prior to the housing development <u>or</u> no more than 50% of the residential development may be constructed prior to the provision of the road infrastructure. 4. Active Open Space has to be developed prior to the housing development <u>or</u> no more than 75% of the residential development may be constructed prior to the provision of the open space 5. Avoca River Bridge has to be developed prior to the housing development <u>or</u> no more than 75% of the residential development may be constructed prior to the provision of this road infrastructure. <p>Note: There is a detailed phasing objective for the delivery of this Action Area set out in Chapter 11.</p>
	Action Area Plan 4	<ol style="list-style-type: none"> 1. Wastewater treatment plant

IMPLEMENTATION, MONITORING & REVIEW

Wicklow County Council is committed to taking a pro-active approach to progress the delivery of the Plan. The LAP will have effect for a period of six-years from the date of adoption, unless otherwise extended, amended or revoked, as per the Planning and Development Act 2000 (as amended). Prior to the fifth year from adoption, the Planning Department will carry out a review of the LAP to inform whether the Plan should be extended (for a maximum of another five years) or revoked. The findings of the review will be presented to the Elected Members for their consideration.

**ADDENDUM I TO THE STRATEGIC ENVIRONMENTAL ASSESSMENT
ENVIRONMENTAL REPORT OF THE
DRAFT ARKLOW AND ENVIRONS LOCAL AREA PLAN 2018 – 2024**

STRATEGIC ENVIRONMENTAL ASSESSMENT OF THE PROPOSED ALTERATIONS,
AS PROPOSED BY THE MEMBERS OF WICKLOW COUNTY COUNCIL ON 6th NOVEMBER 2017

THIS REPORT IS ADDENDUM I
TO THE 'STRATEGIC ENVIRONMENTAL ASSESSMENT OF THE
DRAFT ARKLOW AND ENVIRONS LOCAL AREA PLAN 2018 – 2024'

ADDENDUM I TO THE APPROPRIATE ASSESSMENT OF THE DRAFT ARKLOW AND ENVIRONS LOCAL AREA PLAN 2018 – 2024

APPROPRIATE ASSESSMENT OF THE PROPOSED ALTERATIONS,
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DRAFT ARKLOW AND ENVIRONS LOCAL AREA PLAN 2018 – 2024'