

Have your say

Public consultation issues booklet



LAST DATE FOR SUBMISSIONS IS 11th NOVEMBER 2016

A 'Local Area Plan' sets out the development strategy for an area and influences where new development may occur. Wicklow County Council intends to prepare a new plan for Arklow town and its environs.

The purpose of this booklet is to get you thinking about the type of land use issues that might be addressed in the new plan and to encourage you to make a submission about

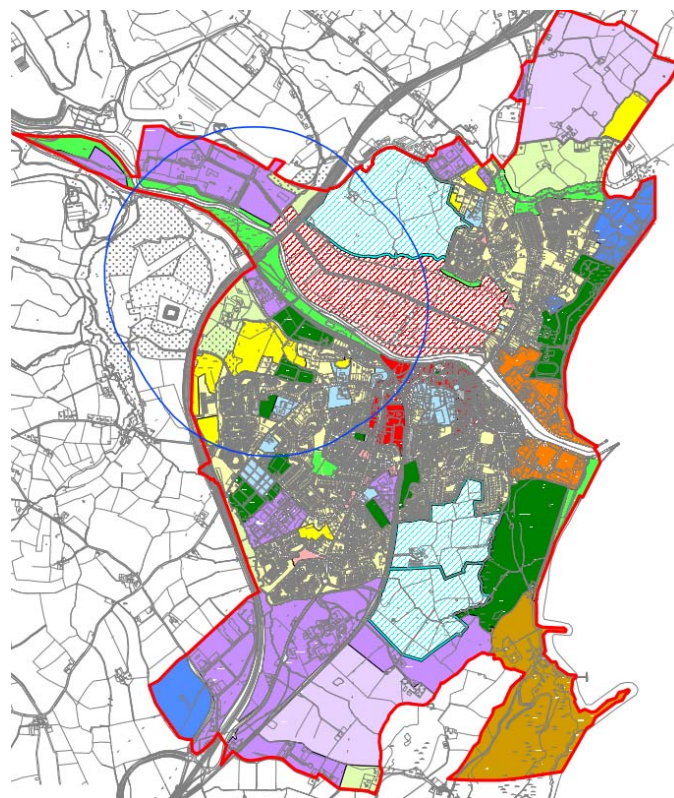
these issues, or any other issues you think are important and to get involved in the plan preparation process. The current plan for Arklow was adopted in 2011, setting a framework for the development of the town up to 2017. This 'Arklow Town and Environs Development Plan 2011 - 2017' was prepared by the former Arklow Town Council and Wicklow County Council. This plan can be viewed at www.wicklow.ie.

What is the Arklow local area plan?

Arklow and Environs Local Area Plan (LAP) will set out the development strategy for the town. The LAP will be in place from 2017 until 2023 initially, and may be extended to 2027. It sets out specific land use objectives for the town guiding the future development of the settlement.

The aim of a Local Area Plan is to establish a framework for the planned, co-ordinated and sustainable development of an area and to enhance and facilitate the balancing of economic, social and environmental needs/demands in order to maintain and develop a high quality of life without compromising the protection of the environment and the needs of future generations.

The plan will contain an overall vision for the town comprising of a number of key aspirations for the plan area and an outline of how these aspirations may be achieved through land use objectives.



Current Arklow Plan land-use map

This is your plan for your town, get involved and make your voice heard!

What is the 'strategy' for the future development of Arklow?

The County Wicklow 'Core Strategy' which is contained in the draft County Development Plan 2016-2022 (due to be adopted in November 2016) sets out the following strategy and objectives for the future development of Arklow town and its environs:

- The town is designated a **Level 3, 'Large Growth Town II'** within the hinterland area of the 'Greater Dublin Area'; a strong active town, a prioritised growth town, economically vibrant with high quality transport links to larger towns / city.
- Arklow is the main centre in the south of the County, it is serviced by rail and bus public transport and is located on the N/M11 strategic transport corridor.
- It has a large catchment; providing for the service needs of its residents and a large geographical area.
- The town should target a population of 23,000 persons in 2028 (from 13,066 persons in 2011).

- Housing growth target of c.4,250 new units.

- The development framework should target the level of employment in the town to 8,240 jobs in 2028; people and product intense industries are targeted to locate here and it is envisaged that inward foreign and local investment should be attracted to Arklow.



- Arklow has a traditional status as a strong market town. The town is well provided for with retail space however there is a need to facilitate new mixed use/retail developments particularly within the town centre / traditional Main Street area which has a number of vacant sites and sites in need of regeneration. In this regard, a conservative growth retail floorspace in the order of 6,000 – 7,000sqm would be considered appropriate.

Have your say

- Q. How do you think this vision / strategy can be best fulfilled?
- Q. What are Arklow's best and worst features / assets?
- Q. What aspects of Arklow do you think require to be protected / enhanced if this level of growth is to occur?
- Q. What do you think would stand in the way of the growth and improvement of the town?

New housing in Arklow

The current 2011 plan zones land for new housing; at the densities allowed, there is possible capacity to develop 4,000 units in the town. 4,256 new housing units are required up to 2028. In order to ensure enough land will be available for housing, the new LAP will zone enough land to theoretically accommodate approximately 5,726 units.

There is no guarantee in the planning code that any land that is already zoned will stay so in a future plan. Therefore all existing zoned land can be reconsidered and reviewed for the new plan and these lands can be de-zoned, changed to another use or changed to a



higher/lower density and new, previously unzoned, land can be zoned for the first time. Some existing zones may require modification / deletion in light of Flood Risk and Environmental Assessments which will be carried out as part of the plan making process.

Have your say

- Q. What type of new housing is required in Arklow?
- Q. Where do you think new housing should be located?
- Q. What is good (and bad) about existing housing in Arklow?
- Q. What type of housing density do you think is suitable in Arklow?
- Q. What infrastructure and services will be needed to support housing growth?

Economic development & employment in Arklow

Arklow is the secondary centre within the 'Wicklow/Arklow Core Economic Area'. It is on the Euroroute 01 N/M11 strategic transport corridor and Rosslare-Dublin rail-line, with a working port, access to high speed broadband, it has a good supply of zoned employment land and a skilled workforce. There is opportunity for expansion of high value 'product' based employment facilities in the town. Economic development and the creation of employment opportunities are fundamental to the creation of sustainable communities. In line with a targeted increase in population and jobs it is essential that the LAP puts in place a land use framework that supports

the growth of existing businesses and the development of new employment.

The role of the LAP is somewhat limited to zoning land and putting in place objectives for enhanced infrastructure but these are still essential elements that can support economic and tourism development. Wicklow's 'Local Economic & Community Plan' and 'County Tourism Strategy', both separate plans to the LAP, address a wide range of issues around delivering employment and tourism actions, such as encouraging new employers to locate in Wicklow, marketing, training, financial support etc.

Have your say

- Q. What type of employment should be encouraged? Where should new employment be located?
- Q. What infrastructure or supports, existing and new, do businesses need to grow employment?
- Q. What assets or qualities does Arklow have to offer new employers?
- Q. Is Arklow's tourism potential being exploited? What does Arklow have to offer tourists? How can be tourism be further developed in the town and surrounding area?
- Q. Is the potential of the Avoca River / Arklow Beach as a tourism asset fully exploited? Is there potential for new tourism businesses around fishing and other river/sea based activities?
- Q. Are there economic spin offs arising because of the proximity of Arklow to the Vale of Avoca and Brittas Bay beach? If not, what can be done to create linkages?

Shops, services & community facilities in Arklow

The town centre has the dual function of providing both employment and services to employees / residents of the town and its hinterland. It is of utmost importance to protect the traditional role of the town centre as the primary retailing and business core while also facilitating its expansion in an appropriate and sustainable manner.

The provision of adequate lands within a town capable of meeting projected future educational, community, sport and recreational uses is essential in order to meet needs of the future population. While Arklow is well serviced with schools, community facilities, sport and recreational facilities, the enhancement of these services will be required to accommodate the level of future growth envisaged.



*Arklow
Main
Street*

Have your say

- Q. Is the town centre an attractive and vibrant place to reside, work and shop?
- Q. What is needed to improve the town centre?
- Q. Are shopping / retail facilities adequate? What kind of new shops do you think the town needs?
- Q. Is the town centre easy to access to get around? Are there car parking issues?
- Q. Are there adequate education, community, sport and recreation facilities in Arklow? Are they easy to access? What could be done to improve existing facilities?
- Q. Where should new education, community, sport and recreation facilities be located?

Infrastructure in Arklow

The provision of adequate infrastructure is critical to facilitate and sustain growth. It is acknowledged that Arklow has excellent strategic transport infrastructure including the port. The continued improvement of the local transportation network, including the provision of footpaths, cycle lanes, traffic management proposals, etc, are important considerations for incorporation into the plan. The water and wastewater infrastructure is currently a limiting factor to the growth of the town. The process for the development of upgrading the

water supply and providing a new Waste Water Treatment Plant (WWTP) is underway. Flooding is also a significant issue in Arklow with the Avoca River Flood Defence Scheme currently being prepared. The Water, WWTP and Flood Relief Schemes are separate processes thus for more information log onto www.wicklow.ie, www.irishwater.ie or www.opw.ie. A Flood Risk Assessment will be carried out as part of this plan process with the outcome integrated into plan polices and zonings.

Have your say

- Q. Are there any walking or cycling routes/ links including greenways between different parts of the town that need enhancement? Where are they and how should they be enhanced?
- Q. Do you know of any areas within the town that flood? Where are they?

Opportunity sites in Arklow

The regeneration of vacant sites has the potential to improve the vitality and viability of the traditional town centre and environs; in particular the regeneration of

sites like the 'Alps', the former **Town Hall**, the strip including 'Kitt's Pub', 'Morgan Doyle' and 'Marine Hotel', the former **IFI plant** and the **Waterfront**.

Have your say

- Q. Are there any areas/ vacant buildings you would like to see regenerated?
- Q. How would you like to see such opportunity sites developed? What uses would you like to see there? What design and type of buildings and spaces would you like to see there?

Heritage in Arklow

Arklow has a rich variety of built and natural heritage. The protection and enhancement of the town's natural and built assets is key to the future development of the town in a sustainable manner. Particular heritage assets

are: the town's built fabric, including a number of protected structures; the town's ecclesiastical buildings, the Avoca River, the town's Maritime Heritage including the sea front and harbour.

Have your say

- Q. Are there any additional buildings / spaces / character areas worthy of protection?
- Q. How can the plan protect and further enhance the built and natural heritage of the town?

Lobbying - Making a submission through the formal consultation process regarding your views on the proposed new plan, including the zoning of land, is not considered 'lobbying'. However, communicating, with a Designated Public Official outside the formal public consultation process about a local area plan or a proposal to zone or re-zone particular lands may be lobbying. There are new regulations regarding lobbying and anyone that is concerned that they may be engaged in lobbying or wants to know more about the new rules, should log onto www.lobbying.ie

Have your say, how to get involved

Log onto www.wicklow.ie to find out more information, to view the current Arklow Plan and the County Development Plan. The draft Arklow and Environs Local Area Plan will go on display with another opportunity for you to have your say on the plan in 2017.

If you are interested in any of the issues in this booklet or have any other ideas for Arklow, you are Invited to HAVE YOUR SAY, before Friday 11th November 2016 (5pm), in one of the following ways:

- a) **Write to:** Administrative Officer, Planning Department, Wicklow County Council, Wicklow Town
- b) **Email:** planreview@wicklowcoco.ie **Mark your submission "ARKLOW LAP"**
- c) Come to a **PUBLIC INFORMATION DAY** on **TUESDAY, 18TH OCTOBER** in the **Arklow Municipal District Office** from 11am to 1.00pm and then from 4.00pm – 8.00pm.

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